REGULAR MEETING OF THE LADY LAKE TOWN COMMISSION

DATE: **Monday, October 5, 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]: Pastor Gary Cantrell – New Covenant United Methodist Church

E. ROLL CALL

F. PUBLIC COMMENTS[2]

G. PRESENTATION:

1. Check Presentation from the Orange Blossom Garden Lions Club to the Lady Lake Police Department (Doris Turlo/Chris McKinstry)

H. PROCLAMATION:

2. Proclaiming the Week of October 18-24, 2015 as Florida City Government Week 2015 (Mayor Kussard)

I. CONSENT[3]:

3. Minutes – September 16, 2015 – Special Commission Meeting
– September 24, 2015 – Commission Workshop Meeting

4. Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the American Legion Post 347 for the Boy Scout Hut (Mike Burske)

5. Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Chamber of Commerce for the Log Cabin (Mike Burske)

6. Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Kiwanis Club for the Caboose at the Log Cabin (Mike Burske)

7. Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Dog Park Association, Inc. for the Rolling Acres Utility Site (Mike Burske)

8. Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Historical Society for the Train Depot (Mike Burske)

9. Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Little League for the Guava Street Athletic Complex Fields (3) and Concession Stand (Mike Burske)

10. Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Soccer Association for the Rolling Acres Sports Complex Concession Stand (Mike Burske)

11. Consideration for the Scouts to Once Again Host a Haunted House at the Scout Hut on October 16th through the 31st, 2015 (Mike Burske)

12. Consideration to Host the Fall Community Safety Festival (Lady Lake Police Department and The Home Depot) (Chris McKinstry)

J. OLD BUSINESS:

K. NEW BUSINESS:

13. Consideration of Approval to Put the Guava Street Athletic Complex/Little League Concession Stand Out to Bid (Mike Burske)

14. Consideration of Maintenance Agreement with Munn's Air Conditioning & Heating to Provide Town-Wide HVAC Repair, Testing, and Maintenance Services (C.T. Eagle)

15. Consideration to Utilize Ring Power Corporation to Provide Town-Wide Generator Repair Testing, and Maintenance Services (C.T. Eagle)

16. Consideration of Application for the 2016 Federal Fiscal Year FDOT Traffic Safety Grant (Chris McKinstry)

L. TOWN ATTORNEY'S REPORT:

17. **Ordinance No. 2015-14** – First Reading – Amending Ch. 10.5, Pensions & Retirements, Art. III; Modification of Investment Allocation for Police Pension Plan (Kris Kollgaard)

18. **Ordinance No. 2015-13** – Second/Final Reading – Amending the Text of Policy 1-10.1, F) of the Future Land Use Element of the Lady Lake Comprehensive Plan 2030 – Allowing for the Construction of Individual Single Family Dwelling Units on Lots of Record Existing as of September 26, 2006 (Thad Carroll)

19. **Resolution No. 2015-108** – First/Final Reading- Kevco Builders for Cezary & Patricia Frondczak – Requesting an After-the-Fact Variance Pursuant to the Provisions of Chapter 5, Section 5-4).C).4). to Increase the Maximum Impervious Surface Area from 35% to 42.8% of the Lot Size to Retain Concrete Improvements Already Made Such as Rear Patio Concrete Slab, Driveway, and Connecting Sidewalk – Located at 510 Dowling Circle (Wendy Then)

20. **Resolution No. 2015-110** – First/Final Reading – SRK Lady Lake 43 Associates, LLC for SteinMart – Variance Request Pursuant to Chapter 17, Section 4.b.2.E. to Allow a Secondary Wall Sign to be Placed on the Southeast Elevation of the Building Referenced as Retail Tenant Space 1 – Located within the Lady Lake Crossing Plaza at 456 North Highway 27/441 (Wendy Then)

21. **Resolution No. 2015-111** – First/Final Reading – SRK Lady Lake 43 Associates, LLC for SteinMart – Variance Request Pursuant to Chapter 17, Section 4.b.2. to Increase Wall Sign Copy Area an Additional 187 Sq. Ft. from the Maximum 200 Sq. Ft. Allowed for a Secondary Wall Sign for Retail Tenant Space 1 – Located within the Lady Lake Crossing Plaza at 456 North Highway 27/441 (Wendy Then)

22. **a) Ordinance No. 2015-05** – Second/Final Reading – Sawmill Holdings, LLC – Large Scale Future Land Use Amendment Application to Change Future Land Use from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) to Establish an RV Park Facility – Located at 3105 Hartsock Sawmill Road, Approximately 1,500 Ft. East of Highway 27/441 (Thad Carroll)

b) Ordinance No. 2015-06 – Second/Final Reading – Sawmill Holdings, LLC – Rezoning Application to Change Future Land Use from Single Family Medium Density (RS-6) to Commercial Tourist (CT) to Establish an RV Park Facility – Located at 3105 Hartsock Sawmill Road, Approximately 1,500 Ft. East of Highway 27/441 (Thad Carroll)

c) Ordinance No. 2015-07 – Second/Final Reading – Sawmill Holdings, LLC – Special Exception Use Application to Incorporate Terms and Conditions for the Development and Operation of a 185 Unit RV Park Facility with a 4,500 Sq. Ft. Clubhouse, Bathhouse, Registration Building and Park – Located at 3105 Hartsock Sawmill Road, Approximately 1,500 Ft. East of Highway 27/441 (Thad Carroll)

23. **a) Ordinance No. 2015-08** – Second/Final 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)

b) Ordinance No. 2015-09 – Second/Final 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)

c) **Ordinance No. 2015-10** – Second/Final 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)

24. **Ordinance No. 2015-11** – First Reading – David Springstead – Rezoning 49 +/- Acres of Land Owned by Elijah Bailey, Jr., from Heavy Commercial (HC) to Planned Unit Development (PUD) – Located North of Lake Ella Road, and West of Hwy 27/441 (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 – 10-05-2015

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[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

There Is No

Packet Item

For Item G-1

H-2

PROCLAMATION

WHEREAS, city government is the government closest to most citizens, and the one with the most direct daily impact upon its residents; and

WHEREAS, city government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

WHEREAS, Florida City Government Week is a very important time to recognize the important role played by city government in our lives; and

WHEREAS, this week offers an important opportunity to spread the word to all the citizens of Florida that they can shape and influence this branch of government which is closest to the people; and

WHEREAS, the Florida League of Cities and its member cities have joined together to teach students and other citizens about municipal government through a variety of different projects and information; and

WHEREAS, Florida City Government Week offers an important opportunity to convey to all the citizens of Florida that they can shape and influence government through their civic involvement.

NOW, THEREFORE, I, Ruth Kussard, by virtue of the authority vested in me as Mayor of the Town of Lady Lake, Florida, do hereby proclaim the week of **October 18-24, 2015** as

"Florida City Government Week"

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the Town of Lady Lake to be affixed this 5th day of October, 2015.

Town of Lady Lake

ATTEST:

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

I-3

MINUTES OF THE SPECIAL MEETING OF THE LADY LAKE TOWN COMMISSION LADY LAKE, FLORIDA September 16, 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 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

D. INVOCATION[i]**:** Father Ed Waters – St. Timothy's Catholic 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; Attorney Todd Mazenko for Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Tia O'Neal, Human Resource Director; Chief Chris McKinstry, Police Department; Pam Winegardner, Acting Finance Director; Marsha Brinson, Library Director; Julia Wolfe, Administrative 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.

G. PUBLIC HEARING:

1. Resolution No. 2015-112 – First/Final Reading – Adopt Final Millage Rate for FY 2015-2016 (Pam Winegardner)

Acting Finance Director Pam Winegardner gave the background summary for these agenda items (on file in the Clerk's office). She stated that 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 disclose and discuss the proposed millage rate, and if changed, re-compute the proposed millage rate and publicly announce the percent, if any, by which the re-computed millage

rate is less than the rolled-back rate, and approve the resolution prior to the adoption of the proposed budget.

Ms. Winegardner stated the proposed millage rate of 3.5510, or any rate less than this rate, only requires an affirmative vote of three members of the Town Commission. She stated this hearing was advertised via newspaper in the Daily Commercial on September 12, 2015.

Ms. Winegardner then read the heading of Resolution No. 2015-112 regarding the adoption of the millage rate for FY 2015-2016.

Mayor Kussard asked if there were any questions or comments from the Commissioners or the public. There were no questions or comments.

Upon a motion by Commissioner Richards and a second by Commissioner Holden, the Commission approved Resolution No. 2015-112 – First/Final Reading – Adoption of the Millage Rate of 3.5510 Mills for FY 2015-2016, by the following roll call vote:

HOLDEN	*YES*
VINCENT	*YES*
HANNAN	*YES*
RICHARDS	*YES*
KUSSARD	*YES*

2. Ordinance No. 2015-12 – Second/Final Reading – Adoption of Budget for FY 2015-2016 (Pam Winegardner)

Acting Finance Director Pam Winegardner gave the background summary for this agenda item (on file in the Town Clerk's office). She stated that this is the second reading of Ordinance No. 2015-12, adopting the operating budget for FY 2015-2016 (October 1, 2015 through September 30, 2016). She read the ordinance title which stated the budget is setting forth anticipated revenue of $14,427,985 and expenditures in the equivalent amount, and stated the following amounts are appropriated for various funds: General Fund - $10,335,392; Special Revenue (infrastructure sales surtax) - $1,174,600; and Utilities Fund - $2,917,993; for a total of $14,427,985. Ms. Winegardner stated this hearing was advertised in the Daily Commercial on September 12, 2015.

The recommended motion for the above item is as follows:

- Approve Ordinance No. 2015-12 on second/final reading for the proposed FY2016 budget.

Mayor Kussard asked if there were any questions or comments from the Commissioners or the public. There were no questions or comments.

Upon a motion by Commissioner Vincent and a second by Commissioner Richards, the Commission approved Ordinance No. 2015-12– Second/Final Reading – Adoption of the Budget for FY 2015-2016 by the following roll call vote:

HOLDEN	*YES*
VINCENT	*YES*
HANNAN	*YES*
RICHARDS	*YES*
KUSSARD	*YES*

H. CONSENT[iii]:

Mayor Kussard asked if the Commissioners had any questions or comments regarding the consent items.

3. Minutes – September 2, 2015 – Special Commission Meeting

4. Budget Amendment to Transfer Funds from Water-Professional Services to Sewer-Machinery & Equip-Capital Assets (Pam Winegardner)

The background summary for this agenda item is on file in the Town Clerk's office. It states that Amendment BT15-018 increases available funds by $12,300 for Sewer Capital Assets-Machinery & Equip expenses and decreases Water-Professional Service available funds by the same amount in order to purchase a replacement Sodium Hypchlorite Tank. This amendment will not change the bottom line of the budget. This tank is used by both the water and sewer departments.

5. Consideration of the Holiday Schedule for FY 2015-2016 (Tia O'Neal)

The background summary for this agenda item is on file in the Town Clerk's office. It states that the holiday schedules for FY 2015-2016 were included in the packet and reflect holidays based on the eight and 10 hour work days. Holiday pay has been included in the budget.

6. Consideration of Approval of the FY 2015-2016 Public Risk Management Renewal (Tia O'Neal)

The background summary for this agenda item is on file in the Town Clerk's office. It states that staff received the 2015-2016 PRM/WRM renewal for property, workers comp, general liability, and pollution insurance coverage for the upcoming fiscal year. The grand total is $422,858.00, which included a $16,914.00 preferred member participation credit. There was an estimated 10% increase proposed in the 2015/2016 budget. The actual total increase is 7% for property, liability and workers comp.

Upon a motion by Commissioner Richards and seconded by Commissioner Hannan, the Commission approved Consent Items #H-3 through #H-6 by a vote of 5 to 0.

I. OLD BUSINESS: No old business.

J. NEW BUSINESS:

7. Consideration of Hosting National Night Out on October 6, 2015 (Chris McKinstry)

Police Chief Chris McKinstry gave the background summary for this agenda item (on file in the Clerk's office). He stated that the Lady Lake Police Department (LLPD) is requesting to co-host the National Night Out on Tuesday, October 6, 2015 from 4 p.m. until 7 p.m. to heighten crime prevention and enhance safety awareness. Chief McKinstry reported that this is the 32nd anniversary of National Night Out and the third year that the LLPD would like to organize this community event with the local Target store, to be located in the north front parking lot of the store. He stated that community partners expressing a strong interest in participating at this time include: The Villages Public Safety Department, the Lake County Fire Department, the Sumter County Sheriff's Office, McDonald's, The Home Depot, and Lady Lake's local Seniors vs. Crime offices.

Upon a motion by Commissioner Holden and seconded by Commissioner Hannan, the Commission approved for the Lady Lake Police Department to partner with Target to co-host National Night Out on October 6, 2015 from 4 p.m. to 7 p.m., by a vote of 5 to 0.

L. TOWN ATTORNEY'S REPORT:

8. Ordinance No. 2015-13 – First Reading – Amending the Text of Policy 1-10.1, F) of the Future Land Use Element of the Lady Lake Comprehensive Plan 2030 – Allowing for the Construction of Individual Single Family Dwelling Units on Lots of Record Existing as of September 26, 2006 (Thad Carroll)

Attorney Todd Mazenko read the ordinance by title.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the Town of Lady Lake has filed a text amendment to the Comprehensive Plan 2030 in an effort to address a necessary correction to the description of the Manufactured Home High Density (MH-HD) Future Land Use (FLU) Classification. This amendment is directly related to the request to annex properties in the Orange Blossom Gardens Subdivisions into the Town of Lady Lake, and to rezone them to the Mixed Residential Medium Density (MX-8) FLU classification.

Mr. Carroll stated that this amendment is consistent with the Town's Comprehensive Plan policy: Policy HSG 1-1.2: Promote a Diversity of Housing Types. The Town's Future Land Use Map shall designate the appropriate land uses to accommodate a diversity of housing needs.

Mr. Carroll gave a brief history as follows:

Orange Blossom Gardens has been in existence since the 1960's and was begun as a mobile home community in Lake County, Florida (unincorporated). In the 1980's, the Town of Lady Lake began to annex areas of Orange Blossom Gardens, assigning them the R-3 zoning classification which permitted mobile home construction. In August of 1989, Ordinance 89-22 of the Town of Lady Lake amended the R-3 classification of the Town's zoning ordinance to allow mobile homes, as well as pre-fabricated homes. In the following year, under Ordinance 90-102, the Town again amended the R-3 zoning category to allow site-built homes.

On August 15, 1994, through Ordinance 94-08, the Town of Lady Lake elected to repeal numerous ordinances and provisions by adopting "The Land Development Code of the Town of Lady Lake", as well as an accompanying Town Zoning Map. The properties of Orange Blossom Gardens were given the zoning classification of Mixed Residential Medium Density (MX-8), which permitted mobile home construction, as well as single-family conventional construction.

Finally, under Ordinance 2006-68 adopted September 21, 2006, the Town Commission of the Town of Lady Lake amended the language the Manufactured Home High Density (MH-9) to allow individual single family dwelling units to be located on lots of record existing as of September 21, 2006. Until that time, the MH-9 zoning classification was the only residential classification that did not permit single-family residential construction. Given the age of many of the mobile homes in the community, the ordinance expanded the opportunity for those choosing to replace their mobile home to do so with a conventional single family home.

Again, the areas of the Villages (Orange Blossom Gardens/Hills) were rezoned MX-8 in 1994; therefore, the zoning has long been in place for either construction type. However, concurrent with the adoption of Ordinance 94-08, the Town failed to amend the Future Land Use Classification to Mixed Residential Medium Density (MR-MD), the properties remained under the MH-HD future land use classification which permitted only the manufactured home and mobile home construction types.

Given that the MX-8 zoning classification density (8 dwelling units per acre) is less than the density allowed under the Manufactured Home High Density classification (9 dwelling units per acre), the Town at this time is requesting a text amendment to the Comprehensive Plan to incorporate the necessary language to the MH-HD future land use classification to allow both housing types as intended under Ordinance 94-08, and edified by the adoption of Ordinance 2006-68 to allow the replacement of mobile and manufactured homes town-wide (at least for those lots of record which existed prior to September 21, 2006, of which those lots assigned MX-8 in 1994 within the Villages qualify). The amendment will in no way prohibit the residents of the MH-HD future land use classification from choosing the construction type of their home through its passage.

Mr. Carroll summed up that this ordinance for the text amendment is a housekeeping effort to have the zoning and the comprehensive plan in place and matching.

Mr. Carroll reported that the Planning and Zoning Board heard the application for Ordinance No. 2015-13 at their regular meeting on Monday, September 14, 2015 and recommended approval by a 3-0 vote. The Local Planning Agency considered Ordinance No. 2015-13 on Wednesday, September 16, 2015 at 5:45 p.m. and approved it by a 5-0 vote. The Town Commission is scheduled to consider Ordinance No. 2015-13 for second and final reading on Monday, October 5, 2015 at 6:00 p.m., which will be concurrent with the ordinances for annexation, Small Scale FLU, and rezoning of the lots in The Villages.

Upon a motion by Commissioner Holden and a second by Commissioner Richards, the Commission approved the first reading of Ordinance No. 2015-13 by the following roll call vote:

HOLDEN	***YES***
VINCENT	***YES***
HANNAN	***YES***
RICHARDS	***YES***
KUSSARD	***YES***

I. TOWN MANAGER'S REPORT:

Town Manager Kris Kollgaard mentioned that the Commissioners had talked about meeting at Water Oak and having a workshop regarding the trees. She suggested a meeting date of Thursday, September 24, 2015.

After discussion, the Commissioners agreed to meet at Water Oak at 8 a.m. in the parking area to the right after passing through the front gate.

Commissioner Vincent stated he has two particular areas of interest to view that has red-banded trees; one on Water Oak Boulevard and one on Hickory Hill. He stated there are eight to ten trees that are red-banded.

Commissioner Hannan asked who will attend this meeting.

Ms. Kollgaard stated some staff will attend such as herself, the Growth Management Director, and the Deputy Town Clerk. She stated that this meeting will be noticed to the public and she suggested that the Commissioners meet for workshop discussion in the Town Hall Chambers after the tour of the trees at Water Oak, to better allow for recording of the workshop meeting by the Clerk's Office.

Ms. Kollgaard stated that as the fiscal year budget process is winding down, staff can now start working on the review and revision of the Land Development Regulations as needed.

M. MAYOR/COMMISSIONER'S REPORT:

Commissioner Richards commended staff for their work in keeping the budget balanced.

Commissioner Hannan commented that Acting Finance Director Pam Winegardner has stepped up and is doing a good job.

Commissioner Holden stated the Town has been discussing hat-racking and removal of trees lately, and asked if the Town could come up with a program to encourage residents to plant canopy trees. He asked if there are any monies that have been collected in the tree fund that could be used to pay for trees to give to residents that are willing to plant them.

Ms. Kollgaard stated this would be a good topic to discuss at the workshop meeting on September 24th.

Commissioner Richards stated that when he worked as Public Works Director and City Engineer in Melrose, Massachusetts, they approved an ordinance that allowed for expenditure of public funds to plant trees off the property for the betterment of the town.

Commissioner Vincent also thanked staff for the wonderful job on the budget.

Mayor Kussard commented that she attended the opening of the Lady Lake Historical Society World War II Exhibit this past Saturday. She stated it is a wonderful display and recommended everyone visit it. Mayor Kussard also commended staff on their work in balancing the budget.

N. PUBLIC COMMENTS[iv]

Mayor Kussard asked if there were any questions or comments from the public. There were no questions or comments.

O. ADJOURN

There being no further discussion, the meeting was adjourned at 6:19 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

DRAFT

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DRAFT

MINUTES OF THE SPECIAL WORKSHOP MEETING OF THE LADY LAKE TOWN COMMISSION LADY LAKE, FLORIDA September 24, 2015

The Special Workshop meeting of the Lady Lake Town Commission began at the parking lot to the right of the entrance gate of Water Oak at 22 Water Oak Blvd., Lady Lake, Florida. The meeting convened at 8:00 a.m.

PRESENT: Mayor Ruth Kussard; Commissioner Paul Hannan, Commissioner Tony Holden; Commissioner Jim Richards; Commissioner Dan Vincent; Town Manager Kris Kollgaard; Growth Management Director Thad Carroll; Deputy Town Clerk Nancy Slaton; Water Oak/Sun Communities Representatives - Michael Machikas, Lara Parker & Jim Franklin; Phil Bohland-Water Oak; Rachel Whetstone of the Daily Sun; Angela Love of the Villages-News.com.

Sun Communities provided golf carts to tour the community which commenced a few minutes after 8 a.m. The purpose of the tour was to view trees of concern mentioned by Commissioner Dan Vincent, and served to clarify some misunderstandings regarding why some trees are being removed and how to measure the trees.

Following the tour of the Water Oak Community, the Town Commission convened at the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida at 9:00 a.m. with Mayor Ruth Kussard presiding.

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; Thad Carroll, Growth Management Director; and Nancy Slaton, Deputy Town Clerk

3. Public Comment

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

4. Discussion/Direction Regarding Changes to Land Development Regulations (LDRs) Regarding Tree Requirements and Sign Regulations

Town Manager Kris Kollgaard reported that one of the first things she noticed after this morning's tour was that the Town needs to clarify how the trees are measured to determine if they are historic. She stated another problem staff encounters is that as soon as someone sees that a tree is marked with a ribbon, they assume that it is a historic tree. Ms. Kollgaard stated that she and Mr. Carroll have discussed having different color ribbons to mark historic trees to be saved and those that are not coming down.

DRAFT

Commissioner Richards suggested just putting an X on those to come down and only put a ribbon on those that are being saved.

Commissioner Hannan stated there should be a time limit on how long the trees should be marked for trees that are to be saved.

Growth Management Director Thad Carroll stated that after the tree clearing occurs, staff would tell them to remove all ribbons once the inspection has taken place.

Ms. Kollgaard asked if historic trees should be marked differently.

Commissioner Richards stated that residents will be calling if they have any questions, regardless of whether it is marked with an "X" or a ribbon.

After discussion, it was agreed that an "X" would be spray painted on trees to be cut down, and a ribbon would tied on trees to be saved.

Commissioner Hannan asked if there is a particular time period for a tree to be cut down once it has been X'd.

Mr. Carroll replied that six months is given to take out the tree once the permit is pulled.

Commissioner Holden asked if the measurement designating a historic tree should be changed.

Commissioner Richards replied that he thinks the current 36" diameter/113" circumference is a fair measurement as it takes a lot to grow that size tree.

Ms. Kollgaard stated that she has checked with other cities and they also use the 36" diameter measurement for a historic tree.

After discussion, the Commissioners agreed to keep the 36" measurement designating a historic tree.

Commissioner Vincent commented that he better understands how to measure for a historic tree after this morning's tour and that he also learned how a tree with two trunks is measured.

Mr. Carroll explained that a bifurcated tree is measured at 4 1/2 ft. height, and if the trunk is split at that height, each trunk is measured and the two measurements are added together for a total diameter measurement.

Ms. Kollgaard stated that contractor registration was discussed at the last meeting. She stated that the current process for hat-racked trees is that they go to code enforcement, then an arborist's report must be provided by the owner after a year to see if the tree will survive. She stated some residents complain about the look of the tree in the interim, and asked if the Commission wanted to consider encouraging residents to remove hat-racked trees now and replace them using the tree bank.

Mayor Kussard stated residents like the trees until they make a mess and then they are cut down. She stated she would like to discourage residents from hat-racking.

After discussion, the Commission agreed to leave the ordinance as is regarding hat-racked trees.

DRAFT

Ms. Kollgaard stated a lot of public outreach is planned to make residents aware of the new contractor registration and regulations regarding tree trimming and removal. She stated the police department's new electronic radar display sign can be utilized, and she has spoken with Janet Tutt about distributing door hangers. Ms. Kollgaard stated information can also be put on the water bills. She stated that the ultimate responsibility falls on the homeowner and this will help educate them.

Commissioner Vincent stated he could distribute information to Water Oak residents by including it in their monthly newsletter, and he asked Commissioner Holden if he could distribute information through his HOA.

Commissioner Holden stated there are 53 homes in his area and he could go door to door. He asked if the fines need to be tightened up for destroying a historic tree.

Mr. Carroll stated the proposal is to charge $100 for a permit to remove a tree greater than 36", and then the owner has to replace it with three trees of at least four caliper inches, or a contribution of $150.00 per tree ($450 for three trees) must be paid to the tree bank.

Commissioner Vincent stated that Water Oak has removed at least seven historic trees with permits and asked if the trees will be replaced.

Mr. Carroll stated the proposed ordinance for replacement trees is not yet in place, but Water Oak is required to pay $500 per historic tree removal to the tree bank under the current ordinance.

Ms. Kollgaard commented that there is currently $3,000 in the tree bank. She clarified that the current ordinance requires that if a tree is removed, the stump must also be removed.

Commissioner Hannan asked if there is any recourse if the stump is not removed.

Mr. Carroll replied that code enforcement will follow up as long as it is visible from the public right of way.

Ms. Kollgaard stated that code enforcement officers do not have the authority to go on a property without permission.

Ms. Kollgaard asked the Commissioners if they were in agreement with increasing the fines for multiple violations as suggested by Commission Holden.

After discussion, the Commissioners agreed that the fines for more than one violation should be tripled.

Ms. Kollgaard stated that the proposed ordinance contained the language *propose to qualify trees within ten feet of the exterior wall of the principal structure as a hazardous tree.* She stated that it was discussed at the last meeting to strike *principal structure* and use *any structure.*

Commissioner Richards suggesting using "permitted structure" instead of "principal structure" to make it legal, and the Commissioners agreed on this.

DRAFT

Mr. Carroll stated they could also put that the ten feet shall be measured from the trunk of the tree to the base nearest adjacent structure.

Commissioner Vincent mentioned that he has heard very nice comments about the Town's code enforcement officer.

Commissioner Hannan stated that The Villages Deed Compliance has also had nice comments about him and that they enjoy working with him.

Ms. Kollgaard asked if anyone had any suggestions regarding trees effecting sidewalks and driveways.

Commissioner Hannan stated it is better to cut the roots and put down a root barrier rather than cut down the tree. He stated The Villages will send out an arborist to evaluate the situation if a resident applies to cut down a tree due to the roots lifting up a driveway.

Commissioner Vincent stated he received a letter from a resident in Water Oak regarding this subject, and it was agreed this may be a legal issue between the resident and the Water Oak developers.

Mr. Carroll stated that when residents reach out to the Town regarding a driveway issue where tree roots are lifting it, staff's first course of action is to have them contact an arborist to see if a root barrier would correct the situation, and if it cannot be corrected, then the Town would accept the arborist's recommendation.

Commissioner Holden asked what a root barrier consists of.

Commissioner Richards stated it is some type of fabric which does not allow roots to spread through it, and may contain a chemical as well.

Ms. Kollgaard confirmed that there will be no change in the ordinance regarding sidewalks and driveways.

Commissioner Vincent stated he will suggest to Sun Communities that they contact an arborist if there is any dispute in that regard.

Commissioner Hannan asked if arborists register with the Town.

Mr. Carroll replied that it is not required, but staff verifies their ISA number (like a professional engineer number) on a database when they come in.

Ms. Kollgaard stated that staff has discussed having the code enforcement officer pop in on an occasional weekend, taking another day off during the week to make up for it, as it was discussed that a lot of tree trimming goes on during the weekend, and the Commissioners agreed this would be a good idea. It was also discussed that the police non-emergency line at (352) 751-1560 can be called to turn in a complaint of this nature on the weekend and a police officer will respond.

Ms. Kollgaard stated that staff will work on the changes to the tree ordinance as discussed today and previously and will bring it back to the Commission in draft form at a later date along with information regarding contractor registration, although not at the next Commission meeting.

DRAFT

Commissioner Holden suggested that the Town consider setting aside a certain amount out of the tree bank to give away free live or water oak trees of 3-4" diameter to residents. He stated residents could apply for the free tree give-away.

Commissioner Vincent suggested this could be done in conjunction with the Arbor Day ceremony.

After discussion, the Commissioners agreed the Town could arrange to give away approximately 50 trees costing just under $5,000 so that three quotes can be obtained rather than putting the purchase through the bid process. They also agreed residents could apply and a drawing could be held during the Arbor Day ceremony.

5. ADJOURN: There being no further discussion; the meeting was adjourned at 9:57 a.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

DRAFT

I-4

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 5, 2015

SUBJECT: Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the American Legion Post 347 for the Boy Scout Hut

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DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approve the Renewal of the Lease Agreement between the Town of Lady Lake and the American Legion Post 347 for the Boy Scout Hut for Troop 244

SUMMARY: The American Legion Post 347 desires to renew their lease agreement for the Scout Hut as sponsorship for Troop 244. The dates are the only changes to this document. Our Town Attorney has approved the insurance and lease.

FISCAL IMPACT: $10.00 annual revenue and Town pays utilities as stated in the lease.

[ ] Capital Budget
[X] Operating
[X] Other (Revenue)

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

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

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DEPARTMENT HEAD MDB	**Submitted** 09/21/15	**Date** 10/05/15
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
HR	**Approved as to Form** 09-23-15	**Date** 9-23-15
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 9/24/15	**Date** 10-5-15

COMMISSION ACTION:

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

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

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/26/2015

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	CONTACT NAME:	
MHBT Inc. 8144 Walnut Hill Lane, 16th Fl Dallas TX 75231	PHONE (A/C, No, Ext): 972-770-1600	FAX (A/C, No): 972-770-1699
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Old Republic Insurance Co.	24147
INSURED Boy Scouts of America, National Council and All of its affiliates and subsidiaries including: Central Florida Council, Boy Scouts of America #83 1951 South Orange Blossom Trail - Ste. #102 Apopka, FL 32703	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 93157827 **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			MWZY303431	3/1/2015	3/1/2016	EACH OCCURRENCE	$1,000,000
	X COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
	CLAIMS-MADE X OCCUR						MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$
	X POLICY PRO-JECT LOC							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						WC STATU-TORY LIMITS / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

THIS CERTIFICATE IS INTENDED TO BE USED AS PROOF OF INSURANCE ONLY

For all Scout Approved Activities according to the Guide to Safe Scouting for the duration of the Policy Period.

Unit: Troop 244

Event: Unit Meetings

Date: Through Policy Year

Contact: Mac Griffith 407-703-0262

CERTIFICATE HOLDER	CANCELLATION
Town of Lady Lake 409 Fennal Blvd, Lady Lake Fl, 32159	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

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"BOY SCOUT HUT" LEASE AGREEMENT

THIS AGREEMENT is made by and between the TOWN OF LADY LAKE, Lady Lake, Florida (hereinafter referred to as "LESSOR"), and the American Legion Post 347/Sponsor for Scouting, whose address is P.O. Box 1534, Lady Lake, Florida 32158 (hereinafter referred to as "LESSEE").

RECITALS

WHEREAS, LESSOR is the owner of the property and improvements referred to as the "Scouting Hut" (the "Scouting Hut"); and

WHEREAS, LESSEE desires to lease the Scouting Hut from LESSOR for the purpose of conducting Scout meetings and related activities; and

WHEREAS, LESSOR agrees to lease the Scouting Hut to LESSEE for a period of one (1) year under the terms and conditions set forth herein.

THEREFORE, IN CONSIDERATION of the foregoing recitals, and in further consideration of the mutual covenants contained herein and other valuable consideration receipt of which is hereby acknowledged, the parties hereby covenant and agree as follows:

1. Demised Premises. LESSOR hereby grants LESSEE, and LESSEE hereby leases from LESSOR, the Scouting Hut property.
2. Use of Demised Premises. LESSEE shall use the demised premises only for the purpose of conducting Scout meetings and related activities. No other use of the premises by LESSEE shall be permitted without the written consent of LESSOR.
3. Term. This Lease shall be for a one (1) year term, beginning October 1, 2015 and ending on September 30, 2016, unless terminated pursuant to the terms stated herein.
4. Rent. The total rent due from LESSEE to LESSOR during the terms of this Lease Agreement shall be $10.00 dollars.
5. Maintenance. LESSEE shall keep the Scouting Hut in a clean condition by removing all garbage and solid waste from the site on a regular basis, and restoring the Boy Scout Hut to a clean and neat condition after each use. LESSOR agrees to mow the grounds at intervals established by the TOWN in a manner consistent with other public areas Maintained by the TOWN.
6. Allotment For Electric Bill Provision for Payment by American Legion Post 347 In Event Bill Exceeds Allotment. LESSOR hereby agrees to pay the cost of the monthly electric bill for the Scouting Hut, provided however, the bill does not exceed $2000.00 per year. If the annual amount of electrical bill exceeds $2000.00, LESSOR may require that the American Legion Post 347 pay this amount, which exceeds the annual allotment at LESSOR'S discretion. In the event that LESSOR requests American Legion Post 347 to pay the additional amount, American Legion Post 347 shall pay the additional amount within 15 days of receiving the invoice from LESSOR.
7. Alterations. LESSEE shall not be allowed to make alterations to the building on the leased premises without the written consent of the LESSOR. All alterations, changes, and improvements built, constructed or placed on the leased premises by LESSEE, with the exception of movable personal property, shall, unless otherwise provided by written agreement between LESSOR and LESSEE, be

the property of LESSOR and remain on the leased premises at the expiration or sooner termination of this lease.

8. Insurance. LESSOR's existing General Liability Policy which covers the Scouting Hut shall remain in place. LESSEE's Standard BSA General Liability Policy shall also remain in place. Said policies insure against liability for bodily injury and property damage in and about the leased property. The insurance policies will name the Town as the certificate holder.

9. Hold Harmless and Indemnification. LESSEE shall indemnify and hold harmless LEESOR from and against any loss, damage, liability, injury, claim, demand, costs and expense (including legal expenses) by or on behalf of any person or entity, including but not limited to LESSEE connected with either (i) LESSEE's use, operation or condition hereafter of the leased premises, (ii) the failure of LESSEE to perform any of the terms or conditions of this lease, (iii) any injury or damage occurring on or about the leased premises, (iv) failure to comply with any law, rule or regulation of any governmental authority, (v) any construction lien or security interest filed against the leased premises, or (vi) any negligent or willful act or omission by LESSEE, or any of its agents, contractors, servants, employees, licensees, customers, guest or invitee, or (vii) injury to or death of any person (including without limitation, the public) or loss or damage to any property.

10. Destruction of Premises and Eminent Domain. In the event the leased premises are destroyed or rendered untenantable by fire, storm, or earthquake, or other casualty not caused by the negligence of Tenant, or if the same are taken by eminent domain, this lease shall terminate at such time. Should a part only of the leased premises be destroyed or rendered untenantable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenant, LESSOR shall have the option to restore the premises but shall not be obligated to do so, after which the lease shall continue according to its terms should LESSOR choose to repair the property. A condemnation award shall belong exclusively to LEESOR.

11. Termination. During the terms of this Lease Agreement, either party may terminate this Lease Agreement without cause by delivering written notice of its intention to terminate the same not less than sixty (60) days before the date of termination. In the event LESSEE shall violate any of the terms and conditions stated herein, LESSOR shall have the right to immediately cancel this Lease Agreement by delivering written notice of the violations and its intentions to LESSEE.

12. Waiver. No waiver of any provision hereof shall be effective unless executed in writing by the party claimed to have made the waiver. No waiver of a provision hereof shall constitute a continuing waiver.

13. Assignment and Subletting. Tenant shall not assign this lease, or sublet or grant any concession or license to use the leased premises or any part thereof. An assignment, subletting, concession, or license without the written consent of LESSOR, or an assignment or subletting by operation of law, shall be void and shall, at LESSOR's option, terminate this lease.

14. Abandonment. By signing this Agreement LESSEE hereby agrees that upon surrender or abandonment, as defined by the Florida Statutes, LESSOR shall not be liable or responsible for storage or disposition of LESSEE's personal property.

15. Condition of Leased Property. LESSOR acknowledges that LESSEE has examined the leased premises, including but not limited to, the land, improvements located thereon and fixtures on or in the leased premises, and

agrees to accept the same in an "AS IS" condition without any further responsibilities on the part of LESSOR for any construction, repairs, alterations, or additions unless otherwise specifically stated in this lease. Should LESSEE become aware of any condition on the land or improvements located thereon which render the property "unsafe," LESSEE shall notify LESSOR immediately in writing of the condition and shall discontinue use of the property until said condition is repaired by LESSEE.

16. Entry for Inspection and Repairs. LESSOR shall have the right to enter the leased premises at all reasonable hours to (i) make inspections, and (ii) if deemed necessary by LESSOR, to make repairs and alterations to the leased premises. This provision shall not create an obligation to make such repairs.
17. Recording. This lease shall not be recorded in any public records. Should LESSEE record this lease in the public records of the county in which the leased premises is located, such action will be deemed a default under this lease.
18. Attorney's Fees. In the event of a dispute between the parties arising out of their relationship or this Agreement, the prevailing party shall be entitled to payment for all attorney's fees and costs (including pre-litigation fees, litigation fees, appellate fees, and bankruptcy fees, if any).

IN WITNESS WHEREOF, LESSOR, AND LESSEE have executed this instrument by their respective officers duly authorized to execute the same, all as of the _____day of _____, 2015.

TOWN OF LADY LAKE

_____
Ruth Kussard, Mayor

Attest:

_____
Kris Kollgaard, Town Manager

Approved as to form:

_____
Derek Schroth, Town Attorney

AMERICAN LEGION POST 347, SPONSOR OF SCOUTING PROGRAMS AT SCOUT HUT OR SCOUT MASTER.

_____
Authorized Representative

Indemnity. The American Legion Post 347 and BOY SCOUT TROOP 244 shall defend, indemnify and hold harmless the TOWN of Lady Lake hereinafter "the TOWN" and all of the TOWN's officers, agents, and employees from and against all claims, liability, loss and expense, including reasonable costs, collection expenses, attorneys' fees, and court costs which may arise because of the negligence (whether active or passive), misconduct, or other fault, in whole or in part (whether joint, concurrent, or contributing) of, the AMERICAN LEGION POST 347, its officers, agents or employees in performance or non-performance of its obligations under the Agreement. The AMERICAN LEGION POST 347 recognizes the broad nature of this indemnification and hold harmless clause, as well as the provision of a legal defense to the TOWN when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the TOWN in support of these indemnification, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. This clause shall survive the termination of this Agreement. Compliance with any insurance requirements required elsewhere within this Agreement shall not relieve the AMERICAN LEGION POST 347 and BOY SCOUT TROOP 244 of its liability and obligation to defend, hold harmless and indemnify the TOWN as set forth in this article of the Agreement.

Nothing herein shall be construed to extend the TOWN's liability beyond that provided in section 768.28, Florida Statutes.

Signed in the presence of the following witnesses:

_____

(Participant Name and Signature)

_____

(Witness name and signature)

I-5

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 5, 2015

SUBJECT: Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Chamber of Commerce for the Log Cabin

DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approve the Renewal of the Lease Agreement between the Town of Lady Lake and the Chamber of Commerce for the Log Cabin

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SUMMARY: The Lady Lake Area Chamber of Commerce once again desires to renew its lease agreement with the Town for the Log Cabin at Veterans Park. This lease is the same as last year except for the dates. The Town Attorney has approved both the document and the insurance.

FISCAL IMPACT: $1,800.00 per year for power

[ ] Capital Budget
[X] Operating
[ ] Other

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

[ ] Other

[X] Support Documents – Lease Agreement

DEPARTMENT HEAD		**Submitted** 09/22/15	**Date** 10/05/15
HR		**Approved as to Form** 9-23-15	**Date**
FINANCE DEPARTMENT		**Approved as to Budget Requirements**	**Date**
TOWN MANAGER		**Approved Agenda Item for:** 10/5/15	**Date** 9/25/15

COMMISSION ACTION:

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

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

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/25/2015

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	CONTACT NAME: Kimberly Lewis
Westgate-Jones Ins Of FL/LRA 3411 W Main St Suite 5 Leesburg FL 34748	PHONE (A/C, No, Ext): 352-787-7548 FAX (A/C, No): 352-787-1068 E-MAIL ADDRESS: kimberlyl@wjins.com
INSURED	**INSURER(S) AFFORDING COVERAGE** / **NAIC #**
Lady Lake Area Chamber of Commerce, Inc P O Box 1430 Lady Lake FL 32158	INSURER A: American Economy Ins Co 19690 INSURER B: Southern Insurance Underwriter INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** CL1581131099 **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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			02CE1386939	6/25/2015	6/25/2016	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Employment Practices Liab Ins	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 10,000
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS HIRED AUTOS SCHEDULED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	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					PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
B	Directors & Officers Retro Date: 10/31/10			EPP1109217	10/31/2014	10/31/2015	All Claims Donor Data Loss	$500,000 $10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is named as additional insured with respects to the General Liability coverage.

CERTIFICATE HOLDER

Town of Lady Lake
409 Fennell 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

Randy Jones/KIML

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LADY LAKE AREA CHAMBER
LEASE AGREEMENT

THIS AGREEMENT is made by and between the TOWN OF LADY LAKE, a municipality in the State of Florida, hereinafter referred to as 'LESSOR', and the LADY LAKE AREA CHAMBER OF COMMERCE (the "Chamber"), also referred to as the 'LESSEE'.

RECITALS

WHEREAS, LESSOR is the owner of the Log Cabin (hereinafter "Log Cabin") and Train Car (hereinafter "Train Car") located in the southeastern corner of Log Cabin Park; and

WHEREAS, the CHAMBER desires to lease the Log Cabin and Train Car from LESSOR with the CHAMBER occupying the Log Cabin Monday through Friday from 8:00 AM through 5:00 PM, and the Train Car for scheduled meetings and storage in accordance with Chamber business functions; and

WHEREAS, LESSOR agrees to lease the Log Cabin and the Train Car to the CHAMBER under the terms and conditions set forth herein, for a one (1) year period.

THEREFORE, IN CONSIDERATION of the foregoing recitals, and in further consideration of the mutual covenants contained herein and other valuable consideration receipt of which is hereby acknowledged, the parties hereby covenant and agree as follows:

1. **Demised Premises**. LESSOR hereby grants the CHAMBER, and the CHAMBER hereby leases from LESSOR, the Log Cabin and the Train Car.

2. **Term**. This lease shall be for a one (1) year term beginning October 1, 2015 and ending on September 30, 2016, unless otherwise terminated pursuant to the terms stated herein. This Lease shall be reviewed annually.

3. **Rent.** The total rent due from the CHAMBER to LESSOR during the term of this lease shall be ten dollars ($10.00). The CHAMBER shall be responsible for payment of electric bills which exceed the amount allocated in Paragraph 4 below.

4. **Allotment For Electric Bill Provision for Payment by the CHAMBER In Event Bill Exceeds Allotment.** LESSOR hereby agrees to pay the cost of the monthly electric bill for the Log Cabin and Train Car, provided however, the bill does not exceed $1800.00 per year. If the annual amount of the electrical bill exceeds $1800.00, LESSOR may require that the CHAMBER pay the amount which exceeds the annual allotment at LESSOR'S discretion. In the event that LESSOR requests the CHAMBER to pay the additional amount, the CHAMBER shall pay the amount over $1,800.00 within 15 days of receiving the invoice from the Town.

5. **Installation of Telephone and Payment of Telephone Bill.** The CHAMBER agrees to install a telephone and shall be responsible for all telephone bills and costs associated with the telephone, including connection fees, late payment fees, and any other associated costs. Under no circumstances shall LESSOR be responsible for the installation of a telephone or payment of telephone bills and related costs. The CHAMBER shall pay said amount within 15 days of receiving the invoice from the Town.

6. **Maintenance.** The CHAMBER agrees to maintain the appearance of the interior of the Log Cabin and Train Car, including vacuuming, dusting, emptying trash and other housekeeping duties. LESSOR agrees to conduct heavy cleaning periodically at such time as staff is available. LESSOR shall be responsible for maintaining the exterior and grounds of the Log Cabin and the Train Car.

7. **Damage Repair**. The CHAMBER agrees to repair immediately any damage done to the Log Cabin or Train Car by that party, that party's agents, employees, patrons, or invitees. In the event the CHAMBER, after written demand by LESSOR, fails to repair any damages due to its use as set forth, LESSOR may terminate this Lease as provided herein. In the event of termination due to said party's failure to repair damages, LESSOR may repair said damage and the party responsible hereby agrees to pay the costs of said repairs, upon demand.

8. **Alterations**. The CHAMBER shall make no changes or alterations of the lease property except upon the written approval of LESSOR, and in the event of any such improvements or changes, the same shall become property of LESSOR upon the termination of this Lease Agreement or should LESSOR elect in its sole discretion, the lease property shall be restored to its original condition at LESSEE's expense.

9. **Insurance.** The LADY LAKE AREA CHAMBER OF COMMERCE shall, at its sole cost and expense, procure and maintain throughout the term of this contract, Comprehensive General Liability insurance, including Employer Liability insurance, with minimum policy limits of $1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida law, and will provide endorsed certificates of insurance generated and executed by a licensed insurance broker, brokerage or similar licensed insurance professional evidencing such coverage, and naming the TOWN as a named, additional insured, as well as furnishing the TOWN with a certified copy, or copies, of said insurance policies. Certificates of insurance and certified copies of these insurance policies must accompany this signed contract. Said insurance coverage's procured by the LADY LAKE AREA CHAMBER OF COMMERCE as required herein shall be considered, and the LADY LAKE AREA CHAMBER OF COMMERCE agrees that said insurance coverage's it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self–insurance, available to the TOWN, and that any other insurance, or self-insurance available to the TOWN shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the LADY LAKE AREA CHAMBER OF COMMERCE as required herein

10. **Hold Harmless**. The CHAMBER, its officers and members, shall, through the signing of this Lease Agreement by an authorized party or agent, hold harmless LESSOR and its agents and employees from all suits and actions, brought against LESSOR as a result of any act or failure to act by the LESSOR, its agents, servants, or employees.

11. **Use of Demised Premises**. The CHAMBER hereby agrees to conduct its operations and maintain the premises in a manner, which reflects well upon the Town of Lady Lake. The CHAMBER shall use the Log Cabin and Train Car for the purpose of operating the Lady Lake Area Chamber of Commerce. No other use of the premises shall be permitted without the written consent of the LESSOR.

12. **Installation of Sign**. LESSOR agrees that a sign may be installed designating the location of the CHAMBER, in accordance with the Town's Land Development Regulations.

13. **Ownership of Log Cabin and Train Car**. The CHAMBER agrees that this Lease Agreement in no way relinquishes LESSOR's right of ownership of the Log Cabin, Train Car, and Log Cabin Park. It is and remains property of the Town of Lady Lake.

14. **Termination**. During the terms of this Lease Agreement, either party may terminate this Lease Agreement without cause by delivering written notice of its intentions to terminate the same not less than sixty (60) days before the date of termination. In the event the CHAMBER shall violate any of the terms and conditions stated herein, LESSOR shall have the right to immediately cancel this Lease Agreement by delivering written notice of the violations and its intentions to said party. Said party shall vacate the premises within five (5) days of said notice unless the violations are corrected during that time to the satisfaction of LESSOR, in which event, the Lease Agreement shall continue as provided herein.

15. **Attorney's Fees**. In the event of a dispute between the parties arising out of their relationship or this Agreement, the prevailing party shall be entitled to receive payment for all attorney's fees and costs (including pre-litigation fees, litigation fees, appellate fees, and bankruptcy fees, if any).

LESSOR, and the CHAMBER have executed this instrument by their respective officers duly authorized to execute the same, all as of the _____ day of _____, 2015.

TOWN OF LADY LAKE

_____
Ruth Kussard, Mayor

Attest:

_____
Kris Kollgaard, Town Manager

Approved as to form:

_____
Derek Schroth, Town Attorney

LADY LAKE AREA CHAMBER OF COMMERCE

_____
President

Indemnity. The LADY LAKE AREA CHAMBER OF COMMERCE shall defend, indemnify and hold harmless the TOWN of Lady Lake, hereinafter "the TOWN", and all of the TOWN's officers, agents, and employees from and against all claims, liability, loss and expense, including reasonable costs, collection expenses, attorneys' fees, and court costs which may arise because of the negligence (whether active or passive), misconduct, or other fault, in whole or in part (whether joint, concurrent, or contributing), of the LADY LAKE AREA CHAMBER OF COMMERCE, its officers, agents or employees in performance or non-performance of its obligations under the Agreement. The LADY LAKE AREA CHAMBER OF COMMERCE recognizes the broad nature of this indemnification and hold harmless clause, as well as the provision of a legal defense to the TOWN when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the TOWN in support of these indemnification, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. This clause shall survive the termination of this Agreement. Compliance with any insurance requirements required elsewhere within this Agreement shall not relieve the LADY LAKE AREA CHAMBER OF COMMERCE of its liability and obligation to defend, hold harmless and indemnify the TOWN as set forth in this article of the Agreement.

Nothing herein shall be construed to extend the TOWN's liability beyond that provided in section 768.28, Florida Statutes.

LADY LAKE AREA CHAMBER OF COMMERCE

_____

(Participant Name and Signature)

Signed in the presence of the following witness:

_____

(Witness name and signature)

I-6

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 5, 2015

SUBJECT: Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Kiwanis Club for the Caboose at the Log Cabin

---

DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approve the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Kiwanis Club for the Caboose at the Log Cabin

---

SUMMARY: The Lady Lake Kiwanis Club once again desires to renew its lease agreement with the Town for the Caboose at the Log Cabin/ Veterans Park. The dates on the contract are the only changes to the proposed document. The Town Attorney has approved the document and insurance.

FISCAL IMPACT: $1,500.00 per year for power

[ ] Capital Budget
[X] Operating
[ ] Other

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

[X] Other-Lease Agreement [ ] Support Documents

DEPARTMENT HEAD MW **Submitted** 09/22/15 **Date** 09/05/15

HR **Approved as to Form** 9-23-15 **Date**

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

TOWN MANAGER KL **Approved Agenda Item for:** 10/5/15 **Date** 9/25/15

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/6/2014

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
Hylant Group Inc-Indianapolis
301 Pennsylvania Parkway, #201
Indianapolis IN 46280

CONTACT NAME: Adam Reiff
PHONE (A/C, No, Ext): 317-817-5139 **FAX (A/C, No):**
E-MAIL ADDRESS: adam.reiff@hylant.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Lexington Insurance Company	19437
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED KIWAN03
Kiwanis International, All Clubs and Their Members
3636 Woodview Trace
Indianapolis IN 46268

COVERAGES **CERTIFICATE NUMBER:** 2097121663 **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**	Y		013136005	11/1/2014	11/1/2015	EACH OCCURRENCE	$2,000,000
	X COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$500,000
	CLAIMS-MADE X OCCUR						MED EXP (Any one person)	$5,000
	X Liquor Liability						PERSONAL & ADV INJURY	$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$2,000,000
							Liquor Liability	$1,000,000
A	**AUTOMOBILE LIABILITY**			013136005	11/1/2014	11/1/2015	COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
							Aggregate	$3,000,000
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						WC STATU-TORY LIMITS / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)**	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Self-Insured Retention			013136005	11/1/2014	11/1/2015	All Claims	$75,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Certificate Holder is named as Additional Insured as respects to General Liability only regarding the following Kiwanis event (setup, take down & rain date(s) during policy term are included):
11/1/2014-11/1/2015- CABOOSE USAGE DURING YEAR USED FOR STORAGE, MBRS IN / OUT ALL YEAR

CERTIFICATE HOLDER

THE TOWN OF LADY LAKE
ATTN: MIKE BURSKE
MUNCIPAL COMPLEX 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
Judy K. Wilson

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LEASE AGREEMENT

THIS AGREEMENT is made by and between the TOWN OF LADY LAKE, Florida, a municipality in the State of Florida, hereinafter referred to as 'LESSOR' and the KIWANIS CLUB OF LADY LAKE ("KIWANIS"), also referred to as the 'LESSEE'.

RECITALS

WHEREAS, LESSOR is the owner of the Caboose at Log Cabin Park, and

WHEREAS, the KIWANIS desires to lease the Caboose from LESSOR with the KIWANIS occupying the Caboose for Board meetings and display of items. The KIWANIS desires to lease the Caboose from LESSOR for a one (1) year period, and

WHEREAS, LESSOR agrees to lease the Caboose to the KIWANIS under the terms and conditions set forth herein, for a one (1) year period.

THEREFORE, IN CONSIDERATION of the foregoing recitals, and in further consideration of the mutual covenants contained herein and other valuable consideration receipt of which is hereby acknowledged, the parties hereby covenant and agree as follows:

1. **Demised Premises**. LESSOR hereby grants the KIWANIS, and the KIWANIS hereby leases from LESSOR, the Caboose.

2. **Term**. This lease shall be for a one (1) year term beginning October 1, 2015 and ending on September 30, 2016, unless otherwise terminated pursuant to the terms stated herein. This Lease shall be reviewed annually.

3. **Rent.** The total rent due from the KIWANIS to LESSOR during the term of this lease shall be ten dollars ($10.00).

4. **Allotment for Electric Bill Provision for Payment by the LESSOR**. LESSOR hereby agrees to pay the cost of the monthly electric bill for the Caboose, provided however, the bill does not exceed $1500.00 annually. If the annual bill exceeds $1500.00, LESSOR may require that the KIWANIS pay this amount, which exceeds the annual allotment at LESSOR'S discretion. In the event that LESSOR requests the KIWANIS to pay the additional amount, the KIWANIS shall pay the additional amount within 15 days of receiving the invoice from LESSOR. Electrical utility usage will be monitored by the Town of Lady Lake with overages made payable to the Town of Lady Lake.

5. **Installation of Telephone and Payment of Telephone Bill**. In the event the KIWANIS wish to install a telephone, the KIWANIS agree to install the telephone and shall be responsible for all telephone bills and costs associated with the telephone, including connection fees, late payment fees, and any other associated costs. Under no circumstances shall LESSOR be responsible for the installation of a telephone or payment of telephone bills and related costs. KIWANIS shall pay the additional amount within 15 days of receiving the invoice from LESSOR.

6. **Maintenance.** The KIWANIS agrees to maintain the appearance of the interior of Caboose, including vacuuming, dusting, emptying trash, and other housekeeping duties. LESSOR agrees to conduct heavy cleaning periodically at such time as staff is available. LESSOR shall be responsible for maintaining the exterior and grounds of the Caboose.

7. **Damage Repair**. The KIWANIS agrees to repair immediately any damage done to the Caboose by that party, that party's agents, employees, patrons, or invitees. In the event the KIWANIS, after written demand by LESSOR, fails to repair any damages due to its use as set forth, LESSOR may terminate this Lease as provided herein. In the event of termination due to the KIWANIS' failure to repair damages, LESSOR may repair said damage and the KIWANIS hereby agrees to pay the costs of said repairs, upon demand.

8. **Alterations.** The KIWANIS shall make no changes or alterations of the lease property except upon the written approval of LESSOR, and in the event of any such improvements or changes, the same shall become property of LESSOR upon the termination of this Lease Agreement or should LESSOR elect in its sole discretion, the lease property shall be restored to its original condition at LESSEE's expense.

9. **Indemnification**. LESSEE agrees to purchase general liability insurance to protect LESSOR against any damages which may occur during the time the KIWANIS occupy or use said premises whether resulting from personal injuries or from damage to the premises or to any person using the premises or any invitee of the KIWANIS, including, but not limited to patrons, volunteers or employees, in an amount not less than One Hundred Thousand Dollars ($100,000) per person and Three Hundred Thousand Dollars ($300,000) per occurrence. LESSOR shall not be responsible for any loss or damage to LESSEE's personal contents. The LESSEE will provide a certificate of insurance to the Town on an annual basis. The LESSEE will name the Town as the certificate holder on the insurance.

10. **Hold Harmless**. The Kiwanis, its officers and members, shall hold harmless LESSOR and its agents and employees from all suits and actions, brought against LESSOR as a result of any act or failure to act by the LESSOR, its agents, servants, or employees.

11. **Use of Demised Premises**. The KIWANIS hereby agree to conduct its operations and maintain the premises in a manner, which reflects well upon the Town of Lady Lake. The KIWANIS shall use the Caboose for the purpose of operating the Kiwanis Club of Lady Lake. The KIWANIS may use the area in front of the caboose for their annual picnic for members of the Kiwanis. It will be the responsibility of the Kiwanis to notify the Parks and Recreation Director of the date and time for the picnic and the responsibility of the Kiwanis to dispose of all trash associated with the event. No other use of the premises shall be permitted without the written consent of the LESSOR.

12. **Installation of Sign**. LESSOR agrees that a sign may be installed designating the location of the KIWANIS, in accordance with the Town's Land Development Regulations.

13. **Ownership of Caboose**. The KIWANIS agrees that this Lease Agreement in no way relinquishes the right of ownership of the Caboose at Log Cabin Park. It is and remains property of the Town of Lady Lake.

14. **Termination**. During the terms of this Lease Agreement, either party may terminate this Lease Agreement without cause by delivering written notice of its intentions to terminate the same not less than sixty (60) days before the date of termination. In the event the KIWANIS violates any of the terms and conditions stated herein, LESSOR shall have the right to immediately cancel this Lease Agreement by delivering written notice of the violations and its intentions to said party. Said party shall vacate the premises within five (5) days of said notice unless the violations are corrected during that time to the satisfaction of LESSOR, in which event, the Lease Agreement shall continue as provided herein.

15. **Entry for Inspection and Repairs**. LESSOR shall have the right to enter the leased premises during all hours to (i) make inspections, and (ii) if deemed necessary by LESSOR, to make repairs and alterations to the leased premises. This provision shall not create an obligation to make such repairs.

16. **Attorney's Fees**. In the event of a dispute between the parties arising out of their relationship or this Agreement, the prevailing party shall be entitled to receive payment for all attorney's fees and costs (including pre-litigation fees, litigation fees, appellate fees, and bankruptcy fees, if any).

LESSOR and the KIWANIS have executed this instrument by their respective officers duly authorized to execute the same, all as of the ___ day of October, 2015.

TOWN OF LADY LAKE

_____
Ruth Kussard, Mayor

Attest:

_____
Kris Kollgaard, Town Clerk

Approved as to form:

_____
Derek Schroth, Town Attorney

LADY LAKE KIWANIS CLUB

_____
President

Indemnity. The KIWANIS shall defend, indemnify and hold harmless the TOWN OF LADY LAKE hereinafter "the TOWN" and all of the TOWN's officers, agents, and employees from and against all claims, liability, loss and expense, including reasonable costs, collection expenses, attorneys' fees, and court costs which may arise because of the negligence (whether active or passive), misconduct, or other fault, in whole or in part (whether joint, concurrent, or contributing), of the KIWANIS, its officers, agents or employees in performance or non-performance of its obligations under the Agreement. the KIWANIS recognizes the broad nature of this indemnification and hold harmless clause, as well as the provision of a legal defense to the TOWN when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the TOWN in support of these indemnification, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. This clause shall survive the termination of this Agreement. Compliance with any insurance requirements required elsewhere within this Agreement shall not relieve the KIWANIS of its liability and obligation to defend, hold harmless and indemnify the TOWN as set forth in this article of the Agreement.

Nothing herein shall be construed to extend the TOWN's liability beyond that provided in section 768.28, Florida Statutes.

Signed in the presence of the following witnesses:

_____

(Participant Name and Signature)

_____

(Witness name and signature)

I-7

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 5, 2015

SUBJECT: Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Dog Park Association, Inc. for the Rolling Acres Dog Park

STAFF RECOMMENDED MOTION: Approve the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Dog Park Association, Inc. for the Rolling Acres Dog Park

SUMMARY: The Lady Lake Dog Park Association desires to once again renew its lease with the Town of Lady Lake. The dates are the only changes to this document. The Town Attorney has reviewed and approved the lease and insurance.

FISCAL IMPACT: $569.32 last year for water and $10.00 revenue for rent. Town pays water.

[ ] Capital Budget
[X] Operating
[ ] Other (Revenue)

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

[ ] Other [X] Support Documents:

DEPARTMENT HEAD: MDD	**Submitted:** 09/21/15	**Date:** 10/05/15
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
HR	**Approved as to Form** 9-23-15	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 10/5/15	**Date** 9/25/15

COMMISSION ACTION:

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

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

PREPARED: 9/21/15 ACCOUNT BILLING HISTORY PAGE: 1
PROGRAM UT476L DETAILS
TOWN OF LADY LAKE

(8/01/14 TO 99/99/99)

CUSTOMER: 7279 TOWN OF LADY LAKE
DOG PARK
409 FENNELL BLVD
LADY LAKE ACCT FL 999990000

LOCATION: 2632 200 ROLLING ACRES RD DOG PARK
BALANCE: .00
CYCLE/ROUTE: 01-14
STATUS: A
BUDGET TRANSACTIONS (*)

******TRANSACTION****** DATE	TYPE	DESCRIPTION	PREVIOUS BALANCE	CURRENT AMOUNT	BILLED CONSUMPTION	TOTAL BILL AMOUNT
8/31/15	PMT	ID LADYKDL 08311503		27.05-		
8/26/15	BIL	CYCLE BILL	.00			27.05
	IR	IRRIGATION/HYDRANT		27.05	2.00	
		TOTAL ACTUAL CHGS		27.05		
7/30/15	PMT	ID LADYPSW 07301501		43.90-		
7/29/15	BIL	CYCLE BILL	.00			43.90
	IR	IRRIGATION/HYDRANT		43.90	7.00	
		TOTAL ACTUAL CHGS		43.90		
6/30/15	PMT	ID LADYPSW 06301501		40.53-		
6/29/15	BIL	CYCLE BILL	.00			40.53
	IR	IRRIGATION/HYDRANT		40.53	6.00	
		TOTAL ACTUAL CHGS		40.53		
5/28/15	PMT	ID LADYDAR 05281502		37.16-		
5/27/15	BIL	CYCLE BILL	.00			37.16
	IR	IRRIGATION/HYDRANT		37.16	5.00	
		TOTAL ACTUAL CHGS		37.16		
4/29/15	PMT	ID LADYDAR 04291501		47.27-		
4/28/15	BIL	CYCLE BILL	.00			47.27
	IR	IRRIGATION/HYDRANT		47.27	8.00	
		TOTAL ACTUAL CHGS		47.27		
3/31/15	PMT	ID LADYDAR 03311501		57.38-		
3/30/15	BIL	CYCLE BILL	.00			57.38
	IR	IRRIGATION/HYDRANT		57.38	11.00	
		TOTAL ACTUAL CHGS		57.38		
2/26/15	PMT	ID LADYDAR 02261501		57.38-		
2/25/15	BIL	CYCLE BILL	.00			57.38
	IR	IRRIGATION/HYDRANT		57.38	11.00	
		TOTAL ACTUAL CHGS		57.38		

CUSTOMER: 7279 TOWN OF LADY LAKE
LOCATION: 2632 200 ROLLING ACRES RD DOG PARK

DATE	TRANSACTION TYPE	DESCRIPTION	PREVIOUS BALANCE	CURRENT AMOUNT	BILLED CONSUMPTION	TOTAL BILL AMOUNT
1/29/15	PMT	ID LADYDAR 01291501		43.90-		
1/28/15	BIL	CYCLE BILL	.00			43.90
	IR	IRRIGATION/HYDRANT		43.90	7.00	
		TOTAL ACTUAL CHGS		43.90		
12/30/14	PMT	ID LADYDAR 12301401		54.01-		
12/29/14	BIL	CYCLE BILL	.00			54.01
	IR	IRRIGATION/HYDRANT		54.01	10.00	
		TOTAL ACTUAL CHGS		54.01		
11/26/14	PMT	ID LADYDAR 11261401		40.53-		
11/25/14	BIL	CYCLE BILL	.00			40.53
	IR	IRRIGATION/HYDRANT		40.53	6.00	
		TOTAL ACTUAL CHGS		40.53		
10/30/14	PMT	ID LADYDAR 10301401		37.16-		
10/29/14	BIL	CYCLE BILL	.00			37.16
	IR	IRRIGATION/HYDRANT		37.16	5.00	
		TOTAL ACTUAL CHGS		37.16		
9/30/14	PMT	ID LADYDAR 09301401		43.18-		
9/29/14	BIL	CYCLE BILL	.00			43.18
	IR	IRRIGATION/HYDRANT		43.18	7.00	
		TOTAL ACTUAL CHGS		43.18		
8/28/14	PMT	ID LADYMAA 08281401		39.87-		
8/27/14	BIL	CYCLE BILL	.00			39.87
	IR	IRRIGATION/HYDRANT		39.87	6.00	
		TOTAL ACTUAL CHGS		39.87		

TOTALS BY CATEGORY

ID Payments . . . . . :	569.32-
TOTAL PAYMENTS . . . . . :	569.32-
TOTAL ADJUSTMENTS . . . . . :	.00
IR Charges . . . . . :	569.32
TOTAL CHARGES . . . . . :	569.32

CUSTOMER: 7279 TOWN OF LADY LAKE
LOCATION: 2632 200 ROLLING ACRES RD DOG PARK

TOTALS BY CATEGORY

TOTAL TRANSFER BALANCE FROM . :	.00
TOTAL TRANSFER BALANCE TO . . :	.00

CONSUMPTION PARAMETERS FOR IRRIGATION/HYDRANT

EXCEPTION REPORT FLAG . . . . :	
CONSUMPTION ESTIMATE . . . . :	.00
DEMAND CONSUMPTION ESTIMATE . :	.00
AVERAGE CONSUMPTION . . . . . :	.27
AVERAGE DEMAND CONSUMPTION . :	.00
TOTAL CONSUMPTION . . . . . :	834.00
TOTAL DEMAND CONSUMPTION . . :	.00
TOTAL READING DAYS . . . . . :	3044

CONSUMPTION PARAMETERS FOR WATER

EXCEPTION REPORT FLAG . . . . :	
CONSUMPTION ESTIMATE . . . . :	.00
DEMAND CONSUMPTION ESTIMATE . :	.00
AVERAGE CONSUMPTION . . . . . :	.17
AVERAGE DEMAND CONSUMPTION . :	.00
TOTAL CONSUMPTION . . . . . :	522.00
TOTAL DEMAND CONSUMPTION . . :	.00
TOTAL READING DAYS . . . . . :	3047

POLICY NUMBER: **NN532528**

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CG 20 11 01 96

ADDITIONAL INSURED-MANAGERS OR LESSORS OF PREMISES

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

1. Designation of Premises (Part Leased to You):

2. Name of Person or Organization (Additional Insured):
   TOWN OF LADY LAKE
   409 FENNELL ROAD
   LADY LAKE, FL 32159

3. Additional Premium: $

WHO IS AN INSURED (Section **II**) is amended to include as an insured the person or organization shown in the Schedule but only with respect to liability arising out of the ownership, maintenance or use of that part of the premises leased to you and shown in the Schedule and subject to the following additional exclusions:

This insurance does not apply to:

1. Any "occurrence" which takes place after you cease to be a tenant in that premises.
2. Structural alterations, new construction or demolition operations performed by or on behalf of the person or organization shown in the Schedule.

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CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY) 5/19/2015

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
ALL IN ONE INSURANCE
526 N US Hwy 441/27
Lady Lake, FL 32159

CONTACT NAME:
PHONE (A/C, No, Ext): (352) 674-9015 FAX (A/C, No): (352) 674-9037
E-MAIL ADDRESS: bsabotka@bellsouth.net

INSURER(S) AFFORDING COVERAGE	NAIC#
INSURER A : NAUTLIUS INS CO/FIRESTONE	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
THE GREATER LADY LAKE DOG PARK
PO BOX 1599
LADY LAKE, FL 32159

COVERAGES CERTIFICATE NUMBER: 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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			NN532528	4/15/15	4/15/16	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	$ INCLUDED
								$
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] 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 [ ] N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						[ ] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The Town of Lady Lake is named as Additional Insured as respects work being performed by the insured under contract ATIMA for General Liability.

CERTIFICATE HOLDER
Town of Lady Lake
409 Fennell Road
Lady Lake, FL 32159
Phone: 352-751-1511
Fax: 352-751-1514

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
Barbara Sabotka

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"DOG PARK" LEASE AGREEMENT

THIS AGREEMENT is made by and between the TOWN OF LADY LAKE, Lady Lake, Florida (hereinafter referred to as "LESSOR"), and the GREATER LADY LAKE DOG PARK ASSOCIATION, INC., whose address is P.O. Box 1559, Lady Lake, Florida 32159 (hereinafter referred to as "LESSEE").

RECITALS

- LESSOR is the owner of the Lady Lake Dog Park (the previous "Rolling Acres Utility Site").
- LESSEE desires to lease a portion of the Rolling Acres Sports Complex for the purpose of operating a dog park thereon.
- LESSOR agrees to lease approximately one acre of the previous Rolling Acres Utility Site to be used as a dog park (hereinafter referred to as the "Dog Park").

THEREFORE, IN CONSIDERATION of the foregoing recitals, and in further consideration of the mutual covenants contained herein and other valuable consideration receipt of which is hereby acknowledged, the parties hereby covenant and agree as follows:

1. Demised Premises. LESSOR hereby grants LESSEE, and LESSEE hereby leases from LESSOR, the Dog Park.
2. Use of Demised Premises. LESSEE shall use the demised premises only for the purpose of operating and managing a Dog Park. No other use of the premises by LESSEE shall be permitted without the written consent of LESSOR. For purposes of this Agreement, the term "Dog Park" shall mean a fenced area which is used to provide exercise and recreation for unleashed dogs that are under the supervision of their respective owners. LESSEE shall be responsible for establishing appropriate rules and regulations to assure compliance with the terms of this Agreement.
3. Term. This Lease shall be for a one (1) year term, beginning October 1, 2015 and ending on September 30, 2016, unless terminated pursuant to the terms stated herein.
4. Rent. The total annual rent due from LESSEE to LESSOR during the terms of this Lease Agreement shall be $10.00 dollars per year.
5. Maintenance. LESSEE shall be responsible for maintaining any improvements installed by LESSEE (i.e. fences, signs, paths), and shall keep the Dog Park in a clean condition by placing all garbage and solid waste in a waste receptacle on the site on a daily basis, and restoring the Dog Park to a clean and sanitary condition after each use. It shall be the responsibility of LESSEE to contract to have a waste receptacle located on the site. LESSOR agrees to maintain the Dog Park grounds in a manner consistent with other public areas maintained by the TOWN.

6. Alterations. LESSEE shall make no changes or alterations to the lease property except upon the written approval of LESSOR, and in the event of any such improvements or changes, the same shall become the property of LESSOR upon the termination of this Lease Agreement.

7. Assignment and Subletting Lease. Tenant shall not assign this lease, or sublet or grant any concession or license to use the leased premises or any part thereof. An assignment, subletting, concession, or license without the written consent of LESSOR, or an assignment or subletting by operation of law, shall be void and shall, at LESSOR's option, terminate this lease.

8. **Insurance.** THE GREATER LADY LAKE DOG PARK ASSOCIATION, INC. shall, at its sole cost and expense, procure and maintain throughout the term of this contract, Comprehensive General Liability with minimum policy limits of $1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida law, and will provide endorsed certificates of insurance generated and executed by a licensed insurance broker, brokerage or similar licensed insurance professional evidencing such coverage, and naming the TOWN as a named, additional insured, as well as furnishing the TOWN with a certified copy, or copies, of said insurance policies. Certificates of insurance and certified copies of these insurance policies must accompany this signed contract. Said insurance coverage's procured by THE GREATER LADY LAKE DOG PARK ASSOCIATION, INC., as required herein shall be considered, and THE GREATER LADY LAKE DOG PARK ASSOCIATION, INC., agrees that said insurance coverage's it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self–insurance, available to the TOWN, and that any other insurance, or self-insurance available to the TOWN shall be considered secondary to, or in excess of, the insurance coverage(s) procured by THE GREATER LADY LAKE DOG PARK ASSOCIATION, INC., as required herein.

9. Release, Assumption of Risk and Waiver of Liability. LESSEE hereby acknowledges that there are certain inherent risks and danger associated with the operation of a Dog Park due to the close contact of dogs and their owners, and the limited control of dogs under such conditions. LESSEE further acknowledges and expressly agrees that the foregoing waiver and release is intended to be as broad and inclusive as Florida law allows and that should any portion of this Agreement be held invalid, the balance of the agreement shall continue in full legal force and effect. LESSEE UNDERSTANDS that LESSOR (i) does not intend to and will not supervise those participating in the Dog Park; (ii] does not intend to and will not conduct an investigation of those participating in the Dog Park; (iii) does not warrant the condition or safety of the area to be used for the Dog Park; and (iv) will not give advice on the safe operation of a Dog Park. LESSEE clearly understands that participating in the Dog Park poses inherent dangers, and involves the **risk of serious injury and death.** LESSEE fully and explicitly assumes this risk. LESSEE agrees that it has READ AND **VOLUNTARILY** AND **KNOWINGLY** SIGNED THIS

RELEASE, ASSUMPTION OF RISKS, AND WAIVER OF LIABILITY and LESSEE further agrees that no oral representations, statements, or inducements apart from the foregoing agreement have been made to LESSEE. LESSEE agrees that it has read and understands this document, has executed it freely and voluntarily, has had ample time to seek the advice of legal counsel and has voluntarily waived the right to counsel in the negotiation, preparation, and execution of this Lease Agreement.

10. Hold Harmless and Indemnification. LESSOR shall not be responsible for or liable in any way for any personal or property damage that occurs as a result of LESSEE's operation of the Dog Park. LESSEE shall indemnify and hold harmless the TOWN from and against any loss, damage, liability, injury, claim, demand, costs and expense (including legal expenses) by or on behalf of any person or entity, in connection or association with LESSEE's operation of the Dog Park, including but not limited to either (i) any injury or damage to LESSEE's property, or the property of any of LESSEE's agents, patrons, guests, or invitees; (ii) any negligent or willful act or omission by LESSEE, or any of LESSEE's agents, patrons, guests, or invitees, or (iii) injury to or death of any person or animal or loss or damage to any property.
11. Hours of Operation. The Dog Park shall only be operated from 8:00 A.M. to 12:00 P.M. Monday – Sunday annually. Any variation must be approved in advance by the Town Manager.
12. Conflicts with Other Activities at the Rolling Acres Sports Complex. From time to time, the TOWN authorizes the use of the park for various organized events. Other organized activities scheduled for the Rolling Acres Sports Complex shall take precedence over the Dog Park's operations, and therefore, the Dog Park shall remain closed at such times. The TOWN Director of Parks and Recreation shall provide LESSEE with prior notification of scheduled events.
13. Parking. It shall be the responsibility of LESSEE to assure that parking for the Dog Park occurs in those areas designated for parking. Failure to enforce parking restrictions shall result in a breach of this Lease Agreement.
14. Termination. During the terms of this Lease Agreement, either party may terminate this Lease Agreement without cause by delivering written notice of its intention to terminate the same not less than sixty (60) days before the date of termination. In the event LESSEE shall violate any of the terms and conditions stated herein, LESSOR shall have the right to immediately cancel this Lease Agreement by delivering written notice of the violations and its intentions to LESSEE.
15. Waiver. No waiver of any provision hereof shall be effective unless executed in writing by the party claimed to have made the waiver. No waiver of a provision hereof shall constitute a continuing waiver.
16. Failure to Maintain Dog Park in Clean, Safe, and Sanitary Condition, and Failure to Prevent or Correct Nuisance Activities. It shall be the sole responsibility of LESSEE to maintain the Dog Park in a clean, safe and sanitary condition, and to formulate and enforce rules and regulations to assure that activities associated with operation

of the Dog Park do not result in a public nuisance, as determined by the Town Commission. Failure to do so shall result in a breach of this Lease Agreement.

IN WITNESS WHEREOF, LESSOR and LESSEE have executed this instrument by their respective officers duly authorized to execute the same, all as of the ___ day of October, 2015.

TOWN OF LADY LAKE

_____
Ruth Kussard, Mayor

Attest:

_____
Kris Kollgaard, Town Clerk

Approved as to form:

_____
Derek Schroth, Town Attorney

LESSEE-THE GREATERLADY LAKE DOG PARK ASSOCIATION

_____
PRESIDENT

Indemnity. THE GREATER LADY LAKE DOG PARK ASSOCIATION, INC., shall defend, indemnify and hold harmless the TOWN of Lady Lake hereinafter "the TOWN" and all of the TOWN's officers, agents, and employees from and against all claims, liability, loss and expense, including reasonable costs, collection expenses, attorneys' fees, and court costs which may arise because of the negligence (whether active or passive), misconduct, or other fault, in whole or in part (whether joint, concurrent, or contributing), of THE GREATER LADY LAKE DOG PARK ASSOCIATION, INC, its officers, agents or employees in performance or non-performance of its obligations under the Agreement. THE GREATER LADY LAKE DOG PARK ASSOCIATION, INC., recognizes the broad nature of this indemnification and hold harmless clause, as well as the provision of a legal defense to the TOWN when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the TOWN in support of these indemnification, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. This clause shall survive the termination of this Agreement. Compliance with any insurance requirements required elsewhere within this Agreement shall not relieve THE GREATER LADY LAKE DOG PARK ASSOCIATION, INC., of its liability and obligation to defend, hold harmless and indemnify the TOWN as set forth in this article of the Agreement.

Nothing herein shall be construed to extend the TOWN's liability beyond that provided in section 768.28, Florida Statutes.

Signed in the presence of the following witnesses:

_____

(Participant Name and Signature)

_____

(Witness name and signature)

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TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 5, 2015

SUBJECT: Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Historical Society

---

DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approve the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Historical Society

---

SUMMARY: The Lady Lake Historical Society once again desires to renew its lease agreement with the Town for the Train Depot at Veterans Park. The new lease will have a one year term. The dates on the contract are the only changes to the proposed document. The Town Attorney has viewed and approved this document.

FISCAL IMPACT: $1,800.00 per year for power

[ ] Capital Budget
[X] Operating
[ ] Other

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

[X] Other-Lease Agreement **[ ] Support Documents**

DEPARTMENT HEAD **Submitted** 09/22/15 **Date** 10/05/15

HR **Approved as to Form** 9-23-15 **Date**

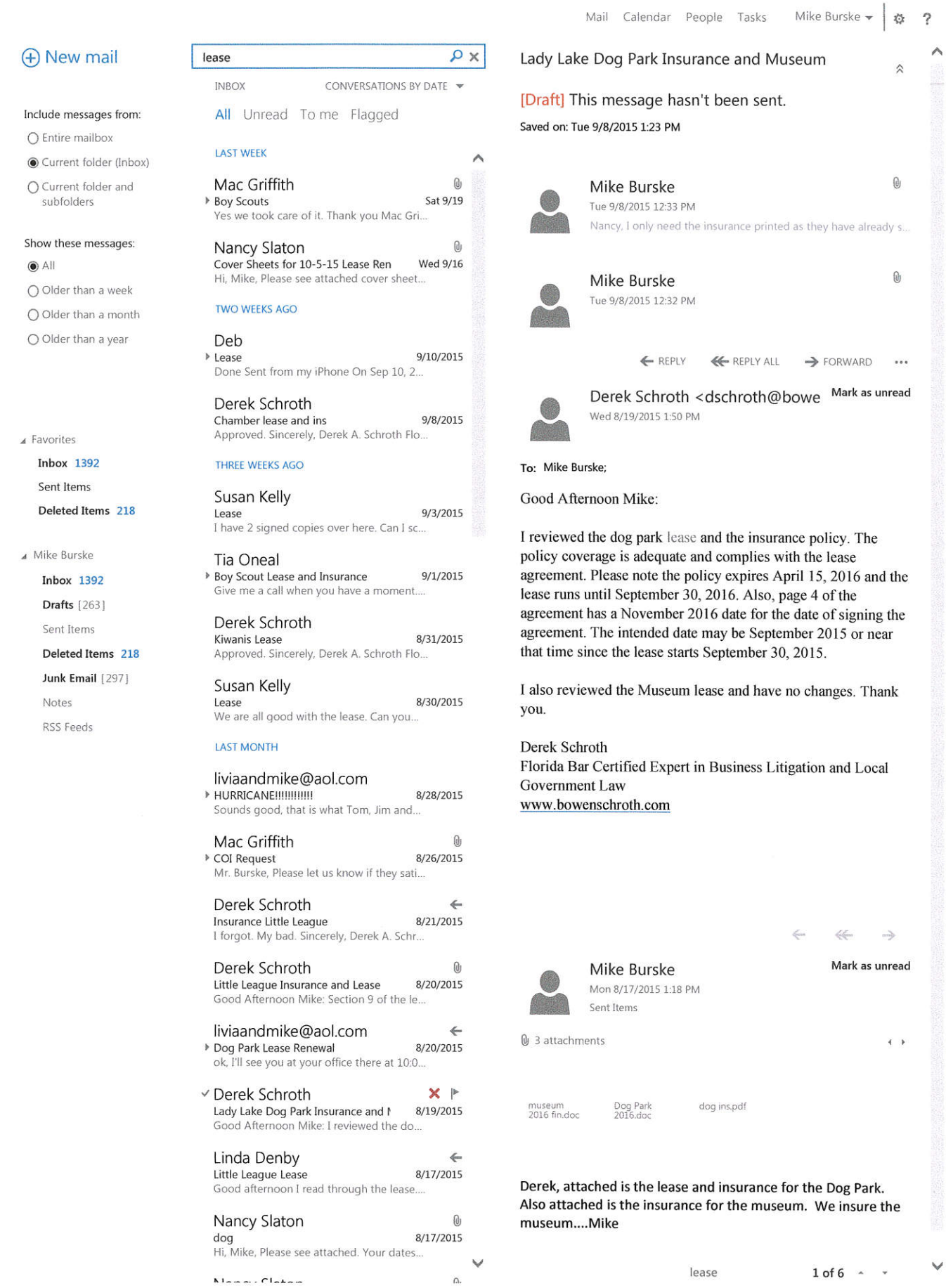
FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date**

TOWN MANAGER **Approved Agenda Item for:** 10-5-15 **Date** 9-28-15

COMMISSION ACTION:

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

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


Mail Calendar People Tasks Mike Burske
New mail
lease
INBOX CONVERSATIONS BY DATE
All Unread To me Flagged
Include messages from:
Entire mailbox
Current folder (Inbox)
Current folder and subfolders
Show these messages:
All
Older than a week
Older than a month
Older than a year
Favorites
Inbox 1392
Sent Items
Deleted Items 218
Mike Burske
Inbox 1392
Drafts [263]
Sent Items
Deleted Items 218
Junk Email [297]
Notes
RSS Feeds
LAST WEEK
Mac Griffith
Boy Scouts Sat 9/19
Yes we took care of it. Thank you Mac Gri...
Nancy Slaton
Cover Sheets for 10-5-15 Lease Ren Wed 9/16
Hi, Mike, Please see attached cover sheet...
TWO WEEKS AGO
Deb
Lease 9/10/2015
Done Sent from my iPhone On Sep 10, 2...
Derek Schroth
Chamber lease and ins 9/8/2015
Approved. Sincerely, Derek A. Schroth Flo...
THREE WEEKS AGO
Susan Kelly
Lease 9/3/2015
I have 2 signed copies over here. Can I sc...
Tia Oneal
Boy Scout Lease and Insurance 9/1/2015
Give me a call when you have a moment....
Derek Schroth
Kiwanis Lease 8/31/2015
Approved. Sincerely, Derek A. Schroth Flo...
Susan Kelly
Lease 8/30/2015
We are all good with the lease. Can you...
LAST MONTH
liviaandmike@aol.com
HURRICANE!!!!!!!!!!! 8/28/2015
Sounds good, that is what Tom, Jim and...
Mac Griffith
COI Request 8/26/2015
Mr. Burske, Please let us know if they sati...
Derek Schroth
Insurance Little League 8/21/2015
I forgot. My bad. Sincerely, Derek A. Schr...
Derek Schroth
Little League Insurance and Lease 8/20/2015
Good Afternoon Mike: Section 9 of the le...
liviaandmike@aol.com
Dog Park Lease Renewal 8/20/2015
ok, I'll see you at your office there at 10:0...
Derek Schroth
Lady Lake Dog Park Insurance and M 8/19/2015
Good Afternoon Mike: I reviewed the do...
Linda Denby
Little League Lease 8/17/2015
Good afternoon I read through the lease....
Nancy Slaton
dog 8/17/2015
Hi, Mike, Please see attached. Your dates...
Lady Lake Dog Park Insurance and Museum
[Draft] This message hasn't been sent.
Saved on: Tue 9/8/2015 1:23 PM
Mike Burske
Tue 9/8/2015 12:33 PM
Nancy, I only need the insurance printed as they have already s...
Mike Burske
Tue 9/8/2015 12:32 PM
REPLY REPLY ALL FORWARD
Derek Schroth <dschroth@bowe
Wed 8/19/2015 1:50 PM
Mark as unread
To: Mike Burske;
Good Afternoon Mike:
I reviewed the dog park lease and the insurance policy. The policy coverage is adequate and complies with the lease agreement. Please note the policy expires April 15, 2016 and the lease runs until September 30, 2016. Also, page 4 of the agreement has a November 2016 date for the date of signing the agreement. The intended date may be September 2015 or near that time since the lease starts September 30, 2015.
I also reviewed the Museum lease and have no changes. Thank you.
Derek Schroth
Florida Bar Certified Expert in Business Litigation and Local Government Law
www.bowenschroth.com
Mike Burske
Mon 8/17/2015 1:18 PM
Sent Items
Mark as unread
3 attachments
museum 2016 fin.doc
Dog Park 2016.doc
dog ins.pdf
Derek, attached is the lease and insurance for the Dog Park. Also attached is the insurance for the museum. We insure the museum....Mike
lease
1 of 6

LADY LAKE HISTORICAL SOCIETY
LEASE AGREEMENT

THIS AGREEMENT is made by and between the TOWN OF LADY LAKE, Lady Lake, Florida, a municipality in the State of Florida, hereinafter referred to as 'LESSOR,' and the LADY LAKE HISTORICAL SOCIETY INC., of Lady Lake, Florida, hereinafter referred to as "LESSEE."

RECITALS

WHEREAS, LESSOR is the owner of the LADY LAKE HISTORICAL SOCIETY at the Lady Lake Train Depot,

WHEREAS, the LADY LAKE HISTORICAL SOCIETY desires to lease the LADY LAKE TRAIN DEPOT from LESSOR with the LADY LAKE HISTORICAL SOCIETY occupying the LADY LAKE TRAIN DEPOT for a headquarters and display of items. The LADY LAKE HISTORICAL SOCIETY desires to lease the LADY LAKE TRAIN DEPOT from LESSOR for a one (1) year period.

WHEREAS, LESSOR agrees to lease the LADY LAKE TRAIN DEPOT to the LADY LAKE HISTORICAL SOCIETY under the terms and conditions set forth herein, for a one (1) year period.

THEREFORE, IN CONSIDERATION of the foregoing recitals which are incorporated_herein, and in further consideration of the mutual covenants contained herein and other valuable consideration receipt of which is hereby acknowledged, the parties hereby covenant and agree as follows:

1. **Demised Premises.** LESSOR hereby grants the LADY LAKE HISTORICAL SOCIETY, and the LADY LAKE HISTORICAL SOCIETY hereby leases from LESSOR, the LADY LAKE TRAIN DEPOT.

2. **Term.** This lease shall be for a one (1) year term beginning October 1, 2015 and ending on September 30, 2016 unless otherwise terminated pursuant to the terms stated herein.

3. **Rent.** The total rent due from the LADY LAKE HISTORICAL SOCIETY to LESSOR during the term of this lease shall be ten dollars ($10.00).

4. **Allotment for Electric Bill Provision for Payment by the LESSOR**. LESSOR hereby agrees to pay the cost of the monthly electric bill for the LADY LAKE HISTORICAL SOCIETY, provided however, the bill does not exceed $1800.00 annually. If the annual bill exceeds $1800.00, LESSOR may require that the LADY LAKE HISTORICAL SOCIETY pay the amount, which exceeds the annual allotment at LESSOR'S discretion. In the event that LESSOR requests the LADY LAKE HISTORICAL SOCIETY to pay the additional amount, the LADY LAKE HISTORICAL SOCIETY shall be responsible for said amount. Electrical utility usage will be monitored by the Town of Lady Lake with overages made payable to the Town of Lady Lake by LESSEE within 15 days of receiving the invoice from LESSOR.

5. **Installation of Telephone and Payment of Telephone Bill.** The Town agrees to pay for the installation of one telephone line on the lease premises, and to pay the monthly service charges and taxes generated from local calls under the provider's most basic plan. If LESSEE elects to add additional services to the basic telephone

plan, LESSEE shall be responsible for all additional charges associated therewith, including specifically long distance charges. LESSEE'S failure to pay charges within 15 days of receiving the invoice from LESSOR shall be deemed a default of this agreement.

6. **Maintenance**. The LADY LAKE HISTORICAL SOCIETY agree to maintain the appearance of the interior of the LADY LAKE TRAIN DEPOT, including vacuuming, dusting, emptying trash, and other housekeeping duties. LESSOR agrees to conduct heavy cleaning periodically at such time as staff is available. LESSOR shall be responsible for maintaining the exterior and grounds of the LADY LAKE HISTORICAL SOCIETY.

7. **Damage Repair**. The LADY LAKE HISTORICAL SOCIETY agrees to repair immediately any and all damage done to the LADY LAKE TRAIN DEPOT by the LADY LAKE HISTORICAL SOCIETY or its agents, employees, patrons, or invitees. In the event the LADY LAKE HISTORICAL SOCIETY, after written demand by LESSOR, fails to repair any damages due to its use as set forth, LESSOR may terminate this Lease as provided herein. In the event of termination due to the failure of the LADY LAKE HISTORICAL SOCIETY to repair damages, LESSOR may repair said damage and the LADY LAKE HISTORICAL SOCIETY hereby agrees to pay the costs of said repairs, upon demand.

8. **Alterations.** The LADY LAKE HISTORICAL SOCIETY shall make no changes or alterations of the lease property except upon the written approval of LESSOR, and in the event of any such improvements or changes, the same shall become property of LESSOR upon the termination of this Lease Agreement or should LESSOR elect in its sole discretion, the lease property shall be restored to its original condition at LESSEE's expense.

9. **Insurance.** The LESSEE is not obligated to provide additional insurance. The property will be covered under the Town of Lady Lake's general liability policy.

10. **Hold Harmless**. The Lady Lake Historical Society, its officers and members, shall, through the signing of this Lease Agreement by an authorized party or agent, hold harmless LESSOR and its agents and employees from all suits and actions, brought against LESSOR as a result of any act or failure to act by the LESSOR, its agents, servants, or employees.

11. **Use of Demised Premises**. The LADY LAKE HISTORICAL SOCIETY hereby agrees to conduct its operations and maintain the premises in a manner, which reflects well upon the Town of Lady Lake. The LADY LAKE HISTORICAL SOCIETY shall use the LADY LAKE TRAIN DEPOT for the purpose of operating the Lady Lake Historical Society of Lady Lake. No other use of the premises shall be permitted without the written consent of the LESSOR.

12. **Installation of Sign**. LESSOR agrees that a sign may be installed designating the location of the LADY LAKE HISTORICAL SOCIETY, in accordance with the Town's Land Development Regulations.

13. **Ownership of LADY LAKE HISTORICAL SOCIETY**. The LADY LAKE HISTORICAL SOCIETY agrees that this Lease Agreement in no way relinquishes the right of ownership of the LADY LAKE TRAIN DEPOT. It is and remains property of the Town of Lady Lake.

14. **Termination.** During the terms of this Lease Agreement, either party may terminate this Lease Agreement without cause by delivering written notice of its intentions to terminate the same not less than sixty (60) days before the date of termination. In the event the LADY LAKE HISTORICAL SOCIETY violates any of the terms and conditions stated herein, LESSOR shall have the right to immediately cancel this Lease Agreement by delivering written notice of the violations and its intentions to said party. Said party shall vacate the premises within five (5) days of said notice unless the violations are corrected during that time to the satisfaction of LESSOR, in which event, the Lease Agreement shall continue as provided herein.

15. **Entry for Inspection and Repairs**. LESSOR shall have the right to enter the leased premises during all hours to (i) make inspections, and (ii) if deemed necessary by LESSOR, to make repairs and alterations to the leased premises. This provision shall not create an obligation to make such repairs.

16. **Attorney's Fees**. In the event of a dispute between the parties arising out of their relationship or this Agreement, the prevailing party shall be entitled to payment of all attorney's fees and costs (including pre-litigation fees, litigation fees, appellate fees, and bankruptcy fees, if any).

LESSOR, and the LADY LAKE HISTORICAL SOCIETY have executed this instrument by their respective officers duly authorized to execute the same, all as of the _____ day of October, 2015.

TOWN OF LADY LAKE

_____
Ruth Kussard, Mayor

Attest:

_____
Kris Kollgaard, Town Manager

Approved as to form:

_____
Derek Schroth, Town Attorney

THE LADY LAKE HISTORICAL SOCIETY OF LADY LAKE

_____
President

I-9

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 5, 2015

SUBJECT: Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Little League for the Guava Street Athletic Complex Fields and Concession Stand

---

DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approve the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Little League for the Guava Street Athletic Complex Fields and Concession Stand

---

SUMMARY: The Little League desires to renew their lease agreement with the Town. The only changes to this document are the dates. The Town Attorney has reviewed the document and insurance prior to it being submitted for your approval.

FISCAL IMPACT: $1,000.00 – Revenue; Little League pays for concession stand power. Town pays for field lights, irrigation and field maintenance.

[ ] Capital Budget
[X] Operating
[X] Other (Revenue)

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

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

---

DEPARTMENT HEAD JmDB	**Submitted** 09/21/15	**Date** 10/05/15
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
HR	**Approved as to Form** 09-23-15	**Date**
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 10/5/15	**Date** 9/25/15

COMMISSION ACTION:

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

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

RE: Little League Insurance and Lease

DELETE REPLY REPLY ALL FORWARD ...

Derek Schroth <dschroth@bowenschroth.com>
Thu 8/20/2015 1:12 PM

Mark as unread

To: Mike Burske;

Good Afternoon Mike:

Section 9 of the lease requires coverage for damage to the premises. On the face of the certificate, there is no property damage coverage for the premises. We ran into this same issue last year and the Little League added coverage in the amount of $300,000 for property damage. In all other respects, the policy is adequate. Note the policy provided expires on January 1, 2016 and the lease ends on September 30, 2016.

Also, at the very beginning of the lease the word "Lessee" should be added in parenthesis after Lady Lake Little League. Thank you.

Sincerely,

Derek A. Schroth
Florida Bar Certified Expert in Business Litigation and Local Government Law

BOWEN & SCHROTH, P.A.
600 Jennings Ave.
Eustis, Florida 32726
Telephone: (352) 589-1414
Facsimile: (352) 589-1726
Florida Bar No. 0352070
Web Site: www.bowenschroth.com

Florida Bar Board Certified in City, County and Local Government Law.

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September 22, 2015

Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

RE: Lady Lake Little League 309-15-08-1

To Whom It May Concern:

This letter is with regard to the Certificate of Liability Insurance issued to Lady Lake Little League as proof of insurance for 2015. The Certificate does show Town of Lady Lake as an Additional Insured. Outside interests which may incur liability through the loaning, donating, or rental of that part of the premises used by the league, may be included as an additional insured under the policy.

Please note that we do not use the standard language of other Certificates of Liability Insurance and our certificate has been specifically altered to meet the needs of property owners. For example, our certificate does not include the generic language found on other Certificates of Liability, namely, "This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder." Our certificate also states that the property owner listed as an additional insured will be provided with thirty days notice of cancellation.

Please accept this Certificate of Liability Insurance and Additional Insured Endorsement along with this letter of clarification for approval as proof of insurance so that Lady Lake Little League can be issued permits to use your property for their scheduled games, practices and meetings.

Sincerely,

Kitty Strouse

Kitty Strouse
Risk Management Department
Little League Baseball & Softball

CERTIFICATE OF LIABILITY INSURANCE

DATE 1/06/15

CERTIFICATE # 3091508-1

3 09 15

Keystone Risk Managers, LLC
1995 Point Township Drive
Northumberland, PA 17867

ADDITIONAL NAMED INSURED:

LADY LAKE LL
JEREMY SWEENEY
2717 SEMINOLE TR

LEESBURG FL 34748

INSURERS AFFORDING COVERAGE:

INSURER A:	**LEXINGTON INSURANCE COMPANY**
INSURER B: (Non-Liability)	**NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA**
INSURER C:	**CHARTIS SPECIALTY INSURANCE COMPANY**

COVERAGES

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

SR TR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE MM/DD/YYYY	POLICY EXPIRATION DATE MM/DD/YYYY	LIMITS	
A	X	GENERAL LIABILITY	011225810	1/01/2015	1/01/2016	EACH OCCURRENCE	$1,000,000
		X OCCURRENCE				GENERAL AGGREGATE	$2,000,000
		X INCL. PARTICIPANTS	**Property Damage Deductible: $250**			PRODUCTS/COMP OPS AGGREGATE	$1,000,000
		X SEXUAL ABUSE				SEXUAL ABUSE OCCURRENCE	$1,000,000
						SEXUAL ABUSE AGGREGATE	$2,000,000
		MEDICAL PAYMENTS				ANY ONE PERSON	
A	X	DIRECTORS & OFFICERS	17602157	1/01/2015	1/01/2016	EACH LOSS	$1,000,000
						AGGREGATE	$1,000,000
A	X	CRIME COVERAGE	011408714	1/01/2015	1/01/2016	EACH LOSS	$35,000
			Crime Deductible: $250 Property/$1,000 Money			AGGREGATE	NONE
B	X	SPORTS EXCESS ACCIDENT	SRG9105434	1/01/2015	1/01/2016	As In Master Policy Med. Max. $100,000 Ded. $50	As In Master Policy Excess

"X" INDICATES COVERAGE SELECTED FOR ADDITIONAL NAMED INSURED

ADDITIONAL INSURED

Who is an insured (SECTION II) of the General Liability policy is amended to include as an insured the person or organization shown in the schedule, but only with respect to liability arising out of the above named Little League's maintenance or use of ball fields, or other premises loaned, donated, or rented to that Little League by such person or organizations and subject to the following additional exclusions:

1. Structural alterations, new construction, maintenance, repair or demolition operations performed by or on behalf of the person or organization designated in the Schedule unless performed by the above named Little League and
2. That part of the ball field or other premises not being used by the above named Little League

NAME AND ADDRESS OF PERSON OR ORGANIZATION:

TOWN OF LADY LAKE

INSURED

Little League Baseball Risk Purchasing Group, Inc.
539 U.S. RT. 15 HIGHWAY
South Williamsport, PA 17702

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES TO THE ABOVE NAMED LITTLE LEAGUE BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER OR THEIR REPRESENTATIVE WILL MAIL 30 DAYS WRITTEN NOTICE TO THE DESIGNATED PERSON OR ORGANIZATION AT THEIR LAST KNOWN ADDRESS TO US.

AUTHORIZED REPRESENTATIVE

LEASE AGREEMENT
BETWEEN THE TOWN OF LADY LAKE, FL.
AND THE
LADY LAKE LITTLE LEAGUE

THIS AGREEMENT is made this _____ day of _____2015, by and between the TOWN OF LADY LAKE, Lady Lake, Florida ("LESSOR"), and the LADY LAKE LITTLE LEAGUE, whose address is P.O. Box 181 Lady Lake FL, 32158.

RECITALS

WHEREAS, LESSOR is the owner of the GUAVA STREET ATHLETIC COMPLEX, which includes four (4) baseball fields and one (1) concession stand/restroom facility;

WHEREAS, LESSEE desires to lease the Concession Stand and the baseball fields subject to the conditions contained here from LESSOR for a one (1) year lease period for the purpose of playing baseball games, conducting baseball practices, hosting baseball camps and instructional clinics, conducting fundraising events and ceremonies related to baseball, and selling concessions to benefit the Lady Lake Little League;

WHEREAS, LESSOR agrees to permit the use of the four (4) baseball fields and the Concession Stand to LESSEE under the terms and conditions set forth herein, for a one (1) year period. LESSEE agrees to relinquish its exclusive use of the baseball fields on Wednesdays and Sundays at which time use of the baseball fields will be coordinated through the Town of Lady Lake Department of Parks & Recreation;

WHEREAS, LESSEE agrees to be responsible for the condition of the concession stand, including, but not limited to cleaning of the premises, as well as the adjoining restrooms. LESSOR agrees that the boardroom of the building may be used by LESSEE for meetings and for the storage of youth baseball equipment and materials;

THEREFORE, IN CONSIDERATION of the foregoing recitals which are incorporated herein, and in further consideration of the mutual covenants contained herein and other valuable consideration receipt of which is hereby acknowledged, the parties hereby covenant and agree as follows:

(1) **Demised Premises**. LESSOR hereby grants to LESSEE, and LESSEE hereby leases from LESSOR, the four (4) Baseball Fields and the Concession Stand located at the Guava Street Athletic Complex. LESSOR hereby grants LESSEE permission to use the boardroom of the building for its meetings and for the storage of youth baseball equipment and materials.

(2) **Term**. This Lease shall be for a one (1) year term, beginning October 1, 2015 and ending on September 30, 2016 unless otherwise terminated pursuant to the terms stated herein.

(3) **Rent**. The total rent due from LESSEE to LESSOR during the term of this Lease Agreement shall be five hundred dollars ($500.00) per season.

(4) **Payment of Power Bills**. LESSOR has installed a separate electric meter at the Concession Stand. LESSEE shall pay any and all power bills and costs associated with LESSEE use of the Concession Stand, including but not limited to any connection fees, late payment fees, and other associated costs.

(5) **Maintenance.** LESSEE shall be responsible for regular maintenance of the interior of the Concession Stand. Specifically, LESSEE shall be responsible for restoring the Concession Stand to a clean and tidy condition after each and every use; removing all garbage and waste from the Concession Stand after each and every use; removing any and all litter from the baseball fields, dugout areas, Press Boxes, and grass areas adjacent to the fields following each and every use, and placing the same in the appropriate receptacles; and cleaning the inside of the Concession Stand restroom facilities during baseball programming. In order to assure compliance with this provision, LESSOR may enter the Concession Stand monthly and inspect the Baseball Fields at any time. LESSOR shall be responsible for maintaining the exterior of the Concession Stand to include painting and pressure washing. Maintenance requests for exterior maintenance from the Little League must be sent via e-mail to the Parks and Recreation Director. The Parks and Recreation Director will drag, mow, fertilize, seed and apply weed control to the fields. The Department will drag and line the field Monday through Friday, except holidays and weather permitting. The Little League has the opportunity to register a board member with the Town as a Town Volunteer to drag and line the fields on weekends or at any time the Department is unable to perform these activities. The Little League has the opportunity to host maintenance activities to the facilities at the baseball fields provided an e-mail has been sent for prior approval of what is to be fixed, maintained or repaired. The Town will provide pest control services at its cost.

(6) **Repairs.** LESSEE agrees to repair, within a reasonable amount of time, any damages to the fields, dugouts, Press-Box and Concession Stand that have been caused by LESSEE, LESSEE agents, employees, patrons, or invitees. In the event that LESSEE, after written demand of LESSOR, sent via U.S. certified mail, return receipt requested, hereby fails to repair any damages caused and return the damaged premises to its original use within two (2) weeks from receipt of said demand, LESSOR may terminate this Lease as provided herein. In the event of termination of this Lease due to LESSEE'S failure to repair any damages caused, LESSOR may repair said damages and LESSEE hereby agrees to render payment for any costs associated with said repairs, upon demand of same.

(7) **Alterations.** LESSEE shall make no changes, alterations, or improvements to the real property covered under the terms of this agreement, without the prior written approval of same by LESSOR. Upon the termination of this Agreement, any such changes, alterations, or improvements, excluding personal or non-installed equipment, shall become the property of LESSOR or should LESSOR elect in its sole discretion, the lease property shall be restored to its original condition at LESSEE's expense.

(8) **Assignment and Subletting.** LESSEE shall not assign this lease, or sublet or grant any concession or license to use the leased premises or any part thereof. An assignment, subletting, concession, or license without the written consent of LESSOR, or an assignment or subletting by operation of law, shall be void and shall, at LESSOR's option, terminate this lease.

(9) **Insurance**. LESSEE agrees to purchase and provide a Certificate of General Insurance yearly specifically naming and/or listing the TOWN OF LADY LAKE, FLORIDA as an additional insured party to protect LESSOR against any damages which may occur during the time LESSEE occupies or uses said premises whether resulting from personal injuries or damage to the premises or to any person using the premises or any invitee of LESSEE, including, but not limited to patrons, volunteers, or employees, in an amount not less than One Hundred Thousand and No/100Dollars ($100,000.00) per person, and Three Hundred Thousand and No/100 Dollars ($300,000.00) per occurrence. Further, the Certificate of General Insurance shall protect LESSOR against Product Liability damages which may occur during the time LESSEE sells food on the premises. LESSEE shall immediately provide LESSOR proof of insurance for its records by the first registration date of the Spring season as required herein, otherwise LESSOR may terminate this Lease Agreement.

(10) **Use of Demised Premises; Limitations on Wednesday and Sundays.** LESSEE shall only use the Concession Stand for the purpose of selling concessions for the benefit of the Lady Lake Little League and all activities directly related to baseball programming. LESEE shall only use the boardroom for its own meetings and the storage of Lady Lake Little League equipment. LESSEE shall use the baseball fields for youth baseball games, practices, fundraising events and ceremonies pertaining to the baseball league, and meetings of the Lady Lake Little League. The Town accepts OPENING DAY and CLOSING DAY CEREMONIES and events as part of the Little League Program. An e-mail or hard copy of the event outline shall be given to the Parks and Recreation Director no less than two weeks before the event. At this time, proof of insurance for HIGH RISK activities to include bounce houses and amusement type activities must have the certificate of insurance naming the Town as the certificate holder. **The certificate must state which rides are covered under the certificate of insurance.** Once the information has been submitted to the Town, the Town Manager, Risk Manager and the Parks and Recreation Director will review the outline and the insurance information. No other use of the premises by LESSEE shall be permitted without the written consent of LESSOR. LESSEE shall not be entitled to exclusive use of the baseball fields on Wednesday and Sundays, and LESSOR shall be permitted to schedule use of the baseball fields by other organizations pursuant to the Town's regulations governing the same. In the event that LESSEE desires to use one or more of the baseball fields on Wednesdays and Sundays, LESSEE shall coordinate scheduling with the Lady Lake Department of Parks & Recreation.

(11) **Use of Facilities by LESSOR other than Wednesdays and Sundays.** LESSOR shall be permitted to schedule events at the Guava Street Complex provided such events do not interfere with LESSEE's permitted use of the facility for baseball games, practices, ceremonies, fundraising events, and other permitted activities. In the event LESSOR desires to use the Guava Street

Complex or schedule events on days other than Wednesdays and Sundays, LESSOR shall contact LESSEE at least forty five (45) days prior to the event for scheduling clearance, which clearance shall not be unreasonably withheld.

(12) **Condition of Fields.** LESSEE shall determine whether playing conditions of the ball fields are appropriate for play. In no event shall the Town be responsible for any injury or damage caused by weather or unsuitable playing conditions.

(13) **Termination.** During the term of this Agreement, either party may terminate this Lease Agreement by delivering written notice via U.S. Certified Mail, return receipt requested, of its intention to terminate the Agreement no less than sixty (60) days prior to the date of termination. In the event LESSEE violates any of the terms and conditions stated herein, LESSOR shall have the right to cancel this Lease Agreement by delivering written notification via U.S. Certified Mail, return receipt requested, to LESSEE specifically detailing any violations. Once written notice of any violation has been received to the then acting President of Lady Lake Little League, Inc., LESSEE will have fourteen (14) days within which to conform to the agreement and correct the violation to LESSOR's satisfaction. If not, LESSOR may terminate this agreement forthwith.

(14) **Hold Harmless and Indemnification.** LESSEE agrees to indemnify and hold harmless LESSOR, its agents, employees, or any other person against loss or expense including attorney's fees, by reason of the liability imposed by law upon LESSEE, for damage because of bodily injury, including death, sustained by any person or persons, or on account of damage to property arising out of or in consequence of this Lease Agreement, whether such injuries to persons or damage to property are due or claim to be due to any negligence of its employees or agents or any other person. It is further understood and agreed that the LESSEE shall, at the option of LESSOR, defend LESSOR with appropriate counsel and shall further bear all costs and expenses, including the expense of counsel, in the defense of any suit arising hereunder, including the cost of appeals associated with any such suit.

(15) **Entry for Inspection and Repairs.** With the exception of cases of emergency, LESSOR shall provide notification 48 hours in advance prior to entering the leased premises to (i) make inspections, and (ii) if deemed necessary by LESSOR, to make repairs and alterations to the leased premises. This provision shall not create an obligation to make such repairs.

(16) **Attorney's Fees.** In the event of a dispute between the parties arising out of their relationship or this Agreement, the prevailing party shall be entitled to payment for all attorney's fees and costs (including pre-litigation fees, litigation fees, appellate fees, and bankruptcy fees, if any).

IN WITNESS WHEREOF, LESSOR, AND LESSEE have executed this instrument by their respective officers duly authorized to execute the same, all as of the _____day of _____, 2015.

TOWN OF LADY LAKE

_____ _____

Kris Kollgaard, Town Manager Ruth Kussard, Mayor

LADY LAKE LITTLE LEAGUE

_____

President

Indemnity. The LADY LAKE LITTLE LEAGUE shall defend, indemnify and hold harmless the TOWN of Lady Lake hereinafter "the TOWN" and all of the TOWN's officers, agents, and employees from and against all claims, liability, loss and expense, including reasonable costs, collection expenses, attorneys' fees, and court costs which may arise because of the negligence (whether active or passive), misconduct, or other fault, in whole or in part (whether joint, concurrent, or contributing), of the LADY LAKE LITTLE LEAGUE, its officers, agents or employees in performance or non-performance of its obligations under the Agreement. The LADY LAKE LITTLE LEAGUE recognizes the broad nature of this indemnification and hold harmless clause, as well as the provision of a legal defense to the TOWN when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the TOWN in support of these indemnification, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. This clause shall survive the termination of this Agreement. Compliance with any insurance requirements required elsewhere within this Agreement shall not relieve the LADY LAKE LITTLE LEAGUE of its liability and obligation to defend, hold harmless and indemnify the TOWN as set forth in this article of the Agreement. Nothing herein shall be construed to extend the TOWN's liability beyond that provided in section 768.28, Florida Statutes.

Signed in the presence of the following witnesses:

_____

(Participant Name and Signature)

_____

(Witness name and signature)

I-10

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 5, 2015

SUBJECT: Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Soccer Association for the Rolling Acres Sports Complex Concession Stand

---

DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approve the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Soccer Association

---

SUMMARY: The Lady Lake Soccer Association is seeking to continue its lease for the soccer fields and the concession stand for the coming year. The insurance has been reviewed by our Town Attorney. The dates on the contract are the only changes from last year.

FISCAL IMPACT: $500 per season

[ ] Capital Budget
[ ] Operating
[X] Other

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

[X] Other-Lease Agreement [ ] Support Documents

DEPARTMENT HEAD [signature] **Submitted** 09/22/15 **Date** 10/05/15

HR [signature] **Approved as to Form** 9-23-15 **Date**

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

TOWN MANAGER [signature] **Approved Agenda Item for:** 10/5/15 **Date** 9/25/15

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/9/2015

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 PH: 800-526-1379 FAX: 973-921-2876 RPS Programs Bollinger Sports & Leisure P.O. Box 390 Short Hills NJ 33823	CONTACT NAME: Amber Richards PHONE (A/C, No, Ext): (813) 349-2220 FAX (A/C, No): (813) 229-2795 E-MAIL ADDRESS: arichards@mewilson.com
INSURED Florida Youth Soccer Association, Inc. 2828 Lake Myrtle Park Road Auburndale FL 33823	INSURER(S) AFFORDING COVERAGE / NAIC # INSURER A: Markel Insurance Co — 38970 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** 15/16 All Lines **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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR X Participant Legal Liab. X Sexual Abuse & Moles. GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	X		3602AH243048 Sexual Abuse and Molestation: $1,000,000 Per Occurrence $2,000,000 Aggregate	6/1/2015	6/1/2016	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Abuse or Molestation	$ 1,000,000 $ 300,000 $ 5,000 $ 1,000,000 $ 5,000,000 $ 2,000,000 $ 1,000,000
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS X HIRED AUTOS X NON-OWNED AUTOS			1002AH008385	6/1/2015	6/1/2016	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	[ ] UMBRELLA LIAB [X] OCCUR X EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 10,000			4602AH029104	6/1/2015	6/1/2016	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [ ] If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
A	Participant Accident Medical Expense Limit			4102AH243046	6/1/2015	6/1/2016	$50,000 Excess Accident $2,000 Deductible	Max Per Claim Per Claim

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

All operations of the Florida Youth Soccer Association, its teams, leagues, and clubs. Coverage applies only to official, sanctioned, and supervised activities of FYSA. CERTIFICATE HOLDER IS NAMED AS ADDITIONAL INSURED if required by contract. This certificate is issued on behalf of: LADY LAKE SOCCER ASSOCIATION

ADDITIONAL INSURED: TOWN OF LADY LAKE, 409 FENNELL BLVD. LADY LAKE FL 32199
FIELD NAME: LADY LAKE SPORTS COMPLEX, 250 ROLLING ACRES RD. LADY LAKE FL 32159

CERTIFICATE HOLDER

The Town of Lady Lake
409 Fennell 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

A.J. Morgan/MDL

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LEASE AGREEMENT
BETWEEN
THE TOWN OF LADY LAKE, FL
AND THE
LADY LAKE SOCCER ASSOCIATION

THIS AGREEMENT is made by and between the TOWN OF LADY LAKE, Florida (hereinafter referred to as " LESSOR"), and the LADY LAKE SOCCER ASSOCIATION, whose address is P.O. Box 99, Lady Lake, Florida 32158 (hereinafter referred to as "LESSEE").

RECITALS

1. LESSOR is the owner of the ROLLING ACRES SPORTS COMPLEX, which includes three (3) soccer fields, a golf driving range, a dog park, a softball field, and a concession stand/restroom facility.

2. LESSEE desires to lease the Concession Stand from LESSOR for a one (1) year lease period for the purpose of selling concessions to benefit the Lady Lake Soccer ASSOCIATION.

3. LESSOR agrees to permit the use of the Concession Stand Soccer Fields to LESSEE under the terms and conditions set forth herein, for a one (1) year period. The use of the soccer fields will be coordinated through the Town of Lady Lake Department of Parks and Recreation.

4. LESSEE has placed a storage shed next to the concession stand for the purpose of storing youth soccer equipment and materials.

THEREFORE, IN CONSIDERATION of the foregoing recitals which are incorporated herein, and in further consideration of the mutual covenants contained herein and other valuable consideration receipt of which is hereby acknowledged, the parties hereby covenant and agree as follows:

(1.) Demised Premises. LESSOR hereby grants LESSEE, and LESSEE hereby leases from LESSOR, the Concession Stand located at the Rolling Acres Sports Complex. LESSOR hereby grants LESSEE permission to place a storage shed at the facility with access from the Soccer Fields.

(2.) Term. This Lease shall be for a one (1) year term, beginning October 1, 2014, and ending on September 30, 2015 unless otherwise terminated pursuant to the terms stated herein.

(3.) Rent. The total rent due from LESSEE to LESSOR during the terms of this Lease Agreement shall be five hundred dollars ($500.00) per season starting in the Spring of 2006.

(4.) Maintenance. LESSEE shall keep the Concession Stand in a clean condition by removing all garbage and solid waste from the site on a regular basis, and restoring the Concession Stand to a clean and neat condition after each use. In the event that a maintenance issue arises, the Town of Lady Lake shall enter the concession stand premises to survey, assess, and provide remedy if determined to be needed. LESSEE shall place all litter from fields, player bench, and grass areas adjacent to fields in the appropriate receptacles following each use. In the event that LESSEE, after written demand of LESSOR, fails to repair any damages due to its use set forth, LESSOR may terminate this Lease as provided herein. In the event of termination due to LESSEE'S failure to repair damages, LESSOR may repair said damage and LESSEE hereby agrees to pay the cost of said repairs, upon demand. LESSOR shall be responsible for maintaining the exterior of the grounds and soccer fields. LESSEE shall be responsible for maintaining the inside of the restroom facilities during soccer programming.

(5.) Alterations. LESSEE shall make no changes or alterations of the leased property except upon written approval of LESSOR, and in the event of any such improvements or changes, the same shall become property of the LESSOR upon the termination of this Lease Agreement or should LESSOR elect in its sole discretion, the lease property shall be restored to its original condition at LESSEE's expense.

(6.) Insurance. LESSEE agrees to purchase and provide a Certificate of General Insurance, specifically naming/listing the TOWN OF LADY LAKE, FLORIDA as an insured party to protect LESSOR against damages which may occur during the time LESSEE occupies or uses said premises whether resulting from personal injuries or damage to the premises or to any person using the premises or any invitee of LESSEE, including, but not limited to patrons, volunteers, or employees, in an amount not less than $100,000.00 per person, and $300,000.00 per occurrence. Further, the Certificate of General Insurance shall protect LESSOR against Product Liability damages which may occur during the time LESSEE sells food on the premises. LESSEE shall immediately provide LESSOR, for its records, proof of insurance as required herein, otherwise LESSOR may terminate this Lease Agreement

(7) Use of Demised Premises; Limitations on Sundays. LESSEE shall only use the Concession Stand for the purpose of selling concessions for the benefit of the Lady Lake Soccer Association and all activities directly related to soccer programming. LESSEE shall only use the concession stand for its own meeting, the storage of Lady Lake Soccer Association equipment and activities directly related to soccer programming. LESSEE shall use the soccer fields for youth soccer games, practices, fundraising events and ceremonies pertaining to the soccer league, and meetings of the Lady Lake Soccer Association. The Town accepts OPENING DAY and CLOSING DAY CEREMONIES and events as part of the Soccer Association Program. An e-mail or hard copy of the event outline shall be given to the Parks and Recreation Director no less than two weeks before the event. At this time, proof of insurance for HIGH RISK activities to include bounce houses and amusement type activities must have the certificate of insurance naming the Town as the certificate holder. **The certificate must state which rides are covered under the certificate of insurance.** Once the information has been submitted to the Town, the Town Manager, Risk Manager and the Parks and Recreation Director will review the outline and the insurance information. No other use of the premises by LESSEE shall be permitted without the written consent of LESSOR. LESSEE shall not be entitled to exclusive use of the soccer fields on Sundays, and LESSOR shall be permitted to schedule use of the soccer fields by other organizations pursuant to the Town's regulations governing the same. In the event that LESSEE desires to use one or more of the soccer fields on Sundays, LESSEE shall coordinate scheduling with the Lady Lake Department of Parks & Recreation.

(8.) Termination. During the terms of the Lease Agreement, either party may terminate this Lease Agreement by delivering written notice of its intention to terminate the same not less than sixty (60) days prior to the date of termination. In the event LESSEE shall violate any of the terms and conditions stated herein, LESSOR shall have the right to cancel this Lease Agreement forthwith.

(9.) Storage Shed. The Town Commission, at its sole discretion may require that the storage shed be relocated or removed by delivering written notice, to the President of the Lady Lake Soccer Association, not less than fourteen (14) days prior to the date the shed is to be relocated or removed. In the event of exigent circumstances, the Town, at its sole discretion, requires that the shed be relocated or removed within twenty-four (24) hours after providing verbal or written notice to a representative of the Lady Soccer Association.

(10.) Hold Harmless and Indemnification. LESSEE agrees to indemnify and hold harmless LESSOR, its agents, employees, or any other person against loss or expense including attorney's fees, by reason of the liability imposed by law upon LESSOR, for damage because of bodily injury, including death at any time resulting there from, sustained by any person or persons, or on account of damage to property arising out of or in consequence of this Lease Agreement, whether such injuries to persons damage to property are due or claim to be due to any negligence of its employees or agents or any other person. It is further understood and agreed that the LESSEE shall, at the option of LESSOR, defend LESSOR with appropriate counsel and shall further bear all costs and expenses, including the expense of counsel, in the defense of any suit arising hereunder, including the cost of appeals associated with any such suit.

(11.) Utilities. LESSEE shall be responsible for payment of the electrical utility bills incurred through LESSEE'S use of the Rolling Acres Concession Stand. The utility bill shall be paid no later than the due date as stated on the utility bill. A balance shall never be carried into the next billing period.

(12.) Entry for Inspection And Repairs. LESSOR shall have the right to enter the leased premises at least monthly during all reasonable hours to (i) make inspections, and (ii) if deemed necessary by LESSOR, to make repairs and alterations to the leased premises. This provision shall not create an obligation to make such repairs.

(13.) Disclosure of Demographics. The Lessee shall disclose to the Town of Lady Lake the name and addresses of all of the participants registered in the Lady Lake Soccer Association. The demographics shall be disclosed no later than two weeks after a formal request for this information has been submitted to the Lady Lake Soccer Association.

(14.) Attorney's Fees. In the event of a dispute between the parties arising out of their relationship or this Agreement, the prevailing party shall be entitled to all attorney's fees and costs (including pre-litigation fees, litigation fees, appellate fees, and bankruptcy fees, if any).

LESSOR AND LESSEE have executed this instrument by their respective officers duly authorized to execute the same, all as of the 20th day of October, 2014.

TOWN OF LADY LAKE

_____
Ruth Kussard, Mayor

Attest:

_____
Kris Kollgaard, Town Clerk

Approved as to form:

_____
Derek Schroth, Town Attorney

LADY LAKE SOCCER ASSOCIATION

_____
President

Indemnity. The LADY LAKE SOCCER ASSOCIATION shall defend, indemnify and hold harmless the TOWN of Lady Lake hereinafter "the TOWN" and all of the TOWN's officers, agents, and employees from and against all claims, liability, loss and expense, including reasonable costs, collection expenses, attorneys' fees, and court costs which may arise because of the negligence (whether active or passive), misconduct, or other fault, in whole or in part (whether joint, concurrent, or contributing), of the LADY LAKE SOCCER ASSOCIATION, its officers, agents or employees in performance or non-performance of its obligations under the Agreement. The LADY LAKE SOCCER ASSOCIATION recognizes the broad nature of this indemnification and hold harmless clause, as well as the provision of a legal defense to the TOWN when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the TOWN in support of these indemnification, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. This clause shall survive the termination of this Agreement. Compliance with any insurance requirements required elsewhere within this Agreement shall not relieve the LADY LAKE SOCCER ASSOCIATION of its liability and obligation to defend, hold harmless and indemnify the TOWN as set forth in this article of the Agreement. Nothing herein shall be construed to extend the TOWN's liability beyond that provided in section 768.28, Florida Statutes.

Signed in the presence of the following witnesses:

_____
(Participant Name and Signature)

_____
(Witness name and signature)

I-11

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 5, 2015

SUBJECT: Consideration for the Scouts to Once Again Host a Haunted House at the Scout Hut on October 16th through the 31st, 2015.

STAFF RECOMMENDED MOTION: Consideration for the Scouts to Once Again Host a Haunted House at the Scout Hut on October 16th through the 31st, 2015.

SUMMARY: The Scouts are requesting the use of the Scout Hut for a haunted house on October 16th through the 31st. The project will be used as a fundraiser for the Scouts and will coincide with the Not Too Scary Halloween Party on the 24th. This has proven to be a good fundraising event for the Scouts and will be the fifth year for this event, if approved. The Scouts will also ask for leniency to change the dates as they are currently programming the event.

FISCAL IMPACT: No fiscal impact to the Town.

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[X] Other [ ] Support Documents

DEPARTMENT HEAD JmDB **Submitted** 9/22/15 **Date** 10/05/15

HR **Approved as to Form** 9-23-15 **Date**

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

TOWN MANAGER **Approved Agenda Item for:** 10/5/15 **Date** 9/25/15

COMMISSION ACTION:

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

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

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/16/2015

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	CONTACT NAME:	
MHBT Inc. 8144 Walnut Hill Lane, 16th Fl Dallas TX 75231	PHONE (A/C, No, Ext): 972-770-1600	FAX (A/C, No): 972-770-1699
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Old Republic Insurance Co.	24147
INSURED Boy Scouts of America, National Council and All of its affiliates and subsidiaries including: Central Florida Council, Boy Scouts of America #083 1951 South Orange Blossom Trail - Ste. #102 Apopka, FL 32703	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 902318861 **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			MWZY303431	3/1/2015	3/1/2016	EACH OCCURRENCE	$ 1,000,000
	[X] COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
	[ ] CLAIMS-MADE [X] OCCUR						MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$
	[X] POLICY [ ] PRO-JECT [ ] LOC							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	[ ] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[ ] HIRED AUTOS [ ] NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR						EACH OCCURRENCE	$
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$
	[ ] DED [ ] RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						[ ] WC STATU-TORY LIMITS [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Certificate holder is named as an additional insured by virtue of a written or oral contract or by the issuance/existence of a permit or certificate of insurance but only with respect to operations by or on behalf of the Insured, or to facilities of, or facilities used by the Insured and then only for the limits of liability specified in such contract for the event specified herein.

For all Guide to Safe Scouting approved events for units that are registered with Central Florida Council #83.
For Pack 244 Haunted House October 16-31, 2015 at 106 First St. Lady Lake, FL 32159
Contact: Suzy Sharp 352-638-2209

CERTIFICATE HOLDER

Town of Lady Lake
409 Fennell 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

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TOWN COMMISSION AGENDA ITEM

I-12

REQUESTED COMMISSION MEETING DATE: October 5, 2015

SUBJECT: **Fall Community Safety Festival (Lady Lake Police Department and The Home Depot)**

DEPARTMENT: POLICE

STAFF RECOMMENDED MOTION: Approval for the Lady Lake Police Department to partner with The Home Depot and co-host the Fall Community Safety Festival for the Town of Lady Lake on Saturday, November 14, 2015 from 10:00 am until 2:00 pm.

SUMMARY: The Lady Lake Police Department (LLPD) is requesting to co-host the Fall Community Safety Festival on Saturday, November 14, 2015 from 10:00 am until 2:00 pm to heighten crime prevention and enhance safety awareness. This event will be held in the parking lot area of The Home Depot featuring a bicycle safety course as well as public safety booths and vehicles. Community partners expressing a strong interest in participating at this time include: The Villages Public Safety, Lake County Fire Department, Seniors vs. Crime, McDonalds and our local Police Departments and Sheriff's Offices. This event will be advertised locally through area businesses and news media.

FISCAL IMPACT: $0

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

[ ] Support Documents

DEPARTMENT HEAD	Submitted		Date 9/21/2015
HR	Approved as to Form		Date
FINANCE DEPARTMENT	Approved as to Budget Requirements		Date
TOWN MANAGER	Approved Agenda Item for:	10/5/15	Date 9/22/15

Reviewed

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

K-13

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 5, 2015

SUBJECT: Consideration of Approval to Put the Guava Street Athletic Complex/Little League Concession Stand Out to Bid

DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approval to Put the Guava Street Athletic Complex/Little League Concession Stand Out to Bid

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SUMMARY: Neel Schaffer Engineering has completed the design and specs for the Little League Concession Stand. The project includes the parking area by the tennis courts and is ready to be put out to bid. As you will see in your documents, the only items left out are the dates for putting this project out to bid. The Town Manager and I will work with the dates if and when approval is given. This project will be funded with Parks and Recreation Impact Fees. This item passed the Parks, Recreation and Tree Board with a 4 – 0 vote. Please keep in mind that there will be an additional cost of $12,000.00 for C.E.I. services during construction.

FISCAL IMPACT: $250 estimated for advertising.

[ ] Capital Budget
[ ] Operating
[X] Other-Parks & Rec Impact Fees

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

[ ] Other **[ ] Support Documents**

DEPARTMENT HEAD MDB	**Submitted** 09/23/15	**Date** 10/06/15
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT pour	**Approved as to Budget Requirements**	**Date** 9/23/15
TOWN MANAGER	**Approved Agenda Item for:** 10/5/15	**Date** 9/24/15

COMMISSION ACTION:

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

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

INVITATION TO BID
TOWN OF LADY LAKE
NO. _____

GUAVA STREET SPORTS COMPLEX
CONCESSIONS BUILDING PROJECT

SCOPE OF WORK: The work consists of demolition of the existing 1,000 s.f. concession building, with removal of sidewalks, septic tank, signage and trees; and construction of a 2,045 s.f. one story concession building, utilities, asphalt parking, concrete sidewalks, gravity wall and related site work.

Sealed bid offers (Original Bid Form and three (3) complete copies) for furnishing the above will be accepted up to **9:00 a.m., _____, 2015** in the Town Clerk's Office, Town of Lady Lake, and 409 Fennell Blvd., Lady Lake, Florida 32159. Bids will be opened immediately afterwards and read in the Town Commission Chambers.

Bids may be obtained electronically at no charge by contacting Nancy Slaton, Deputy Town Clerk, by e-mail at nslaton@ladylake.org, or by calling (352) 751-1501. Additionally Bid Documents may be obtained through Demandstar at https://www.demandstar.com/.

A non-mandatory Pre-Bid Meeting will be held on _____, 2015 at 9:00 a.m. at the Town of Lady Lake Public Works Complex, 136 Skyline Drive, Lady Lake, FL 32159 All interested bidders are encouraged to attend.

The bid must be sealed in an envelope and addressed to Kris Kollgaard, Town Clerk, Town of Lady Lake, 409 Fennell Blvd., Lady Lake, Florida 32159 and MUST be marked on the outside with the following information:

TOWN OF LADY LAKE BID NO. _____

GUAVA STREET SPORTS COMPLEX
CONCESSIONS BUILDING PROJECT

Bids received after the specified submittal date and time, or improperly marked, will be returned unopened.

Questions should be directed to Christopher Schultz, Neel-Schaffer, Inc. by email chris.schultz@neel-schaffer.com or by Phone (407) 647-6623 EXT. 3829. The Town of Lady Lake reserves the right to reject any and all bids and to waive any informalities or irregularities therein.

Kris Kollgaard, Town Clerk

****

ISSUED: _____

OFFICIAL BID FORM

FOR

GUAVA STREET SPORTS COMPLEX
CONCESSIONS BUILDING
PROJECT

****

Mail or Hand Deliver

ORIGINAL BID FORM (MARKED "ORIGINAL") & THREE (3) COMPLETE COPIES

By _____, 2015 @ 9:00 AM

To:

TOWN CLERK
TOWN OF LADY LAKE
409 Fennell Boulevard
Lady Lake, Florida 32159

Bid Opening:

_____, 2015 @ 9:05 AM

Town of Lady Lake
Town Council Chambers
Lady Lake, Florida 32159

Pre-Bid Conference – _____, 2015 @ 9:00 AM.
Town of Lady Lake Public Works Complex

Interested bidders are encouraged to attend

_____
COMPANY NAME

_____
COMPLETE MAILING ADDRESS

_____
CITY, COUNTY, STATE, ZIP CODE

_____
TELEPHONE NUMBER & FAX NUMBER

_____

IFB No. _____

CONTACT PERSON

To: Town of Lady Lake Commission
Town of Lady Lake, Florida

Gentlemen:

The Undersigned, hereinafter called "Bidder", having visited the site of the proposed project and familiarized himself with the local conditions, nature and extent of the work, and having examined carefully the Contract Form, General Conditions, Supplementary Conditions, Plans and Specifications and other Contract Documents, with the Bond requirements herein, proposes to furnish all labor, materials, equipment and other items, facilities and services for the proper execution and completion of: GUAVA STREET SPORTS COMPLEX CONCESSIONS BUILDING PROJECT in full accordance with the drawings and specifications prepared in accordance with the Contract Documents and, if awarded the contract, to complete the said work within the time limits specified for the following LUMP SUM.

TOTAL BASE BID:

_____ DOLLARS
(In Words)

$_____

Contractor shall fill out attached bid breakdown form for the lump sum price.

In the event the contract is awarded to this Bidder, he/she will enter into a formal written agreement with the Owner in accordance with the accepted bid within ten (10) calendar days after said contract is submitted to him/her and will furnish to the Owner a Contract Payment and Performance Bond with good and sufficient sureties, satisfactory to the Owner, in the amount of 100% of the accepted bid. The Bidder further agrees that in the event of the Bidder's default or breach of any of the agreements of this proposal, the said bid deposit shall be forfeited as liquidated damages.

The Bidder hereby agrees that there is attached:

1.	Non-Collusion Affidavit, Attachment A	Yes ___
2.	Required Disclosure, Attachment B	Yes ___
3.	Trench Safety Act Form, Attachment D	Yes ___ N/A ___
4.	Bid Bond or Cashiers Check, Exhibit 1 (10% of Base Bid)	Yes ___
5.	Four (4) Complete copies of this Bid Form with all attachments	Yes ___
6.	References, Attachment E	Yes ___
7.	Licenses	Yes ___ N/A ___
8.	Bid Breakdown form	Yes ___

Acknowledgment is hereby made of receipt of the following Addenda issued during the bidding period:

Addendum No. _____Dated _____Addendum No. _____Dated _____

Addendum No. _____Dated _____Addendum No. _____Dated _____

If awarded this construction contract, the Bidder agrees to complete the work covered by this contract as follows:

1. Work shall start at the project site within fourteen (14) days of the effective date of the Notice to Proceed.

2. Substantially complete in 120 consecutive calendar days from date of Official Notice to Proceed.

3. Final completion in 150 consecutive calendar days from date of Official Notice to Proceed.

4. Should the Successful Bidder fail to complete work as specified, the liquidated damage clause will apply.

The Bidder hereby agrees that the Owner reserves the right to waive informalities in any bid and to reject any or all bids, or to accept any bid that in its judgment will be for the best interest of the Owner.

FLORIDA CONSTRUCTION INDUSTRIES LICENSING BOARD CERTIFICATION:

_____

(NAME OF HOLDER) (CERTIFICATE NO.)

_____

(SIGNATURE OF BIDDER) (CERTIFICATE EXPIRATION DATE)

_____

(NAME TYPED)

IDENTIFICATION OF BUSINESS ORGANIZATION

Complete and submit the following information:

Type of Organization

{ } Sole Proprietorship { } Partnership

{ } Joint Venture { } Corporation

State of Incorporation:_____

AUTHORIZED SIGNATORIES/NEGOTIATORS

The bidder or proposer represents that the following persons are authorized to sign and/or negotiate contracts and related documents to which the bidder or proposer will be duly bound:

Name Title Telephone Number

_____

_____

_____

IN WITNESS WHEREOF, THE BIDDER HAS HEREUNTO SET HIS SIGNATURE AND AFFIXED HIS SEAL THIS DAY OF_____, A.D. 20__.

BY_____ (SEAL)

TITLE:_____

_____

PRINT NAME AND TITLE

FEDERAL I.D.#_____

IFB No. _____

BID BREAKOUT FORM
TOWN OF LADY LAKE

GUAVA STREET SPORTS COMPLEX
CONCESSIONS BUILDING PROJECT

Bidder is to understand that the total bid price is based on the estimated quantities and will control in awarding the Contract as provided in provided in Instructions to Bidders. It is further understood that the quantities stated in the Schedule of Bid Prices for various items are estimated only and may be increased or decreased as provided in the Contract.

BASE BID

Bid Item Number		Item Description	Bid Quantity	Units	Unit Cost	Total
1.0		Mobilization, bonds, permits, utility service connection fees and utility make ready fees.	1	LS		
2.0		Indemnification.	1	LS		
3.0		Temporary Signage, Temporary Security Fencing, Erosion Control, Demolition of existing Concession Building, designated sidewalk removal, asphalt removal, concession septic tank removal, tree removal, sign removal, conductor removal, conduit removal, conduit stubbing and Related Site Work.	1	LS		
4.0		Construction of Proposed Concession Building, Sidewalks, Stormwater pipe, Utilities, Asphalt parking lot, Gravity Wall, Signage, Striping, Traffic Control and Related Site Work.	1	LS		
5.0		Execution of General Conditions	1	LS		
TOTAL BASE BID AMOUNT (Summation of Items 1.0 - 5.0)						

2. Consideration to Send a Recommendation to the Commission to Put the Guava Street Athletic Complex/Little League Concession Stand Out to Bid (Mike Burske)

Parks and Recreation Director Mike Burske gave the background summary from the agenda item cover sheet (on file in the Town Clerk's office). He stated that Neel Schaffer Engineering has completed the design and specs for the Little League Concession Stand which includes the parking area by the tennis courts. Mr. Burske stated that the project is ready to be put out to bid, and as seen in the packet documents, the only items left out are the dates for putting this project out to bid. He stated that he and the Town Manager will work with the dates if and when approval is given. This project will be funded with Parks and Recreation Impact Fees.

Mr. Burske stated that the full set of blue prints has been handed out for review by the members. He stated that Jim Karoly with the Lady Lake Little League would like to say a few words.

Mr. Karoly thanked everyone for considering a new concession stand for the Guava Street Park. He stated that a larger concession stand has been needed for some time and concession sales are a vital part of the funding for their program. He stated that with the help of one of the Little League board members, Joe Dickerson, an architect, they have incorporated what they need and want into the design of the structure which will have a more efficient layout and should increase sales, and provide office and storage space.

Mr. Burske stated that although the Little League designed the structure, he did request a few modifications to include the awning over the front, bathrooms in the back, and a more ornamental fence around the grill area. He stated that Mr. Dickerson with the Little League worked with Neel-Schaffer, who produced the drawings from their design.

Chairperson Lowry stated it appears the new concession stand will have everything that is needed, with the possibility of expansion if needed in the future.

Mr. Burske pointed out that the parking lot will be paved in an inverted crown design to insure that runoff will be away from the tennis and basketball courts, and there will be a concrete wall as well.

Member Jones asked about the restroom facilities for the new stand.

Member Cantelmo and Mr. Burske stated that the restroom layout is shown specifically on drawing number A-106.

Mr. Burske stated the two perpetual public bathrooms will be available to the right, and the League's bathrooms will be to the left. He stated the old restroom located in the parking lot will also still be available.

Member Jones commented that he hoped commercial grade public fixtures will be used, and Mr. Karoly confirmed that they would be.

Mr. Burske mentioned that the Little League would like to have a golf cart.

Chairperson Lowry stated that perhaps The Villages would be willing to donate three golf cars, and that she will also check with churches, including the First Baptist Church of The Villages, to see if they would be willing to donate a golf cart.

Mr. Karoly stated that a golf cart would come in handy in an emergency; if a child gets hurt on the field, it would allow them to get to the first aid by the fire department quickly, and they could also use one during tournaments to carry equipment from field to field.

Member Cantelmo suggested contacting the Warranty Department of The Villages regarding donation of a golf cart, and she gave contact names and numbers to Mr. Karoly.

Upon a motion by Member Jones and a second by Member Cantelmo, the Parks, Recreation and Tree Advisory Committee recommended that the Commission approve putting the Guava Street Athletic Complex/Little League Concession Stand out to bid by a vote of 4-0.

D. CHAIRPERSON/MEMBERS' REPORT:

Parks and Recreation Director Mike Burske reported that the Not-Too-Scary Halloween event is coming up on October 24th at the baseball field near the fire station. He stated sponsors are welcome and the only cost will be for candy for the children. He also stated that there is a World War II Exhibit opening at the Lady Lake Historical Society this coming Saturday that should be very interesting. He stated that the Christmas Parade is coming up on the first Saturday in December, and Light Up Lady Lake will fall on the following Friday.

E. ADJOURN:

With nothing further to discuss, the meeting was adjourned at 6:01 p.m.

Nancy Slaton, Deputy Town Clerk

Chryle Lowery, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

DRAFT

TOWN COMMISSION AGENDA ITEM

K-14

REQUESTED COMMISSION MEETING DATE: October 5th, 2015

SUBJECT: Consideration of Maintenance Agreement with Munn's Air Conditioning and Heating to Provide Town Wide HVAC Repair, Testing, and Maintenance Services.

DEPARTMENT: Public Works

STAFF RECOMMENDED MOTION: Approve the Maintenance Agreement with Munn's Air Conditioning and Heating to provide town wide HVAC repair, testing, and maintenance services that will renew annually with no changes in price or scope.

SUMMARY: The Town has a number of facilities and a variety of different HVAC units that require maintenance. This maintenance agreement includes all of the different units and facilities while also providing for optional repair and replacement work to be performed by the vendor at set prices. Staff did contact other vendors such as Trane, Dobbs Heat & Air, along with a few other local vendors to obtain quotes, no other comparable quotes were received that encompassed all of the Town facilities and various HVAC manufacturers. The Trane proposal is attached to this item as reference, the proposal only includes Town Hall and is at a higher price. Most local vendors service a specific manufacturer or do not specialize in commercial accounts. Munn's is a local company that has performed work for the Town in the past. The Town Attorney has reviewed and approved this agreement. This is a budgeted item.

FISCAL IMPACT:
$2279 TH/PD
$4999 New Library
$2200 Old Library
$720 PW
$180 WWTP
$360 P&R
$360 Log Cabin
$180 Community Bldg.

[ ] Capital Budget
[X] Operating -Various Departments
[ ] Other

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

[ ] Other -
[X] Support Documents – Maintenance Agreement

DEPARTMENT HEAD **Submitted** **Date** 9/22/15

FINANCE DEPARTMENT Pous **Approved as to Budget Requirements** **Date** 9/28/15

TOWN MANAGER **Approved Agenda Item for:** 10/5/15 **Date** 9/28/15

COMMISSION ACTION:

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

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

MUNN'S
AIR CONDITIONING • HEATING
...Consider It Done!

Lake (352) 787-7741
Marion (352) 821-0284
Sumter (352) 689-0164

2135 U.S. Hwy. 441/27
P.O. Box 430
Fruitland Park, FL 34731-0430
Phone: (352) 787-7741
Fax: (352) 787-8714
CAC1814363
www.munnair.com

Town of Lady Lake
136 Skyline Blvd.
Lady Lake, FL 32159
Attn: Ted Williams

09/22/15

Dear Ted Williams;

Attached is a Commercial Maintenance Agreement proposal for you to review. The Agreement will cover **Town of Lady Lake** from **10/01/15 through 09/30/16.**

If you have any questions or concerns, please feel free to call me at 352-787-7741 x 1115. Otherwise, please sign the agreement and return by fax, email debrab@Munnair.com , or US Mail and I will call you to schedule the first visit at a time convenient for you.

Thank you;

Debra Brashear

Debra Brashear
Commercial Accounts Representative
Munn's Sales & Service, Inc.

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COMMERCIAL MAINTENANCE AGREEMENT

Project: **Town of Lady Lake**
136 Skyline Blvd.
Lady Lake, FL 32159
Attn: Ted Williams

Date: 09/22/15

SCOPE OF WORK

Munn's will perform a precision tune up including the following tasks: **wash** air cooled condenser coils, **flush** condensation drain lines, **lubricate** all motors as required, **inspect** evaporator coils for excessive debris, **wash** evaporator coil in place as needed, **measure** refrigerant charge for peak efficiency, **inspect** evaporator fan and motor, **safety check** all line voltage wiring in equipment, **measure** amperage readings on blower motor, compressor and condenser fan motor, **inspect** all electrical components for proper operation (relays, contactors, transformers, safeties and controls), **check** thermostat for proper operation and **install** condensation drain tablets as a preventative to minimize drain blockages. This agreement will comply with the provisions of exhibit "A" (attached)

One of our specially trained, NATE certified service technicians (www.hvacradvice.com) will visit your location a total of **one time per year** to complete full precision tune up visit.

EQUIPMENT COVERED BY AGREEMENT

54 comfort systems are covered by this maintenance agreement. **REVISED III**

OWNER'S RESPONSIBILITY

Operate the air conditioning equipment within manufacturer's guidelines. Promptly notify Munn's of any unusual operating conditions. Replace filters at least every 3 months with quality, pleated filters.

ADDITIONAL BENEFITS

With your commercial maintenance agreement, Munn's will give you priority demand service scheduling (equipment breakdowns) and 24 hour emergency service, 7 days a week, 365 days a year. You will also receive a **15% discount** on all parts and labor for demand service calls. (Breakdowns, parts replacements, etc.). We will waive the normal $80.00 diagnostic charge for mechanical failures.

Project: **Town of Lady Lake**
136 Skyline Blvd.
Lady Lake, FL 32159
Attn: Ted Williams

AGREEMENT PERIOD

This agreement and all included benefits will be in effect from 10/01/15 through 09/30/16.

Equipment locations

Town Hall/Police Department 409 & 423 Fennell Blvd.	$2279.00
Public Library Main Building 225 W. Guava St.	$4999.00
Public Library Youth Building 225 W. Guava St.	$2200.00
Public Works 136 Skyline Rd.	$720.00
Public Works 142 Skyline Rd.	$180.00
Parks & Recreation 250 Rolling Acres Rd.	$360.00
Chamber of Commerce 106 S. Highway 441/27	$360.00
Community Building 237 W. Guava St.	$180.00

TOTAL ANNUAL INVESTMENT

The annual investment for this agreement is **$11278.00**

PAYMENT SCHEDULE

Invoicing will be 100% of the total annual investment "net 30" after the scope of work is completed.

This agreement may be withdrawn if not accepted within 30 days of the above date. Please sign below and fax to 352-787-8714 ext. 1115 attention Debra Brashear, Commercial Accounts Representative or email to debrab@munnair.com or send by mail.

Date: _____

Signature: _____

Printed Name: _____

Title: _____

Authorized by: Debra Brashear

Debra Brashear
Commercial Accounts Representative
Munn's Sales & Service, Inc.

Exhibit A **Contract** COMMERCIAL MAINTENANCE AGREEMENT - TOWN OF LADY LAKE

Contracts; Public Records -

In accordance with Section 0701, Chapter 19, Title X of the 2013 Florida Statutes, the contractor/service provider agrees to the following:

(a) Keep and maintain public records that ordinarily and necessarily would be required by the Town of Lady Lake in order to perform the service.
(b) Provide the public with access to public records on the same terms and conditions that the Town of Lady Lake would provide the records and at a cost that does not exceed the cost provided in Chapter 19 of the Florida Statutes or as otherwise provided by law.
(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.
(d) Meet all requirements for retaining public records and transfer, at no cost, to the Town of Lady Lake all public records in possession of the contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Town of Lady Lake in a format that is compatible with the information technology systems of the Town of Lady Lake.
(3) If a contractor does not comply with a public records request, the Town of Lady Lake shall enforce the contract provisions in accordance with the contract.

CHARLES R. THOMPSON
Name of Authorized Contractor Representative

MUNN'S SALES & SERVICE, INC.
Name of Contractor's Company/Organization

Signature of Authorized Contractor Representative

SEPT 22, 2015
Date

TRANE
Building Services

WE MAKE BUILDINGS WORK BETTER FOR LIFE.™

Trane U.S. Inc.
2301 Lucien Way, Suite 430
EATONVILLE, FL 32751
Phone: (407) 660-1111, Fax: (407) 660-0303
Service Contact: (407) 660-1111

July 20, 2015

Lady Lake Town of
409 Fennell Boulevard
LADY LAKE, FL 32159 U.S.A.

Site Address:
Lady Lake Municipal Complex
409 Fennell Boulevard
LADY LAKE, FL 32159
United States

Attention:

Subject: Continuation of Service Agreement 988

Your Trane Service Agreement is scheduled for renewal on 10/01/2015. To assure that there will be no interruption of service and benefits to Lady Lake Town of your Service Agreement will be extended through 09/30/2018. The adjusted Service Fees for the renewal term for all sites is set forth in the following table:

Contract Year	Annual Amount USD	Payment USD	Payment Term	Initial Approval
Year 1	16,569.00	4,142.25	Quarter	
Year 2	16,900.00	4,225.00	Quarter	
Year 3	17,069.00	4,267.25	Quarter	

If there is any reason why this Service Agreement should not be extended through this period, please notify Trane in writing 30 days prior to the renewal date indicated above. If so notified, Trane can continue at your discretion to provide services beyond the renewal date at our standard time and material rates.

A one-time 3.00 % discount is offered for full payment of 1 year(s) in advance of the commencement of the Service Agreement. Invoice would be issued at start of the Agreement and is due net 15 days from date of invoice. The discount would be 497.07 USD if this option is selected. Tax will be calculated based upon the pre-discounted price. The discount for advance payment is not applicable to credit card transactions. Please check the box for this option.

Scope of Service

The Scope of Service for the new agreement period will remain the same as delivered in the current period.

Terms & Conditions

The Terms & Conditions shall remain unchanged from those executed in the original agreement and shall be extended for this renewal period.

Clarifications

If Lady Lake Town of accounting procedures require a purchase order for the renewal term, please provide your purchase order number to Trane no less than 30 days prior to the renewal date.

We value your business and look forward to continuing to serve and contribute to your organization's success.

Sincerely,

Alex Saxon
Account Manager
Trane

CUSTOMER ACCEPTANCE

_____
Authorized Representative

Acceptance Date_____

_____
Printed Name

Purchase Order_____

Title_____

License Number: CMC1250287

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TOWN COMMISSION AGENDA ITEM

K-15

REQUESTED COMMISSION MEETING DATE: October 5th, 2015

SUBJECT: Consideration to Utilize Ring Power Corporation to Provide Town Wide Generator Repair, Testing, and Maintenance Services.

DEPARTMENT: Public Works

STAFF RECOMMENDED MOTION: Approve the 4 year Customer Service Agreement with Ring Power Corporation to provide town wide generator repair, testing, and maintenance services via "piggyback" of existing City of Tallahassee contract.

SUMMARY: In March of 2011, Town Commission approved utilizing Ring Power Corporation to provide repair, testing, maintenance services for all of the Town owned generators under one contract. The City of Tallahassee has renewed their contract with Ring Power and staff recommends renewing the Town's Contract as well. A letter of contract renewal for the City of Tallahassee is included in the packet for this item. The Town Attorney has reviewed and approved this agreement. This is a budgeted item.

FISCAL IMPACT: $10,430.00 / yearly

[ ] Capital Budget
[X] Operating -Various Departments
[ ] Other

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

[ ] Other -
[X] Support Documents – Contract renewal information

DEPARTMENT HEAD	**Submitted**	**Date** 9/22/15
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date** 9/28/15
TOWN MANAGER	**Approved Agenda Item for:** 10-5-15	**Date** 9/28/15

COMMISSION ACTION:

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

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

Ring Power Corporation
6202 North US Hwy 301/441
Ocala, FL 34475

To whom this may concern:

I am writing this letter to inform of the updated City of Tallahassee piggyback contract no.3242

The City of Tallahassee contract has been updated and signed as of July 9, 2014 for a term of five years ending date July 8, 2019 this will allow the Town of Lady Lake to continue to use until such end Date. If you have any questions please contact me.

Thank you

York Bridges
Ring Power
Generator product support
Sales Representative
Ocala / Gainesville/Lake City
352-484-5898 cell
352-840-6206 office
352-732-4536 fax
York.Bridges@ringpower.com

Ring Power CAT
Power Systems Division

500 World Commerce Parkway
St Augustine, Fl. 32092
Phone: 904/347-0945

4-Year Customer Service Agreement (CSA)
Date: September 15, 2015

Company: **Town of Lady Lake**
Contact: **C.T EAGLE**
Address: **136 Skyline Dr**
City/State/Zip **Lady Lake, FL 32159**
Phone: **352.751.1526 ext.** Fax: **352/751-1595**

Customer Contact Phone: same
e-mail: CTEAGLE@LADYLAKE.ORG
Customer Account No.: 809866
PO Number:

Genset: Make: Various **Model: See Below** **S/N: See Below** **KW: 50 - 500** **VOLTS:** **PHASE:**

Service Level – 1, Technical Analysis

1. Qualified technician to perform 52 point Technical Analysis
2. Chemically test engine coolant.
3. Take oil sample to have Ring Power Oil Laboratory analyze. If any problems are found we will advise you immediately to determine a plan of action
4. Thermal heat scan of engine, generator, and radiator
5. Provide service report # 565, this will advise of any problems noted with unit.

Service Level – 2, Annual Maintenance and Technical Analysis

1. Qualified technician to perform 52 point Technical Analysis
2. Chemically test engine coolant
3. Take an oil sample to have Ring Power Oil Laboratory analyze. If any problems are found we will advise you immediately to determine a plan of action.
4. Thermal heat scan of engine, generator and radiator
5. Change engine oil filter(s), Change fuel filter(s)
6. Drain engine crankcase oil & refill to proper capacity
7. Test run of engine to ensure no leaks, will prime fuel system if necessary
8. Dispose of used oil and filters adhering to EPA regulations
9. Provide service report # 565, this will advise of any problems noted with unit. We will advise and secure your authorization before proceeding with repairs.
10. Transfer switch test

Service Level – 3, Load Bank Testing (LBT) and Technical Analysis

1. Provide load bank test equipment and technician to perform ☒ 2-hour, ☐ 4-hour, ☒ resistive ☐ reactive bank test.

This agreement becomes effective at the date of signing and may be terminated by either party upon giving 30-days written notice. Ring Power Systems technicians are covered by Workman's Compensation and public liability insurance. In no event shall Ring Power Systems be liable for any indirect, special or consequential damages, such as, but not limited to, loss of anticipated profits or other economic loss in connection with, or arising out of, furnishing, functioning or the use of any items of equipment or services provided for in this agreement. If the equipment is not available for service at the scheduled time, the customer will be billed time and travel costs.

Pricing for Service Levels: **Services Hours: Normal hours- 7:30am - 4:00pm**

Location	KW	Make	Serial Number	Model Number	Semi Annual Inspection	Annual SVC & Load Test	Annual Total
LS 1	230	Cummins	L050565923	DGFS	$225.00	$750.00	$975.00
LS 4	125	Cummins	G050805190	DGDK	$225.00	$680.00	$905.00
Well # 1	125	Cummins	I860839276	DVD	$225.00	$680.00	$905.00
Well # 2	50	Cummins	F010251396	DGCA	$180.00	$450.00	$630.00
Well # 3	250	Cummins	B010204450	DFAC	$225.00	$750.00	$975.00
WWTP	500	Caterpillar	G6B01246	LC 6	$225.00	$950.00	$1,175.00
Town Hall	400	Caterpillar	G6B01421	LC 6	$225.00	$860.00	$1,085.00
PW EOC	50	Olympian	JNPF0214	D50P3	$180.00	$450.00	$630.00
PW Shop	65	Baldor	P0710160002	TS80	$180.00	$450.00	$630.00
PW Shop	40	Generac	2059246	20A03976S	$180.00	$450.00	$630.00
PW Shop	50	Cummins	L070140342	DGCA	$180.00	$450.00	$630.00
PW Shop	60	Detroit	399817	60DS60	$180.00	$450.00	$630.00
PW Shop	60	Fermont	72AHL2150	233-6444	$180.00	$450.00	$630.00
Annual Total					**2,610.00**		**$10,430.00**

Comments: Please note the load bank price is based on performing the load test at the same service interval as the level 2 service.

Ring Power CAT

Power Systems Division

119.0701 Contracts; public records.—
(1) For purposes of this section, the term:
(a) "Contractor" means an individual, partnership, corporation, or business entity that enters into a contract for services with a public agency and is acting on behalf of the public agency as provided under s. 119.011(2).

(b) "Public agency" means a state, county, district, authority, or municipal officer, or department, division, board, bureau, commission, or other separate unit of government created or established by law.

(2) In addition to other contract requirements provided by law, each public agency contract for services must include a provision that requires the contractor to comply with public records laws, specifically to:
(a) Keep and maintain public records that ordinarily and necessarily would be required by the public agency in order to perform the service.

(b) Provide the public with access to public records on the same terms and conditions that the public agency would provide the records and at a cost that does not exceed the cost provided in chapter 119 of the Florida State Statutes or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

(d) Meet all requirements for retaining public records and transfer, at no cost, to the public agency all public records in possession of the contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the public agency in a format that is compatible with the information technology systems of the public agency.

(3) If a contractor does not comply with a public records request, the public agency shall enforce the contract provisions in accordance with the contract.

History.—s. 1, ch. 2013-154.

This estimate is made subject to buyer's acceptance within thirty (30) days from this date. All prices in effect on the date of completion shall prevail. At the expiration of the original multi-year agreement, the agreement will be continued without interruption of service unless the customer notifies us in writing 30 days prior to expiration. A five percent annual increase will be implemented to continue current agreement.

Customer Name (Printed)_____ Customer Signature: _____ Date: _____
Tax #: _____ Service Mgr. Approval: _____ Date: September 15, 2015

Salesperson: York Bridges, PSD, **352/484-5898 – cell 352/484-5898** **(York.Bridges@ringpower.com)**
Service Dept. Sean kopman 352/745-0834 Fax **352/372-3934**, **(Sean.kopman@ringpower.com)**
EMERGENCY AFTER HOURS – 904/669-9226

Credit Application on file (New Accounts Only) Yes☐, No ☐
To activate agreement, Please sign and fax to York Bridges **Thank you for your Business**

RE: 4-Year fixed cost, Customer Service Agreement (CSA)

Improve Reliability of your Equipment

You want a generator ready when you need it. An inspection and maintenance agreement ensures that your generator is KEPT IN PEAK OPERATING CONDITION.

Extend the Life of your Investment

You want to get your money's worth. Ring Power System's qualified service technicians know the proper fuels, oils and coolants used in different environments and which are right for your conditions. Proper servicing by qualified personnel helps keep your equipment in LIKE NEW CONDITION.

Protect Your Pocketbook

You want to keep costs down. Spotting minor problems before they become expensive major problems is what an inspection and maintenance agreement is all about. The highly trained technicians can correct these problems, minimizing downtime and costly repairs.

The Features of the Program

- Trained service technicians
- Customized for each installation
- Scheduling system that schedules visits when they are due
- Fixed costs for budgets
- Complete report of services performed in writing for customer records

Benefits Customer derives From the Program

- Highly skilled service technicians eliminate the need for diesel mechanic on payroll
- Customized program means customer only pays for services or frequency of preventive maintenance required
- Scheduling system removes burden of worrying when or what maintenance needs to be performed
- Fixed costs for annual maintenance and inspections allow or better budgeting

- If you have any questions please contact me.

Thank you,

York Bridges , Generator Product Support Rep.

352/484-5898 Cell
352/372-3934Fax
York.Bridges@ringpower.com

Generators

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: March 21st, 2011

SUBJECT: Consideration to Utilize Ring Power Corporation to Provide Town Wide Generator Repair, Testing, and Maintenance Services.

DEPARTMENT: Public Works

STAFF RECOMMENDED MOTION: Approve the 4 year Customer Service Agreement with Ring Power Corporation to provide town wide generator repair, testing, and maintenance services via "piggyback" of existing City of Tallahassee contract.

SUMMARY: Ring Power Corporation currently provides repair, testing, maintenance services to the Town Hall Generator and has performed well with its services. This proposed Customer Service Contract will include all of the Town owned generators under one contract. The proposed rates for services mirror the rates of an existing contract with the City of Tallahassee. Authorization to piggyback the existing contract from the City of Tallahassee is included in the packet for this item as well as the contract itself. This is a budgeted item.

FISCAL IMPACT:
$10,054.00 / yearly
$10,665.00 - Budgeted

[ ] Capital Budget

[X] Operating -Various Departments
[ ] Other

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

[ ] Other -
[X] Support Documents – Contract information

DEPARTMENT HEAD	**Submitted**	**Date** 3/14/11
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date** 3/15/11
TOWN MANAGER	**Approved Agenda Item for:** 3-21-11	**Date**

COMMISSION ACTION:

[✓] Approved as Recommended Kus/Mil 4-0 **[ ] Disapproved [ ] Tabled Indefinitely**

[ ] Continued to Date Certain [ ] Approved with Modification

cc: C.T.
Karen

Ring Power CAT

Power Systems Division

500 World Commerce Parkway
St Augustine, Fl. 32092
Phone: 904/347-0945

4-Year Customer Service Agreement (CSA)
Date: March 8, 2011

Company: Town of Lady Lake
Contact: C.T. Eagle – Public Works Director
Address: 136 Skyline Dr
City/State/Zip Lady Lake, FL 32159
Phone:352/751-1526, ext. Fax: 352/751-1595

Customer Contact Phone:
e-mail: cteagle@ladylakepw.org
Unit Location:
Customer Account No.:
PO Number:

Genset: Make: Various Model: See Below S/N: See Below KW: 50 - 500 VOLTS: PHASE:

Service Level – 1, Technical Analysis

1. Qualified technician to perform 52 point Technical Analysis
2. Chemically test engine coolant.
3. Take oil sample to have Ring Power Oil Laboratory analyze. If any problems are found we will advise you immediately to determine a plan of action
4. Thermal heat scan of engine, generator, and radiator
5. Provide service report # 565, this will advise of any problems noted with unit.

Service Level – 2, Annual Maintenance and Technical Analysis

1. Qualified technician to perform 52 point Technical Analysis
2. Chemically test engine coolant
3. Take an oil sample to have Ring Power Oil Laboratory analyze. If any problems are found we will advise you immediately to determine a plan of action.
4. Thermal heat scan of engine, generator and radiator
5. Change engine oil filter(s), Change fuel filter(s)
6. Drain engine crankcase oil & refill to proper capacity
7. Test run of engine to ensure no leaks, will prime fuel system if necessary
8. Dispose of used oil and filters adhering to EPA regulations
9. Provide service report # 565, this will advise of any problems noted with unit. We will advise and secure your authorization before proceeding with repairs.
10. Transfer switch test

Service Level – 3, Load Bank Testing (LBT) and Technical Analysis

1. Provide load bank test equipment and technician to perform ☒ 2-hour, ☐ 4-hour, ☒ resistive ☐ reactive bank test.

This agreement becomes effective at the date of signing and may be terminated by either party upon giving 30-days written notice. Ring Power Systems technicians are covered by Workman's Compensation and public liability insurance. In no event shall Ring Power Systems be liable for any indirect, special or consequential damages, such as, but not limited to, loss of anticipated profits or other economic loss in connection with, or arising out of, furnishing, functioning or the use of any items of equipment or services provided for in this agreement. If the equipment is not available for service at the scheduled time, the customer will be billed time and travel costs.

Pricing for Service Levels: Services Hours: Normal hours- 7:30am - 4:00pm

Location	KW	Make	Serial Number	Model Number	Semi Annual Inspection	Annual SVC & Load Test	Annual Total
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WWTP	500	Caterpillar	G6B01246	LC 6	$206.00	$930.00	$1,136.00
Town Hall	400	Caterpillar	G6B01421	LC 6	$206.00	$855.00	$1,061.00
PW EOC	50	Olympian	JNPF0214	D50P3	$164.00	$435.00	$599.00
PW Shop	65	Baldor	P0710160002	TS80	$164.00	$435.00	$599.00
PW Shop	40	Generac	2059246	20A03976S	$164.00	$435.00	$599.00
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Annual Total							$10,054.00

Comments: Please note the load bank price is based on performing the load test at the same service interval as the level 2 service.

Ring Power CAT

Power Systems Division

State sales tax to apply to quoted prices.

This estimate is made subject to buyer's acceptance within thirty (30) days from this date. All prices in effect on the date of completion shall prevail. At the expiration of the original multi-year agreement, the agreement will be continued without interruption of service unless the customer notifies us in writing 30 days prior to expiration. A five percent annual increase will be implemented to continue current agreement.

Customer Name (Printed) Town of Lady Lake Customer Signature: [signature] Date: 3-21-11

Tax #: _____ Service Mgr. Approval: _____ Date: March 8, 2011

Salesperson: Glen Howard, PSD, 904-494-1033 – cell 904-591-1853- (Glen.Howard@ringpower.com)
Service Dept. Leah Graff 904-494-1261 – Fax 904-494-7424, (Leah.Graff@ringpower.com)
EMERGENCY AFTER HOURS – 904/669-9226

Credit Application on file (New Accounts Only) Yes☐, No ☐

To activate agreement, Please sign and fax to Glen Howard 904/494-7424 Thank you for your Business

RE: 4-Year fixed cost, Customer Service Agreement (CSA)

Improve Reliability of your Equipment

You want a generator ready when you need it. An inspection and maintenance agreement ensures that your generator is KEPT IN PEAK OPERATING CONDITION.

Extend the Life of your Investment

You want to get your money's worth. Ring Power System's qualified service technicians know the proper fuels, oils and coolants used in different environments and which are right for your conditions. Proper servicing by qualified personnel helps keep your equipment in LIKE NEW CONDITION.

Protect Your Pocketbook

You want to keep costs down. Spotting minor problems before they become expensive major problems is what an inspection and maintenance agreement is all about. The highly trained technicians can correct these problems, minimizing downtime and costly repairs.

The Features of the Program

- Trained service technicians
- Customized for each installation
- Scheduling system that schedules visits when they are due ,
- Fixed costs for budgets
- Complete report of services performed in writing for customer records

Benefits Customer derives From the Program

- Highly skilled service technicians eliminate the need for diesel mechanic on payroll
- Customized program means customer only pays for services or frequency of preventive maintenance required
- Scheduling system removes burden of worrying when or what maintenance needs to be performed
- Fixed costs for annual maintenance and inspections allow or better budgeting

➢ If you have any questions please contact me.

Thank you,

Glen Howard, Generator Product Support Rep.

904/347-0945 Cell
904/494-7424 Fax
glen.howard@ringpower.com

Ring Power CAT

Power Systems Division

500 World Commerce Parkway
St Augustine, Fl. 32092
Phone: 904/347-0945

4-Year Customer Service Agreement (CSA)
Date: March 8, 2011

Company: Town of Lady Lake
Contact: C.T. Eagle – Public Works Director
Address: 136 Skyline Dr
City/State/Zip Lady Lake, FL 32159
Phone: 352/751-1526, ext. Fax: 352/751-1595

Customer Contact Phone:
e-mail: cteagle@ladylakepw.org
Unit Location:
Customer Account No.:
PO Number:

Genset: Make: Various Model: See Below S/N: See Below KW: 50 - 500 VOLTS: PHASE:

Service Level – 1, Technical Analysis

1. Qualified technician to perform 52 point Technical Analysis
2. Chemically test engine coolant.
3. Take oil sample to have Ring Power Oil Laboratory analyze. If any problems are found we will advise you immediately to determine a plan of action
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Service Level – 2, Annual Maintenance and Technical Analysis

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6. Drain engine crankcase oil & refill to proper capacity
7. Test run of engine to ensure no leaks, will prime fuel system if necessary
8. Dispose of used oil and filters adhering to EPA regulations
9. Provide service report # 565, this will advise of any problems noted with unit. We will advise and secure your authorization before proceeding with repairs.
10. Transfer switch test

Service Level – 3, Load Bank Testing (LBT) and Technical Analysis

1. Provide load bank test equipment and technician to perform ☒ 2-hour, ☐ 4-hour, ☒ resistive ☐ reactive bank test.

This agreement becomes effective at the date of signing and may be terminated by either party upon giving 30-days written notice. Ring Power Systems technicians are covered by Workman's Compensation and public liability insurance. In no event shall Ring Power Systems be liable for any indirect, special or consequential damages, such as, but not limited to, loss of anticipated profits or other economic loss in connection with, or arising out of, furnishing, functioning or the use of any items of equipment or services provided for in this agreement. If the equipment is not available for service at the scheduled time, the customer will be billed time and travel costs.

Pricing for Service Levels: Services Hours: Normal hours- 7:30am - 4:00pm

Location	KW	Make	Serial Number	Model Number	Semi Annual Inspection	Annual SVC & Load Test	Annual Total
LS 1	230	Cummins	L050565923	DGFS	$206.00	$745.00	$951.00
LS 4	125	Cummins	G050805190	DGDK	$206.00	$675.00	$881.00
Well # 1	125	Cummins	I860839276	DVD	$206.00	$675.00	$881.00
Well # 2	50	Cummins	F010251396	DGCA	$164.00	$435.00	$599.00
Well # 3	250	Cummins	B010204450	DFAC	$206.00	$745.00	$951.00
WWTP	500	Caterpillar	G6B01246	LC 6	$206.00	$930.00	$1,136.00
Town Hall	400	Caterpillar	G6B01421	LC 6	$206.00	$855.00	$1,061.00
PW EOC	50	Olympian	JNPF0214	D50P3	$164.00	$435.00	$599.00
PW Shop	65	Baldor	P0710160002	TS80	$164.00	$435.00	$599.00
PW Shop	40	Generac	2059246	20A03976S	$164.00	$435.00	$599.00
PW Shop	50	Cummins	L070140342	DGCA	$164.00	$435.00	$599.00
PW Shop	60	Detroit	399817	60DS60	$164.00	$435.00	$599.00
PW Shop	60	Fermont	72AHL2150	233-6444	$164.00	$435.00	$599.00
Annual Total							**$10,054.00**

Comments: Please note the load bank price is based on performing the load test at the same service interval as the level 2 service.

Ring Power CAT

Power Systems Division

State sales tax to apply to quoted prices.

This estimate is made subject to buyer's acceptance within thirty (30) days from this date. All prices in effect on the date of completion shall prevail. At the expiration of the original multi-year agreement, the agreement will be continued without interruption of service unless the customer notifies us in writing 30 days prior to expiration. A five percent annual increase will be implemented to continue current agreement.

Customer Name (Printed)_____ Customer Signature: _____ Date: _____
Tax #: _____ Service Mgr. Approval: _____ Date: March 8, 2011

Salesperson: Glen Howard, PSD, 904-494-1033 – cell 904-591-1853- (Glen.Howard@ringpower.com)
Service Dept. Leah Graff 904-494-1261 – Fax 904-494-7424, (Leah.Graff@ringpower.com)
EMERGENCY AFTER HOURS – 904/669-9226

Credit Application on file (New Accounts Only) Yes☐, No ☐

To activate agreement, Please sign and fax to Glen Howard 904/494-7424 Thank you for your Business

RE: 4-Year fixed cost, Customer Service Agreement (CSA)

Improve Reliability of your Equipment

You want a generator ready when you need it. An inspection and maintenance agreement ensures that your generator is KEPT IN PEAK OPERATING CONDITION.

Extend the Life of your Investment

You want to get your money's worth. Ring Power System's qualified service technicians know the proper fuels, oils and coolants used in different environments and which are right for your conditions. Proper servicing by qualified personnel helps keep your equipment in LIKE NEW CONDITION.

Protect Your Pocketbook

You want to keep costs down. Spotting minor problems before they become expensive major problems is what an inspection and maintenance agreement is all about. The highly trained technicians can correct these problems, minimizing downtime and costly repairs.

The Features of the Program

- Trained service technicians
- Customized for each installation
- Scheduling system that schedules visits when they are due
- Fixed costs for budgets
- Complete report of services performed in writing for customer records

Benefits Customer derives From the Program

- Highly skilled service technicians eliminate the need for diesel mechanic on payroll
- Customized program means customer only pays for services or frequency of preventive maintenance required
- Scheduling system removes burden of worrying when or what maintenance needs to be performed
- Fixed costs for annual maintenance and inspections allow or better budgeting

➢ If you have any questions please contact me.

Thank you,

Glen Howard, Generator Product Support Rep.

904/347-0945 Cell
904/494-7424 Fax
glen.howard@ringpower.com

Ring Power CAT

Power Systems Division

2010
Ring Power Systems
Emergency Generator Service
After Hours Contacts

Please call in order for fastest response:

Sean Kopman, Field Service Leadman	Mobile: 352/745-0834 Nextel DC: 160*1259*1

Ocala Technicians:

Russ Webb, Generator Service Technician	Mobile: 352/266-3816 Nextel DC: 158*121*212 Home: 352/629-3738
Dave Johnson, Generator Service Technician	Mobile: 352/266-1051 Nextel DC 158*121*301 Home: 352/347-2339
Hank Reese, Generator Service Technician	Mobile: 352/266-1845 Nextel DC 158*121*16359 Home: 352/867-5576

Gainesville Technicians:

Ken Basinger, Generator Service Technician	Mobile: 352/258-1351 Nextel DC: 158*121*219 Home: 352/378-6549
James Berg, Generator Service Technician	Mobile: 352/258-1350 Nextel DC: 158*121*522 Home: 352/472-0235
Brad Mechum	Mobile: 352/258-2070 Home: 352/371-3344

Service Representatives:

Glen Howad, EPG Service Sales Rep.	Mobile: 904/591-1853 Mobile: 904/209-8449 Home: 904/814-8267

C.T. Eagle

From: Rickey, Kent [Kent.Rickey@talgov.com]
Sent: Monday, March 14, 2011 11:14 AM
To: C.T. Eagle
Subject: Request to Piggy Back City of Tallahassee Contract 1983 forGenerator Inspection, Maintenance, Testing & Repair

As provided for in Section 5.17 of the above referenced contract, the City is more than happy to allow your entity to utilize our contract with Ring Power.

Kent Rickey
Purchasing Supervisor
City of Tallahassee
Phone: 850.891.8282
E-mail: kent.rickey@talgov.com

(ORIGINAL)

CITY OF TALLAHASSEE

RECD 3/30/09

March 27 2009

VENDOR: Charlie Eyman
Ring Power Corporation
32000 Blue Star Highway
Midway, FL 32343

Contract documents have now been executed by all parties and we are enclosing a copy for your files.

PROJECT: Generator Inspection, Maintenance, Testing & Repair Services
Contract No. 1983

If you have any questions, please contact Helen Jackson of our office at (850) 891-8130.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD 711 • Talgov.com

JOHN R. MARKS, III
Mayor

ANITA T. THOMPSON
City Manager

ANDREW GILLUM
Commissioner

JAMES R. ENGLISH
City Attorney

ALLAN J. KATZ
Commissioner

GARY HERNDON
City Treasurer-Clerk

DEBBIE LIGHTSEY
Commissioner

SAM M. McCALL
City Auditor

MARK MUSTIAN
Commissioner

CONTRACT Between the City of Tallahassee ("City) and Ring Power Corporation ("Contractor")

CONTRACT NO. 1983

SUBJECT OF CONTRACT: Generator Inspection, Maintenance, Testing & Repair Services

CONTRACT AMOUNT:

☐ Exact Amount: $ _____

☐ Not To Exceed (NTE): $ _____

☒ Estimate Only (EST): $ 175,000.00

☐ Exact Amount: $ _____
(Subject to allowed adjustments as specified elsewhere in the contract.)

LINE ITEMS AWARDED: ALL

CONTRACT TERM:

The performance period ("Term") of the resultant contract will be as follows:

(a) Basic Term: Four years from the date the contract is fully executed.

NOTE: The effective date is subject to change, depending on the date the contract is fully executed by the City. Therefore, said supplies and/or services shall not be provided to the City until the contract is fully executed.

(b) Permitted But Not Exercised Extension Period(s): One Year

CONTACT PERSONNEL	
Contract Administrator: Ron Mayo **Telephone Number: (850-891-8346)** **Fax Number: (850) (850-891-0968)** **Email:** ron.mayo@talgov.com **Technical Representatives:** **Gary Hames: Purdom Power Plant** **Telephone Number: (850) 891-5937** **Fax Number: (850) 891-5984** **Email: gary.hames@talgov.com**	**Technical Representatives:** **Diane Blanton, Production Management** **Telephone Number: (850) 891-5540** **Fax Number: (850) 891-5162** **E-Mail: diane.blanton@talgov.com** **Dave Fatkin, Hopkins Power Plant** **Telephone Number: (850) 891-5811** **Fax Number: (850) 891-5829** **Email: david.fatkin@talgov.com**
FOR CITY OF TALLAHASSEE INTERNAL USE ONLY	

Type of Contract (Check One)	Type of Quantity Delivery (Check One)
☒ Firm Fixed Price	☐ Definite Quantity
☐ Fixed Price w/Economic Price Adjustment	☐ Indefinite Quantity
☐ Fixed Price Incentive	☒ Requirements
☐ Firm Fixed Price with Level of Effort Term	
☐ Cost Reimbursement	**Type of Contract Award (Check One)**
☐ Cost Sharing Contract	☐ Single Award
☐ Cost Plus Incentive Fee	☒ Split Award
☐ Cost Plus Fixed Fee	☐ Multiple Award

Approval Level: City Commission **Approval Date: March 11, 2009**

TABLE OF CONTENTS

This contract incorporates the following documents and sections in full text, unless stated elsewhere in the contract as incorporated by reference. Any inconsistency in the contract shall be resolved by giving precedence in the following order:

INCLUDED	DESCRIPTION
Contract Cover (Pages 1 and 2)	Contract Between the City and Contractor
Section 1	Price Schedules
Section 2	Representations/Certifications
Section 3	Statement of Work/Specifications
Section 4	Contract Management
Section 5	Miscellaneous Contract Clauses
Section 6	Attachments to Contract

CERTIFICATION OF CONTRACTOR

In response to the solicitation, I, the undersigned representative of the named contractor, hereby certify and represent as follows --

(1) That I have read and examined the solicitation in full and all attachments thereto, and that I have satisfied myself with respect to any questions I have regarding the solicitation; and
(2) That I am duly authorized by the named contractor to execute the bid and associated contract intending to bind the contractor to the City as stated in those documents; and
(3) That, if awarded the subject contract, the contractor will satisfactorily perform all work under that contract in strict accordance with its terms and conditions.

CONTRACT EXECUTION

IN WITNESS WHEREOF, the parties hereto have caused this contract to be executed by their duly authorized representatives, effective as of the commencement of the performance period ("Term") set forth on page 1 of this contract.

City of Tallahassee

(By) _____ (Seal)
(Signature)

Cathy Davis
Manager for Procurement Services

Contractor

(By) _____ (Seal)
(Signature)

M. DUNLAP 10K TK

Mark Dunlap PSD Service Manager 01-19-09
(Print/Type Name, Title and Date)

Attest
(City Representative)

(By) _____
(Signature)

Gary Herndon
City Treasurer Clerk

3-27-09
Execution Date

Approved As To Form:
(City Attorney)

(By) _____
(Signature)

Patrick E. Hurley, Senior Assistant City Attorney
(Print/Type Name, Title and Date)

X-tra copy of last PO & agreement.

FY15 RECURRING PURCHASE ORDER
Town of Lady Lake

Vendor #: 625

Vendor Name:
RING POWER CORP

5200 N US HWY 441

OCALA FL 34475

Deliver to:
Town of Lady Lake

PW UTILITIES

Lady Lake, FL 32159

Product Description (Include Item #)	QTY	Unit Cost (After Discount)	Account Number to Charge	Total Amount
WWTP Insp	1	$206	401-3503-535-34-10	$206
WWTP Annual svc/load test	1	$930	401-3503-535-34-10	$930
TH Insp	1	$206	001-1901-519-34-10	$206
TH Annual svc/load test	1	$855	001-1901-519-34-10	$855
EOC Insp	1	$164	001-4101-541-34-10	$164
EOC Annual svc/load test	1	$435	001-4101-541-34-10	$656
SWR Insp	4	$164	401-3503-535-34-10	$1,740
SWR Annual svc/load test	4	$434	401-3503-535-34-10	

*** Please attach as much backup paperwork as possible.

Total Requisition $9,455.00

Purpose:

Requested by: [signature] Date: 9-10-14

Department Head: [signature] Date: 9/11/14

Purchasing Mgr: _____ Date: _____

Finance Dept: _____ Date: _____

Town Manager: _____ Date: _____

Entered by: _____

Date: _____

P.O. No. _____

FY15 RECURRING PURCHASE ORDER
Town of Lady Lake

Vendor #: 625

Vendor Name:
RING POWER CORP
5200 N US HWY 441
OCALA FL 34475

Deliver to:
Town of Lady Lake
PW UTILITIES
Lady Lake, FL 32159

Product Description (Include Item #)	QTY	Unit Cost (After Discount)	Account Number to Charge	Total Amount
LS 1 Insp	1	$ 206	401-3503-535-34-10	$ 206
LS 1 Annual svc/load test	1	$ 745	401-3503-535-34-10	$ 745
LS 4 Insp	1	$ 206	401-3503-535-34-10	$ 206
LS 4 Annual svc/load test	1	$ 675	401-3503-535-34-10	$ 675
W 1 Insp	1	$ 206	401-3301-533-34-10	$ 206
W 1 Annual svc/load test	1	$ 675	401-3301-533-34-10	$ 675
W 2 Insp	1	$ 164	401-3301-533-34-10	$ 164
W 2 Annual svc/load test	1	$ 436	401-3301-533-34-10	$ 436
W 3 Insp	1	$ 206	401-3301-533-34-10	$ 206
W 3 Annual svc/load test	1	$ 745	401-3301-533-34-10	$ 745

*** Please attach as much backup paperwork as possible. **Total Requisition** continues

Purpose:

Requested by: _____ Date: _____

Department Head: _____ Date: _____

Purchasing Mgr: _____ Date: _____

Finance Dept: _____ Date: _____

Town Manager: _____ Date: _____

Entered by: _____
Date: _____
P.O. No. _____

FY14 RECURRING PURCHASE ORDER

Town of Lady Lake

Vendor No: 625

Vendor Name:
Ring Power Corp

5200 N US Hwy 441

Ocala, FL 34475

Deliver to:
Town of Lady Lake
DEPT: Public Wks Adm
136 Skyline Dr

Lady Lake, FL 32159

Product Description (Include Item #)	QTY	Unit Cost (After Discount)	Account Number to Charge	Total Amount
LS 1 Insp	1	$206.00	401-3503-535-34-10	$206.00
LS 1 annual svc/load test	1	$745.00	401-3503-535-34-10	$745.00
LS 4 Insp	1	$206.00	401-3503-535-34-10	$206.00
LS 4 annual svc/load test	1	$675.00	401-3503-535-34-10	$675.00
W 1 Insp	1	$206.00	401-3301-533-34-10	$206.00
W 1 annual svc/load test	1	$675.00	401-3301-533-34-10	$675.00
W 2 Insp	1	$164.00	401-3301-533-34-10	$164.00
W 2 annual svc/load test	1	$436.00	401-3301-533-34-10	$435.00
W 3 Insp	1	$206.00	401-3301-533-34-10	$206.00
W 3 annual svc/load test	1	$745.00	401-3301-533-34-10	$745.00
			CONTINUES....	
			Total Requisition	

Purpose:

Requested by: _____ Date: _____

Department Head: _____ Date: _____

Purchasing Mgr: _____ Date: _____

Finance Dept: _____ Date: _____

Town Manager: _____ Date: _____

Entered by: _____
Date: _____
P.O. No. _____

FY14 RECURRING PURCHASE ORDER

Town of Lady Lake

Vendor No: 625

Vendor Name:
Ring Power Corp

5200 N US Hwy 441

Ocala, FL 34475

Deliver to:
Town of Lady Lake
DEPT: Public Wks Adm
136 Skyline Dr

Lady Lake, FL 32159

Product Description (Include Item #)	QTY	Unit Cost (After Discount)	Account Number to Charge	Total Amount
WWTP Insp	1	$206.00	401-3503-535-34-10	$206.00
WWTP annual svc/load test	1	$930.00	401-3503-535-34-10	$930.00
TH Insp	1	$206.00	001-1901-519-34-10	$206.00
TH annual svc/load test	1	$855.00	001-1901-519-34-10	$855.00
EOC Insp	1	$164.00	001-4101-541-34-10	$164.00
EOC annual svc/load test	1	$435.00	001-4101-541-34-10	$435.00
SWR Insp	4	$164.00	401-3503-535-34-10	$656.00
SWR annual svc/load test	4	$435.00	401-3503-535-34-10	$1,740.00
				$0.00
			Total Requisition	$9,455.00

Purpose:

Requested by: Edwards Date: 9-25-13

Department Head: [signature] Date: 9/25/13

Purchasing Mgr: _____ Date: _____

Finance Dept: _____ Date: _____

Town Manager: _____ Date: _____

Entered by: _____
Date: _____
P.O. No. _____

Power CAT

ems Division

500 World Commerce Parkway
St Augustine, Fl. 32092
Phone: 904/347-0945

4-Year Customer Service Agreement (CSA)
Date: March 8, 2011

Company: Town of Lady Lake
Contact: C.T. Eagle – Public Works Director
Address: 136 Skyline Dr
City/State/Zip Lady Lake, FL 32159
Phone:352/751-1526, ext. Fax: 352/751-1595

Customer Contact Phone:
e-mail: cteagle@ladylakepw.org
Unit Location:
Customer Account No.:
PO Number:

Gensets Make: Various Model: See Below S/N: See Below KW: 50 - 500 VOLTS: PHASE:

Service Level – 1, Technical Analysis

1. Qualified technician to perform 52 point Technical Analysis
2. Chemically test engine coolant.
3. Take oil sample to have Ring Power Oil Laboratory analyze. If any problems are found we will advise you immediately to determine a plan of action
4. Thermal heat scan of engine, generator, and radiator
5. Provide service report # 565, this will advise of any problems noted with unit.

Service Level – 2, Annual Maintenance and Technical Analysis

1. Qualified technician to perform 52-point Technical Analysis
2. Chemically test engine coolant
3. Take an oil sample to have Ring Power Oil Laboratory analyze. If any problems are found we will advise you immediately to determine a plan of action.
4. Thermal heat scan of engine, generator and radiator
5. Change engine oil filter(s), Change fuel filter(s)
6. Drain engine crankcase oil & refill to proper capacity
7. Test run of engine to ensure no leaks, will prime fuel system if necessary
8. Dispose of used oil and filters adhering to EPA regulations
9. Provide service report # 565, this will advise of any problems noted with unit. We will advise and secure your authorization before proceeding with repairs.
10. Transfer switch test

Service Level – 3, Load Bank Testing (LBT) and Technical Analysis

1. Provide load bank test equipment and technician to perform ☒ 2-hour, ☐ 4-hour, ☒ resistive ☐ reactive bank test.

This agreement becomes effective at the date of signing and may be terminated by either party upon giving 30-days written notice. Ring Power Systems technicians are covered by Workman's Compensation and public liability insurance. In no event shall Ring Power Systems be liable for any indirect, special or consequential damages, such as, but not limited to, loss of anticipated profits or other economic loss in connection with, or arising out of, furnishing, functioning or the use of any items of equipment or services provided for in this agreement. If the equipment is not available for service at the scheduled time, the customer will be billed time and travel costs.

Pricing for Service Levels: Service Hours: Normal hours- 7:30am - 4:00pm

Location	KW	Make	Serial Number	Model Number	Semi Annual Inspection	Annual SVC & Load Test	Annual Total
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Well # 1	125	Cummins	I860839276	DVD	$206.00	$675.00	$881.00
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Well # 3	250	Cummins	B010204450	DFAC	$206.00	$745.00	$951.00
WWTP	500	Caterpillar	G6B01246	LC 6	$206.00	$930.00	$1,136.00
Town Hall	400	Caterpillar	G6B01421	LC 6	$206.00	$855.00	$1,061.00
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PW Shop	65	Baldor	P0710160002	TS80	$164.00	$435.00	$599.00
PW Shop	40	Generac	2059246	20A039768	$164.00	$435.00	$599.00
PW Shop	50	Cummins	L070140342	DGCA	$164.00	$435.00	$599.00
PW Shop	60	Detroit	399817	60DS60	$164.00	$435.00	$599.00
~~PW Shop~~	~~60~~	~~Fermont~~	~~72AHL2150~~	~~233-6444~~	~~$164.00~~	~~$435.00~~	~~$599.00~~
Annual Total							$10,054.00

Comments: Please note the load bank price is based on performing the load test at the same service interval as the level 2 service.

406-FSD, rev. 2/03

TOWN COMMISSION AGENDA ITEM

K-16

REQUESTED COMMISSION MEETING DATE: October 5, 2015

SUBJECT: Application for the 2016 Federal Fiscal Year FDOT Traffic Safety Grant

DEPARTMENT: POLICE

STAFF RECOMMENDED MOTION: Recommend approval to accept if awarded, the Federal Fiscal Year 2016 FDOT traffic safety grant.

SUMMARY: In June of 2014, the Police Department submitted a concept paper to the Florida Department of Transportation for evaluation regarding the possibility of senior driving traffic safety grants becoming available. Several months later, we were notified that we were not being considered. An FDOT representative advised that the proposed cost to fund the project exceeded any grant opportunities currently available and also some items requested were not permitted by FDOT criteria. However, I was requested to resubmit our concept paper for future consideration. The concept paper was resubmitted with some changes in mid-2015. On September 11, 2015, an email from FDOT was received indicating that the Lady Lake Police Department had been selected to receive funding for the 2016 Federal fiscal year in the anticipated amount of $23,365 by making application for that funding. Staff is requesting approval to make a formal application for the available funding.

FISCAL IMPACT: $23,365.00

[ ] Capital Budget
[ ] Operating
[X] Other – Grant Funding

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

[X] Other – FDOT Concept Paper and Grant Allocation Notification

[ ] Support Documents

Reviewed

DEPARTMENT HEAD Submitted Date 09/22/2015

FINANCE DEPARTMENT Approved as to Budget Requirements Date 9/21/15

TOWN MANAGER Approved Agenda Item for: 10/5/15 Date 9/22/15

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

Centennial FDOT 1915 ★ 2015

Florida Department of Transportation

RICK SCOTT
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JIM BOXOLD
SECRETARY

September 9, 2015

Chief Chris McKinstry
423 Fennell Blvd.
Lady Lake FL 32159

Dear Chief McKinstry:

The Florida Department of Transportation (FDOT) is pleased to inform you that your agency has been selected to receive grant funding for the 2016 Federal fiscal year, which begins October 1, 2015. Based upon funding levels awarded to the State of Florida for the fiscal year by the National Highway Traffic Safety Administration (NHTSA), grant awards may not be the same as the amount requested in your concept paper.

The following concept paper has been accepted with the funding levels stated below:

Concept Paper Title	Total Anticipated Award Amount	Funding Awarded on 10/01/15
Lady Lake Police Department Seniors Taking a Responsible Step for Safety (S.T.A.R.S.)	$23,365	$10,000

Attached is the new FDOT Subgrant form that will need to be completed for execution of your grant funding. The total amount of the subgrant cannot exceed the funding awarded on 10/01/15 listed above. Your assigned program manager is Ralph Salvas and you will need to coordinate with them to complete the form and submit for processing.

It is also important to note that just because something was listed in the concept paper, the selection does not mean that everything listed in the paper was approved and/or funded. You will need to coordinate with your assigned program manager to work on the details.

We look forward to working with you on this project. If you have any questions, please feel free to call our office or check our website for information, http://www.dot.state.fl.us/safety/3-Grants/Grants-Home.shtm.

Sincerely,

Chris Craig

Chris Craig, CPM
Traffic Safety Administrator
Florida Department of Transportation
CP: 226

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

HIGHWAY SAFETY CONCEPT PAPER

500-065-17
SAFETY
12/14

Applicant Agency: Lady Lake Police Department

Implementing Agency: Lady Lake Police Department

Concept Paper Title: Seniors Taking A Responsible Step For Safety (S.T.A.R.S.)

Amount Requested: $87,365.00

Priority Area for Concept Paper (Select Only One):

- ☒ Aging Road Users
- ☐ Community Traffic Safety Outreach
- ☐ Distracted Driving
- ☐ Impaired Driving
- ☐ Motorcycle Safety
- ☐ Occupant Protection and Child Passenger Safety
- ☐ Paid Media (FDOT Only)
- ☐ Pedestrian and Bicycle Safety
- ☐ Planning and Administration (FDOT Only)
- ☐ Police Traffic Services
- ☐ Public Traffic Safety Professionals Training
- ☐ Speed/Aggressive Driving
- ☐ Teen Driver Safety
- ☐ Traffic Records
- ☐ Traffic Records Coordinating Committee (TRCC)

Type of Project (Select Only One):

☒ Local ☐ Statewide

Type of Request (Select Only One):

☒ Initial ☐ Continuation – Year _____

Previous Year's Project Number (if Continuation):

_____

Ranking (if Local Project):

☒ City - _____ of _____ ☐ County - _____ of _____

OR ☐ Identified Need (Data outside of Fatalities and Injuries)

Head of Agency:

Name: Chris McKinstry

Title: Chief of Police

Address: 423 Fennell Blvd.
Lady Lake, Florida 32159

Phone: (352) 751-1567 Extension: _____ E-Mail: cmckinstry@ladylake.org

Project Contact:

Name: Aubrey Cash

Title: Executive Assistant to Town Manager

Address: 409 Fennell Blvd.
Lady Lake, Floirda 32159

Phone: (352) 751-1545 Extension: _____ E-Mail: acash@ladylake.org

FDOT USE ONLY:

Concept Paper Number: _____	Assigned Priority Area: _____
Postmark Date: _____	Planner Assigned: _____
Date Received: _____	Date Assigned: _____
Entered Into Database: _____	Planner Received: _____

Statement of the Problem: (Provide details about the traffic safety problem that you want to address.)

The Town of Lady Lake provides law enforcement services to a large segment of the senior community known as The Villages which is also the nation's fastest-growing metropolitan area, according to Census Bureau figures. The Villages has a population of approximately 105,000 residents and a daytime influx of an additional 20,000 visitors and workers. The Town of Lady Lake has within our municipal boundaries, a large commercial corridor serving The Villages population which directly impacts Town resources from non-residents who shop and play here. As a thriving, active, retirement community, the issues of an aging population contribute to the many challenges for public safety. In addition to the current resident population, the community is planned to expand to more than 115,000 residents with the associated increase in visitors and workers. The community promotes and encourages it's residents to maintain an active lifestyle that increases the demands for service beyond those typically associated with the senior population.

With Central Florida's burgeoning population we will continue to see increases in the numbers of people traveling on major roads. Statewide, 28,913 crashes occurred with a driver aged 65 or older. Statewide data indicates that drivers over age 77 have the highest rates of crash involvement and drivers over 83 have the highest rate of fatal crashes. The Florida Department of Transportation has identified The Town of Lady Lake as being in the top 25% of municipalites investigating crashes involving drivers over age 65.

The town has a sizeable senior population, which increases annually, and is home to large senior living communities. Our local data indicates a drastic increase in traffic crashes and a drastic increase in the percentage of those crashes involving drivers over 65 years of age:

2012 Total Crashes: 344 (183 involving drivers >65) or 53% of all Town PD investigated crashes.
2013 Total Crashes: 453 (258 involving drivers >65) or 57% of all Town PD investigated crashes.
2014 Total Crashes: 584 (358 involving drivers >65) or 61% of Town PD ivestigated crashes.

These statistics are staggering and support a multi-dimentional approach to prevent vehicle crashes. The Lady Lake Police Department recognizes the need to develop prevention measures through education and training programs, as well as, implementing self-assessment techniques for our community's senior drivers. According to the Centers for Disease Control and Prevention, the risk of being injured or killed in a motor vehicle crash increases as you age. Research substantiates that drivers and passengers 65 years of age and older involved in vehicle crashes suffer severe injuries and loss of life more often than any other age group.

Supporting Data: (Include at least three years of crash, injury, fatality, and citation data, to show the extent of the problem. If outside the top 25% for your city or county, provide further details to support your identified need.)

2012 Total Crashes: 344 (183 involving drivers >65) or 53% of all Town PD investigated crashes.
2013 Total Crashes: 453 (258 involving drivers >65) or 57% of all Town PD investigated crashes.
2014 Total Crashes: 584 (358 involving drivers >65) or 61% of Town PD ivestigated crashes.

Proposed Solution: (Provide the specific countermeasure(s), chapter, and section you plan on implementing from the NHTSA Countermeasures That Work guide, found at: http://www.ghsa.org/html/publications/countermeasures.html. Explain how the countermeasure(s) that you plan to implement will address the problem and how the funding that you have requested will support those countermeasure(s). If no NHTSA countermeasure(s) exist, explain the basis of your selected strategy and how it will be effective.)

The majority of the area that that is patrolled by the Lady Lake Police Department is The Villages, a 55+ retirement community with tremendous ammenities,as well as, a multitude of restaurants and shopping malls. The Town of Lady Lake has a greater share of the commercial/business and entertainment venue to serve, as opposed to the residential. Therefore, our agency has the lionshare of traffic enforcement resulting from the 95,000 residents of this very active lifestyle/mobile community.

According to the National Highway Traffic Safety Administration (NHTSA), by 2020, America will have 50 million citizens 65 years of age and older. The NHTSA reports that California and Florida will rank fist and second in older citizen population by 2025. The goal for most seniors is to maintain their independence as much as possible which includes owning and operating a motor vehicle.

As a solution to address the high rates of crashes that involve senior drivers in Lady Lake we propose Operation S.T.A.R.S. For Safety, (Seniors Taking A Responsible Step For Safety). The program's success will require a combination of educating, training, enforcement and community awareness.

S.T.A.R.S. for Safety Program will be conducted by Lady Lake Police Department personnel at Town facilities and in senior recreation centers within The Villages to provide public education regarding aging risk factors that affect safe driving, barriers to safe mobility, as well as, the unique and special challenges that our senior drivers face. Through static displays and interactive workshops, senior drivers can learn hands-on about reaction times, safe following distances, blind spots, rules of the road and safe driving practices. This interactive program will educate drivers and enhance their awareness of safe driving skills. The Lady Lake Police Department will partner with health providers to assist seniors with understanding the aging process. The S.T.A.R.S for Safety Program will combine health fair screening and informational lectures conducted by health professionals; including an opthamologist, audiologist and pharmacist. Educating our seniors about the dangers of vision, hearing and congnitve change will help them to better self-assess the limits of their abilities and potentially provide them with resources to safely prolong their independence.

Additionally, the Lady Lake Police Department has a certified CarFit Coordinator on staff to incorporate the CarFit principles to further increase the knowledge and skill level of the senior driver. The CarFit program examines the interior and exterior design of a vehicle to assist with visibility problems, drivers seat adjustment, maximizing seat belt/shoulder harness placement,etc.

Goals of this program include the reduction of traffic crashes and injuries by implementing enforcement campaigns by dedicated traffic enforcement officers targeting driving infractions in areas of frequent traffic crashes. This enforcement component will involve a prevalent use of educational materials for senior drivers. Conducting high-visibility enforcement operations at frequent crash locations in Lady Lake will require dedicated officers, vehicles and detection equipment. The primary focus for these operations will be to identify the violators of driving laws, conduct traffic stops, and the continuing education of motorists

Sustainability: (If local project, provide details about how you plan to continue the safety efforts after the initial funding period has ended. If you cannot continue the safety efforts, provide details about what will prevent you from continuing. Does not apply to statewide projects.)

The Project Administrator will use feedback and evaluation to determine how and if the program is moving in the direction of initial goals. The Project Administrator and evaluators will utilize the3R's method: review,refine, and renew. All members of the project team will review what has worked, what needs modification, what needs expansion, what budgetary issues have surfaced, and what the findings from early evaluation data indicate? Also, members of the project team will work on refining goals (with staff and stakeholders), objectives, the program design, and the research design. The Project Administrator will utilize sustainibility tips provided by the US Department of Labor:

1) To the extent possible, decisions will be based on data. Quarterly performance reports will be completed to allow project staff and partners make informed decisions on any changes or adaptations that may need to be made to meet goals and objectives.
2) This target audience are senior drivers. It is not anticipated nor expected, that this component shall change.
3) A detailed description of what services and activities are planned for sustainability are contained within this proposal.
The Project Administrator shall remain focused on the goal of sustainability throughout the duration of the project.

This focus on sustainability will include:

1) Monitoring whether the community has embraced our project and our efforts through participating partner feedback. Discussions will include the possibility of future financial support from community partners to support specific program components, in-kind contributions of time, space, etc., and perceived popularity with participants based on rate of participation or waiting lists.
2) Advancing public relations to highlight the need for the project and publish its successes. Keeping the media informed of events or inviting a member of the press to participate in planning events to improve publicity and make the public more aware of what the community is offering in support of senior safety.
3) The pursuit of multiple sources of funding will be accomplished early on. Consideration of community partner composition is important to ensure that there are members who are knowledgeable about financial considerations and avenues for future funding.

Project Objectives: (List the short term objectives that you have for the project. All objectives must be quantifiable, such as, "To reduce the number of crashes by 5% compared to the 3 year average of the most recent data by conducting 12 sobriety checkpoints during the sub-grant period; Providing 12 public education outreach events in the community during the sub-grant period.")

The objectives of the S.T.A.R.S. Program are:

Educate and remind senior drivers in the Town of Lady Lake about traffic laws and which traffic violations frequently cause crashes.

Educate, and demonstrate through active participation, to senior drivers in the Town of Lady Lake the effects of vision, hearing and reaction time changes.

Stop violators at high crash locations and issue educational material, when appropriate.

Reduce the number of traffic crashes involving senior drivers in the Town of Lady Lake by 5% compared to last years statistics through the use of the aforementioned educational and enforcement activities.

Evaluation: (Explain how you will determine each project objective has been met by using one or more of the following methods: Formative, Process/Administrative, Impact, and Outcome. Details about the four methods of evaluation can be found at http://www.dot.state.fl.us/safety/3-Grants/Grants-Home.shtm)

The program manager will document how many programs are put on along with the number of attendees in order to estimate the number of senior drivers that we are able to educate. The program manager will also document the number of enforcement activities that are conducted along with the number of warnings and citations that are issued. The number of violations detected over time will determine if the program is decreasing these violations. Finally, an annual review of traffic crash data will determine the percentage of decrease in traffic crashes involving senior drivers.

CONCEPT PAPER BUDGET

500-065-17
SAFETY
12/14

List each item for which you are requesting funding and the estimated cost of the item(s). Any matching funds that can be provided from other sources should be listed in the Match section. Equipment that has a per unit cost of $1,000 or more should be listed in the Operating Capital Outlay section.

BUDGET CATEGORY	TOTAL	FEDERAL FUNDING	MATCH	
			STATE	LOCAL
A. Personnel Services				
Overtime - LLPD Officers and Sergeants	$13,980	$13,980	$0	$0
400 Hours x $34.95/hour (avg. rate)				
FICA Benefits (7.65%)	$1,070	$1,070	$0	$0
Police Retirement (16.20%)	$2,265	$2,265	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
Subtotal	**$17,315**	**$17,315**	**$ 0**	**$ 0**
B. Contractual Services				
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
Subtotal	**$ 0**	**$ 0**	**$ 0**	**$ 0**
C. Expenses				
Educations/Promtional Material	$5,000	$5,000	$0	$0
Signicade 6 @ $175/each	$1,050	$1,050	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
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	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
Subtotal	**$6,050**	**$6,050**	**$ 0**	**$ 0**

CONCEPT PAPER BUDGET

500-065-17
SAFETY
12/14

BUDGET CATEGORY	TOTAL	FEDERAL FUNDING	MATCH	
			STATE	LOCAL
D. Operating Capital Outlay				
Vehicle	$25,000	$25,000	$0	$0
Equip vehicle - speed detection & video	$14,500	$14,500	$0	$0
Message board / radar trailer	$20,000	$20,000	$0	$0
Handheld speed detection device	$4,500	$4,500	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
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	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
Subtotal	**$64,000**	**$64,000**	**$ 0**	**$ 0**
E. Indirect Cost				
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
	$ 0	$0	$0	$0
Subtotal	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Total Cost of Project	**$87,365**	**$87,365**	**$ 0**	**$ 0**

L-17

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 5, 2015

SUBJECT: **Ordinance No. 2015-14 – First Reading** – An Ordinance Amending the Town of Lady Lake's Code of Ordinances Chapter 10.5, Pensions and Retirements, Article III, Police Officers' Retirement Trust Fund; by Amending Section 10.5-34, Finances & Fund Management – Establishment and Operation of Fund

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DEPARTMENT: Town Manager/Town Clerk

STAFF RECOMMENDED MOTION: Approval of **Ordinance No. 2015-14 – First Reading** – An Ordinance Amending the Town of Lady Lake's Code of Ordinances Chapter 10.5, Pensions and Retirements, Article III, Police Officers' Retirement Trust Fund; by Amending Section 10.5-34, Finances & Fund Management – Establishment and Operation of Fund

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SUMMARY:

At the June 10, 2015 Police Pension Board meeting, the Board considered a recommendation by The Bogdahn Group to broaden the asset allocation percentages to include real estate investments (not to exceed 15%), and authorized the Board attorney to draft an ordinance to that effect. At the September 9, 2015 Police Pension Board meeting, Scott Christiansen, Board Attorney, proposed the attached draft ordinance for the Board's approval. This ordinance amends Section 10.5-34, Finances and Management – Establishment and Operation of Fund and allows a modification of the investment allocation percentages as discussed. Excerpts of the minutes of both meetings are attached. The Town Commission is scheduled to vote on this ordinance for second/final reading at its meeting on October 19, 2015.

FISCAL IMPACT: -0-

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: [X] Ordinance [ ] Resolution [ ] Budget Resolution
[ ] Other
[ ] Support Documents/Contracts

DEPARTMENT HEAD	Submitted	Date	
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date	
HR	Approved as to Form	Date	9/29/15
TOWN MANAGER	Approved Agenda Item for: 10-5-15	Date	10/1/15

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

ORDINANCE NO. 2015-14

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA, AMENDING CHAPTER 10.5, PENSIONS AND RETIREMENT, ARTICLE III, POLICE OFFICERS' RETIREMENT TRUST FUND, OF THE CODE OF ORDINANCES OF THE TOWN OF LADY LAKE, BY AMENDING SECTION 10.5-34, FINANCES AND FUND MANAGEMENT – ESTABLISHMENT AND OPERATION OF FUND; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1: That Chapter 10.5, Pensions and Retirement, Article III, Police Officers' Retirement Trust Fund, of the Code of Ordinances of the Town of Lady Lake, is hereby amended by amending Section 10.5-34, Finances and Fund Management – Establishment and Operation of Fund, subsection (6)(b), to read as follows:

(6)(b) All monies paid into or held in the fund shall be invested and reinvested by the board and the investment of all or any part of such funds shall be limited to:

1. Annuity and life insurance contracts with life insurance companies in amounts sufficient to provide, in whole or in part, the benefits to which all of the members in the fund shall be entitled under the provisions of this system and pay the initial and subsequent premium thereon.

2. Time or savings accounts of a national bank, a state bank insured by the Bank Insurance Fund or a savings/building and loan association insured by the Savings Association Insurance Fund which is administered by the Federal Deposit Insurance Corporation or a state or federal chartered credit union whose share accounts are insured by the National Credit Union Share Insurance Fund.

3. Obligations of the United States or obligations guaranteed as to principal and interest by the government of the United States or by an agency of the government of the United States.

4. Bonds issued by the State of Israel.

5. Stocks, commingled funds ~~administered by national or state banks~~, mutual funds or other investment vehicles approved by the board and bonds or other evidences of indebtedness, provided that:

   a. Except as provided in subparagraph b., all individually held securities and all securities in a commingled or mutual fund or other investment vehicle approved by the board must be issued or guaranteed by a corporation organized under the laws of the United States, any state or organized territory of the United States, or the District of Columbia.

   b. Up to twenty-five (25) percent of the assets of the fund at market value may be invested in foreign securities.

   c. ~~The board shall not invest more than five (5) percent of its assets in the common stock, capital stock, or convertible securities of any one (1) issuing company, nor shall t~~The aggregate investment in any one issuing company shall

not exceed five (5) percent of the outstanding capital stock of that company; nor shall the aggregate of its investments in common stock, capital stock and convertible securities at market exceed sixty-five (65) percent of the assets of the fund.

6. Real estate investments in an amount not to exceed fifteen percent (15%) at market value of the assets of the fund. The Board may invest in real estate directly or through an investment vehicle approved by the Board.

7. In addition, the Board may, upon recommendation by the board's investment consultant, make investments in group trusts meeting the requirements of Internal Revenue Service Revenue Ruling 81-100, Revenue Ruling 2011-1, IRS Notice 2012-6 and Revenue Ruling 2014-24 or successor rulings or guidance of similar import, and operated or maintained exclusively for the commingling and collective investment of monies, provided that the funds in the group trust consist exclusively of trust assets held under plans qualified under section 401(a) of the code, individual retirement accounts that are exempt under section 408(e) of the code, eligible governmental plans that meet the requirements of section 457(b) of the code, and governmental plans under 401(a)(24) of the code. For this purpose, a trust includes a custodial account or a separate tax favored account maintained by an insurance company that is treated as a trust under section 401(f) or under section 457(g)(3) of the code. While any portion of the assets of the fund are invested in such a group trust, such group trust is itself adopted as a part of the system or plan.

   a. Any collective or common group trust to which assets of the fund are transferred pursuant to subsection c. shall be adopted by the Board as part of the plan by executing appropriate participation, adoption agreements, and/or trust agreements with the group trust's trustee.

   b. The separate account maintained by the group trust for the plan pursuant to subsection c. shall not be used for, or diverted to, any purpose other than for the exclusive benefit of the Members and Beneficiaries of the plan.

   c. For purposes of valuation, the value of the separate account maintained by the group trust for the plan shall be the fair market value of the portion of the group trust held for the plan, determined in accordance with generally recognized valuation procedures.

SECTION 2: Incorporation into the Code. Specific authority is hereby granted to codify and incorporate this Ordinance in the existing Code of Ordinances of the Town of Lady Lake.

SECTION 3: Repeal of Prior Inconsistent Ordinances and Resolutions. All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 4: Severability. If any section, subsection, sentence, clause, phrase of this ordinance, or the particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby.

SECTION 5: Effective Date. That this Ordinance shall become effective upon its adoption.

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 and final reading.

TOWN OF LADY LAKE, FLORIDA

Ruth Kussard, Mayor

ATTEST:

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

Derek Schroth, Town Attorney

DRAFT

MINUTES OF THE LADY LAKE
REGULAR POLICE PENSION BOARD MEETING
LADY LAKE, FLORIDA
June 10, 2015

The Police Pension Board Meeting was held in the Town Hall Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida.

A. CALL TO ORDER: Member Lt. Tempesta called the meeting to order at 1:30 p.m.

MEMBERS PRESENT: Member Lt. Robert Tempesta, Member Lt. Jason Brough; Member John Schmied and Member Pete Chiasson

TOWN STAFF PRESENT: Jeannine Michaud, Finance Director; Chris McKinstry, Police Chief; and Nancy Slaton, Deputy Town Clerk

ALSO IN ATTENDANCE: Scott Christiansen of Christiansen & Dehner, P.A.; David West of Bogdahn Consulting, LLC; Mayor Ruth Kussard; Officer Vernon Wherry; and Dee Dee Rountree

B. PUBLIC COMMENT

Member Tempesta asked if anyone in the audience had any comments or questions. There were no questions or comments.

C. OLD BUSINESS

1. Approval of Minutes: Regular Meeting – March 11, 2015

Upon a motion by Member Schmied and seconded by Member Lt. Brough, the Board approved the meeting minutes of March 11, 2015, as presented, by a vote of 4-0.

2. Consideration/Discussion of a Recommendation to Change the Asset Allocation (David West of The Bogdahn Group)

David West of The Bogdahn Group passed out a copy of the Investment Policy Statement that has been revised with recommended changes. He explained to the two new members that his company is the investment consultant for the plan and assists in the engineering of the investments, and works with the actuary to make sure the documents meet actuarial requirements. He stated their objective is to construct the investments to preserve the assets and meet actuarial rates, and that they monitor the performance of the managers of the plan.

Mr. West stated that this recommendation to broaden asset allocations has been discussed previously and was most recently brought up at the last meeting. He stated that they are governed by statutory requirements and local ordinance, and those restrictions are used in the drafting of the investment policy statement. He stated the current asset allocations are fairly restricted by the local ordinance at this time. Mr. West stated that he and Mr. Christiansen had worked together to revise an ordinance for another nearby municipality and some of the language from that ordinance was used in the suggested revisions to the Town's local ordinance as

presented in the handout. He stated the Town Commission would have to approve a revised ordinance as the first step in changing asset allocations.

Mr. West reviewed the suggested changes to target allocations as follows:

Asset Class	Current Target	Proposed Target	Proposed Range	Benchmark Index
Domestic Equity	50%	45%	40-50%	Russell 3000
International Equity	10%	15%	10-20%	MSCI-ACWIxUS
Broad Market Fixed Income	40%	25%	25-35%	Barclay's Aggregate
Global Fixed Income	0%	5%	0-7%	B of A ML GlobalxUS
TIPS	0%	0%	0-7%	Barclays Int. TIPS
Real Estate	0%	10%	0-15%	ODCE Property Index

Member Chiasson clarified that the proposed asset allocations are to broaden the types of investments the plan can make to include more global fixed income investments and real estate which will decrease the percentages of other asset types in order to expand into those markets.

Mr. West agreed and continued to explain the investment possibilities for the proposed changes to include real estate, which should consist of brick and mortar commercial leases, and global bond markets. He stated that they have added a whole new level of screening for any new managers for these proposed asset additions to insure inherent safety mechanisms are in place. Mr. West stated if the asset allocations are changed, he will arrange an educational session for the Board regarding real estate and global bond investments.

Member Chiasson asked if the size of this fund (currently at $6.6 million) will restrict real estate investments to one or two instruments.

Mr. West replied that this fund is small compared to some others in the state and it will restrict investments, although there are a couple of vetted managers who will accept this size of an investment to manage. He stated Real Estate Operating Funds (REOPs) are another way to utilize real estate investments, although he does not recommend it as it is essentially an equity.

Mr. West stated that his company cannot do anything until the Board makes a recommendation for the change, which must then be approved by the Town Commission by local ordinance. He stated that the Investment Policy Statement would then be changed as well, and it must be publically noticed for 31 days to allow for any objections or issues to be noted before it is official.

Member Lt. Tempesta asked Mr. Christiansen what the Board's next step should be.

Mr. Christiansen replied that the Board would need to make a recommendation for the asset allocation change, then it would be considered by the Town Commission by ordinance change before the Investment Policy Statement is changed. He stated that previous comments by Town staff have been on the conservative side in regard to changes.

Member Lt. Brough commented that one of the Commissioners suggested this change at the last meeting according to the minutes.

Mr. Christiansen agreed, stating that the Commissioner was bothered by the fact there was so much invested in bonds. He suggested that perhaps a Town Commission workshop or meeting can be held if he drafts an ordinance and Mr. West could attend to explain the reasoning for the changes.

After further discussion, Mr. Christiansen stated that even if the Town agrees to change the ordinance to allow the Board leeway to invest in other areas, the Board will still make the decision as to whether they want to or not.

Members of the Board agreed with Mr. Christiansen's suggestion that the language of the new ordinance should be conservative enough to allow for the suggested changes in asset allocation, which could be the basis for discussion at a workshop and the proposed revisions to the Investment Policy Statement.

Upon a motion by Member Schmied and a second by Member Lt. Brough, the Board authorized Mr. Christiansen, Board Attorney, to draft an ordinance based on the recommended changes to the Investment Policy Statement regarding asset allocations, by a vote of 4-0.

As an addendum to this motion, the Board agreed that a workshop may need to be scheduled for the Town Commission to review the newly drafted ordinance and that Mr. West may need to be in attendance to discuss the ordinance revision (at no additional cost to the Town).

D. NEW BUSINESS

Board Attorney Scott Christiansen stated that outgoing members Officer Vernon Wherry and Dee Dee Rountree are present at this meeting. He thanked them for their many years of service on the Board and stated he enjoyed working with them, as did the members of the Board.

3. Introduction of New Commission Appointed Board Member – Pete Chiasson

Member Lt. Tempesta introduced Pete Chiasson as a new Police Pension Board member appointed by the Town Commission at their meeting of May 18, 2015 to replace Member Van Reynolds who resigned in May. He asked Mr. Chiasson to tell the Board a little about himself.

Member Chiasson stated his business expertise has largely been in the marketing and management areas, and that he has some experience in investing on a personal level. He commented that he is glad to be on the Board and looks forward to working with everyone.

4. Acknowledgement of the Police Officer Reappointment of Member Lt. Robert Tempesta and the Police Officer Appointment of Lt. Jason Brough

Board Attorney Scott Christiansen stated that every two years, two board positions for the Town of Lady Lake Police Pension Board are up for renewal. He stated that these positions were filled by Officer Wherry and Lt. Robert Tempesta, and since Officer Wherry relinquished his position, the membership elected Lt. Robert Tempesta and Lt. Jason Brough. They have agreed to serve on this board for the next two years.

5. Consideration of a Board Selected Appointment to the Police Pension Board to Replace Member Rountree

Mr. Christiansen reported that the Board has received State monies in the amount of $98,306, and confirmed with the Finance Director that the money has been deposited into the plan's account.

Mr. Christiansen confirmed that the reports from Foster & Foster are being put on the Town's website as a compliance requirement.

Mr. Christiansen reported further on Senate Bill 172 regarding the shared contribution component, which this plan is not required to have in place until 2017. He stated that the Division of Retirement has answered questions by some of the plans and has posted these on their website.

a) Draft Ordinance No. 2015-14 - Modification of Investment Allocation

Mr. Christiansen stated that he prepared a draft ordinance to allow for changes in the investment parameters to include real estate investments up to a max of 15%, and to allow the Board to invest in an investment vehicle called a group trust, as directed by the Board at the last meeting.

Member Chiasson asked for clarification on the wording in the ordinance regarding investments not exceeding 5% and aggregate investments not exceeding 65%.

Mr. Christiansen explained that the first limitation is that the plan cannot invest in more than 5% in any one company, and the second limitation is that all of the plan's total portfolio cannot exceed 65% of the fund.

After further discussion, and upon a motion by Member Schmied, and a second by Member Tempesta, the Board approved sending this draft ordinance to the Town Commission with a recommendation that they approve it.

Town Manager Kris Kollgaard commented that the Board recommended a workshop meeting for the Commission regarding this ordinance at the last meeting, and asked if the Board still wanted to hold a workshop.

Mr. Christiansen stated that he would leave it up to the Town Manager. He said the issue is to convince the Commission that this is a good thing to do, and perhaps a representative from the Bogdahn Group could attend the Commission meeting to answer any questions.

Ms. Kollgaard recommended that this ordinance go before the Town Commission for first reading at their meeting on October 5th, and for second/final reading on October 19th. She agreed it would be helpful to have someone from the Bogdahn Group in attendance to answer any questions by the Commission.

Mr. West of the Bogdahn Group stated that he would not be able to attend on October 5th, but that he could schedule a colleague to attend the meeting to answer any questions.

It was the consensus of the Board that this ordinance go directly on the agenda of the October 5th Commission meeting with a representative from the Bogdahn Group attending to answer any questions; with no workshop necessary.

Proposed 2016 Meeting Dates

L-18

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 5, 2015- Second Reading

SUBJECT: **Ordinance 2015-13 - An Ordinance of The Town of Lady Lake, Lake County, Florida; Amending the Text of Policy 1-10.1, F) of The Future Land Use Element of The Lady Lake Comprehensive Plan 2030; Allowing For The Construction of Individual Single Family Dwelling Units On Lots of Record Existing As of September 21, 2006, In The Manufactured Home High Density (MH-HD) Future Land Use Designation.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2015-13 - An Ordinance of The Town of Lady Lake, Lake County, Florida; Amending the Text of Policy 1-10.1, F) of The Future Land Use Element of The Lady Lake Comprehensive Plan 2030.

The Town of Lady Lake has filed a text amendment to the Comprehensive Plan 2030 in an effort to address a necessary correction to the description of the Manufactured Home High Density (MH-HD) Future Land Use (FLU) Classification. This amendment is directly related to the request to annex properties in the Orange Blossom Gardens Subdivisions into the Town of Lady Lake, and to rezone them to the Mixed Residential Medium Density (MX-8) FLU classification.

Orange Blossom Gardens has been in existence since the 1960's and was begun as a mobile home community in Lake County, Florida (unincorporated). In the 1980's, the Town of Lady Lake began to annex areas of Orange Blossom Gardens, assigning them the R-3 zoning classification which permitted mobile home construction. In August of 1989, Ordinance 89-22 of the Town of Lady Lake amended the R-3 classification of the Town's zoning ordinance to allow mobile homes, as well as pre-fabricated homes. In the following year, under Ordinance 90-102, the Town again amended the R-3 zoning category to allow site-built homes.

On August 15, 1994, through Ordinance 94-08, the Town of Lady Lake elected to repeal numerous ordinances and provisions by adopting "The Land Development Code of the Town of Lady Lake", as well as an accompanying Town Zoning Map. The properties of Orange Blossom Gardens were given the zoning classification of Mixed Residential Medium Density (MX-8), which permitted mobile home construction, as well as single-family conventional construction.

Finally, under Ordinance 2006-68 adopted September 21, 2006, the Town Commission of the Town of Lady Lake amended the language the Manufactured Home High Density (MH-9) to allow individual single family dwelling units to be located on lots of record existing as of September 21, 2006. Until that time, the MH-9 zoning classification was the only residential classification that did not permit single-family residential construction. Given the age of many of the mobile homes in the community, the ordinance expanded the opportunity for those choosing to replace their mobile home to do so with a conventional single family home.

Again, the areas of the Villages (Orange Blossom Gardens/Hills) were rezoned MX-8 in 1994; therefore, the zoning has long been in place for either construction type. However, concurrent with the adoption of Ordinance 94-08, the Town failed to amend the Future Land Use Classification to Mixed Residential Medium Density (MR-MD), the properties remained under the MH-HD future land use classification which permitted only the manufactured home and mobile home construction types.

Given that the MX-8 zoning classification density (8 dwelling units per acre) is less than the density allowed under the Manufactured Home High Density classification (9 dwelling units per acre), the Town at this time is requesting a text amendment to the Comprehensive Plan to incorporate the necessary language to the MH-HD future land use classification to allow both housing types as intended under Ordinance 94-08, and edified by the adoption of Ordinance 2006-68 to allow the replacement of mobile and manufactured homes town-wide (at least for those lots of record which existed prior to September 21, 2006, of which those lots assigned MX-8 in 1994 within the Villages qualify). The amendment will in no way prohibit the residents of the MH-HD future land use classification from choosing the construction type of their home through its passage.

This amendment is consistent with the Town's Comprehensive Plan policy:

Policy HSG 1-1.2: Promote a Diversity of Housing Types. The Town's Future Land Use Map shall designate the appropriate land uses to accommodate a diversity of housing needs.

Public Hearings

The **Planning and Zoning Board** heard the application for Ordinance 2015-13 at their regular meeting on Monday, September 14, 2015. (Recommendation to be provided to the Town Commission at the meeting).

At their regular meeting on Wednesday, September 16, 2015, the **Local Planning Agency** considered **Ordinance 2015-13** and recommended approval by a vote of 5-0.

At their Special Meeting on Wednesday, September 16, 2015 the **Town Commission** voted 5-0 for approval of Ordinance **2015-13** upon First Reading.

FISCAL IMPACT: $_____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

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

[ ] Other

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

---

WL 9-24-2015

DEPARTMENT HEAD **Submitted** 9/24/15 **Date**

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

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

TOWN MANAGER **Approved Agenda Item for:** 10/5/15 **Date** 9/24/15

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

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

[ ] Approved with Modification

ORDINANCE NO. 2015-13

AN ORDINANCE OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA; AMENDING THE TEXT OF POLICY 1-10.1, F) OF THE FUTURE LAND USE ELEMENT OF THE LADY LAKE COMPREHENSIVE PLAN 2030; ALLOWING FOR THE CONSTRUCTION OF INDIVIDUAL SINGLE FAMILY DWELLING UNITS ON LOTS OF RECORD EXISTING AS OF SEPTEMBER 21, 2006, IN THE MANUFACTURED HOME HIGH DENSITY (MH-HD) FUTURE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 2, 1981, the Town Commission of the Town of Lady Lake (the "Town") adopted a Comprehensive Plan pursuant to requirements set forth in Florida Statutes, and on December 2, 1991, the Town substantially amended its Comprehensive Plan pursuant to Ordinance 91-21 in order to comply with the requirements of Chapter 163.3164 and Chapter 163.3184, Florida Statutes (the "Lady Lake Comprehensive Plan"); and

WHEREAS, on August 15, 1994, the Town adopted the Town of Lady Lake Land Development Regulations (the "LDRs") for the purpose of implementing the Lady Lake Comprehensive Plan; and

WHEREAS, the Lady Lake Comprehensive Plan and LDRs meet the requirements of Chapter 163, Florida Statutes, Florida Administrative Code (the "Minimum Criteria for Review of Local Government Comprehensive Plans and Determination of Compliance of the Department of Community Affairs"); and

WHEREAS, on September 21, 2006, under Ordinance 2006-68, the Town of Lady Lake amended the Land Development Regulations to allow for the construction of individual single-family homes in the Manufactured Home High Density (MH-9) zoning designation for lots of record existing as of September 21, 2006; and

WHEREAS, to establish consistency between the Manufactured Home High Density (MH-HD) Future Land Use Designation of the Comprehensive Plan and the Manufactured Home High Density (MH-9) zoning designation of the LDR's, and the Mixed Residential Medium Density (MX-8) zoning designation of the LDR's, the text amendment is necessary; and

WHEREAS, this Ordinance was noticed in accordance with Chapter 163, Florida Statutes, pertaining to comprehensive plan amendments and Chapter 166, Florida Statutes, pertaining to the procedure for adoption of ordinances, and public hearings were held before the Planning and Zoning Board, the Land Planning Agency and the Town Commission of the Town of Lady Lake; and

WHEREAS, the text amendment to the Lady Lake Comprehensive Plan effectuated by this Ordinance was found to be in compliance with the Lady Lake Comprehensive Plan by the Florida Department of Economic Opportunity.

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

Section 1. **Authority and Findings.** This Ordinance is adopted in accordance with and pursuant to the provisions of Sections 163.3164, Florida Statutes (the "Local Government Comprehensive Planning and Land Development Regulation Act"), Section 163.3184, Florida Statutes, which sets forth the process for amending a comprehensive plan, and Chapter 166, Florida Statutes, pertaining to the procedures for adoption of ordinances. In accordance with Sections 163.3164 and 163.3184, Florida Statutes, the Town hereby finds this Ordinance and the comprehensive plan amendment provided herein to be consistent with the Lady Lake Comprehensive Plan.

Section 2. **Amendment to Policy 1-10.1 F) of the Future Land Use Element of Lady Lake Comprehensive Plan.** Policy 1-10.1, F) of the Future Land Use Element of the Lady Lake Comprehensive Plan is hereby amended as set forth in **Exhibit A** attached hereto.

Section 3. **Severability.** If any section, sentence, clause, phrase or word of this Ordinance is for any reason held, or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not effect the remaining portions of this ordinance; and it shall be construed to have been the Town Commission's intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts, shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not effect the applicability thereof to any other person, property or circumstances.

Section 4. **Effective Date.** This ordinance shall become effective as provided in Chapter 163.3184, Florida Statutes.

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 and final reading.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

EXHIBIT "A"

F.) Manufactured Home - High Density (MH-HD). Development within the manufactured home, high density land use category shall be limited to manufactured homes. Densities cannot exceed nine (9) units/acre. Single family, multi-family, commercial and industrial uses are prohibited, however, a mixed use PUD shall be allowed as outlined in Policy FLU 1-10.2. Public facilities shall be allowed as outlined in Policy FLU 1-2.3 and OBJECTIVE FLU 1-8. Individual single family dwelling units may be constructed on lots of record in the MH-HD category existing as of September 21, 2006.

TOWN OF LADY LAKE
TEXT AMENDMENT TO THE COMPREHENSIVE PLAN

1. Applicant's Name: Town of Lady Lake

   Mailing Address: 409 Fennell Boulevard, Lady Lake FL 32159

   Email Address: kkollgaard@ladylake.org

   Telephone #: (352) 751-1544

2. Please reference Chapter and Section of the Comprehensive Plan which you are seeking to amend: Policy FLU 1-10.1 F.)

3. The amendment requested is as follows: Allowing for the construction of individual single family dwelling units on lots of record existing as of September 21, 2006, in the Manufactured Home - High Density Future Land Use Designation.

4. The amendment should be supported for the following reasons:

   Please attach a justification statement to this application on letterhead or on a document which clearly indicates that it is authored by the applicant with the contact information clearly depicted.

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

Kris D Kollgaard
Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT.

Office Use:

Date Application Received: 8/21/15 Received by: TC

Fees Paid: N/A

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Kristen Hallgard 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:

Text amendment to Comprehensive Plan

(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 27 day of August, 2015, by Kristen Hallgard, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

JULIA MAE WOLFE
MY COMMISSION # FF128074
EXPIRES: June 01, 2018

REC 5.00
TF 1.00

89 47627

BOOK 1029 PAGE 0534

ORDINANCE 89-22

AN ORDINANCE AMENDING SECTION 12.15 OF THE TOWN OF LADY LAKE PLANNING AND ZONING ORDINANCE PERTAINING TO PERMITTED USES IN THE R-3 ZONING DISTRICT; PROVIDING PRE-FABRICATED HOMES AS A PERMITTED USE IN THE R-3 DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

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

Section 12.15 of Article XIII of the Town of Lady Lake Zoning Ordinance is hereby amended to provide as follows:

1. One single family dwelling unit, which may be either a mobile home or a pre-fabricated home, ~~of mobile construction~~ having a minimum area of six hundred (600) square feet. The finished floor of all pre-fabricated homes must be at least 12 inches above the surrounding grade. The minimum width of any pre-fabricated home shall be not less than 24 feet.

2. Accessory structures, such as carports, utility buildings, etc., thereto, not to include guest cottages.

3. Public parks.

4. Recreational facilities incidental to the mobile home park.

5. Self-service laundromats, provided, however, that this land is so situated within the park to be equally convenient to all residents of the park, and also, provided that it is intended for use of the residents of the park only.

This Ordinance shall take effect immediately upon its final adoption by the Town Commission of the Town of Lady Lake.

PASSED AND ORDAINED this 21st day of August, 1989, by the Town Commission of the Town of Lady Lake, Florida.

Yvonne I. Knudson
Yvonne I. Knudson, Mayor
Town of Lady Lake

ATTEST:

Ellie L. Whigham
Ellie L. Whigham, Clerk

Passed First Reading 08/07/89

Passed Second Reading 08/21/89

Approved as to form:
Town Attorney

zon-am.ord

OCT 4 10 34 AM '89

90 21808

BOOK 1056 PAGE 1954

REC 5.00
TF 1.00

RESOLUTION 90-102

A RESOLUTION GRANTING THE PETITION OF ORANGE BLOSSOM HILLS, INC. FOR A CLASSIFICATION OF USE IN AN R-3 ZONING DISTRICT FOR ORANGE BLOSSOM GARDENS.

BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA AS FOLLOWS:

1. The petition by Orange Blossom Hills, Inc. for a classification of use in the R-3 Zoning District for Orange Blossom Gardens to allow the site-built homes is hereby granted based upon the findings of facts set forth hereafter to Orange Blossom Gardens only. The homes shall be at least 24 feet wide at the main body of the house.

2. The Commission finds:

(a) That this use will be no more obnoxious or detrimental to the community than the prefabricated homes which are currently allowed under the R-3 Zoning District Classification as the homes will be identical when completed as the only difference is in the fabrication method and not the end product.

(b) The gross density of Orange Blossom Gardens is only 3.72 units per acre.

(c) The community is a master planned, closed retirement community with central water and sewer and has received a development order as a development of regional impact.

This resolution shall take effect immediately upon its final adoption by the Town Commission of the Town of Lady Lake.

PASSED AND ADOPTED this 16th day of April, 1990 by the Town Commission of the Town of Lady Lake, Florida.

Storm Kern
Storm T. Kern, Mayor
Town of Lady Lake

ATTEST:

Ellie L. Whigham
Ellie L. Whigham, Town Clerk

MAY 4 10 40 AM '90

ORDINANCE NO. 94- 08

AN ORDINANCE OF THE TOWN OF LADY LAKE, FLORIDA, PERTAINING TO LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR GENERAL PROVISIONS AND ADMINISTRATIONS; PROVIDING FOR DEFINITIONS AND INTERPRETATIONS; PROVIDING FOR DEVELOPMENT PROCEDURES AND REGULATIONS; PROVIDING FOR A CONCURRENCY MANAGEMENT SYSTEM; PROVIDING FOR CONDITIONAL USES AND SPECIAL EXCEPTIONS; PROVIDING FOR SITE DEVELOPMENT PLAN REGULATIONS; PROVIDING FOR SUBDIVISIONS AND PLATS; PROVIDING MISCELLANEOUS REGULATIONS; PROVIDING LANDSCAPING AND TREE PROTECTION; PROVIDING WATER-EFFICIENT LANDSCAPING; PROVIDING ENVIRONMENTAL REGULATIONS; PROVIDING STORMWATER MANAGEMENT; PROVIDING WATER AND SEWER STANDARDS SPECIFICATIONS; PROVIDING TRANSPORTATION STANDARDS; PROVIDING BUILDING AND FIRE REGULATIONS; PROVIDING SIGN REGULATIONS; PROVIDING WELLFIELD AND AQUIFER PROTECTION; PROVIDING FOR HISTORIC AND ARCHEOLOGICAL RESOURCE PROTECTION; PROVIDING FOR AN OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. "The Land Development Code of the Town of Lady Lake, Florida," dated August 15, 1994 consisting of Chapters 1-19, which are attached hereto as Attachment A, are hereby adopted.

Section 2. The following ordinances and provisions are hereby repealed:

(a) Sections 2-71 through 2-87, Chapter 2, Article III, Division 2, Code of Ordinances (Code Enforcement Board);

(b) Section 3-2, Chapter 3, Code of Ordinances (Alcoholic Beverages);

(c) Article I, Chapter 5, Code of Ordinances (Buildings and Building Regulations);

(d) Chapter 6, Code of Ordinances (Flood Prevention and Protection);

(e) Sections 7-91 through 7-100, Chapter 7, Article III, Code of Ordinances (Hazardous Waste/Health and Sanitation);

(f) Chapter 7.5, Code of Ordinances (Landscaping and Trees);

(g) Section 9-4, Chapter 9 (Mobile Home Lot Size/Mobile Homes and Recreational Vehicles);

(h) Chapter 11, Code of Ordinances (Planning);

93-15 (Tents) codified in Section 5-26, Chapter 5, Article II, Code of Ordinances, shall remain in full force and effect.

(o) All ordinances and resolutions pertaining to land development regulations of a general or permanent nature enacted on or before August 15, 1994, which are in conflict with the Land Development Code.

Section 3. The repeal provided for in Section 2 hereof shall not be construed to revive any ordinance or part thereof that has been repealed by a subsequent ordinance that is repealed by this ordinance.

Section 4. Additions or amendments to the Land Development Code when passed in the form as to indicate the intention of the Town Commission to make the same a part of the Land Development Code shall be deemed to be incorporated in the Land Development Code, so that reference to the Land Development Code includes the additions and amendments.

Section 5. This ordinance shall become effective on August 15, 1994.

PASSED AND ORDAINED by the Town Commission for the Town of Lady Lake, Florida, this 15th day of August, 1994.

TOWN OF LADY LAKE, FLORIDA

By: Lee W. Hokr
Lee W. Hokr, Mayor

ATTEST:
Ellie L. Whigham
Ellie L. Whigham, Town Clerk

Passed on First Reading 08/01/94.

Passed on Second Reading 08/15/94.

Approved as to Form:
Robert Q. Williams
Town Attorney

CFN 2006150579
Bk 03276 Pgs 2337 - 2342; (6pgs)
DATE: 10/06/2006 09:06:45 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 52.50

ORDINANCE 2006 - 68

AN ORDINANCE OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA; AMENDING THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS; CHAPTER 5, ZONING DISTRICT REGULATIONS, SECTION 4, ZONING DISTRICT USES, SUBSECTION (f), MANUFACTURED HOMES HIGH DENSITY; AMENDING PROVISIONS GOVERNING PERMITTED USES IN THE DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING 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 Code of the Town of Lady Lake, Florida in accordance with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part II, Florida Statutes; and

WHEREAS, on March 9, 2006, pursuant to the provisions of the Town of Lady Lake Land Development Code, the Planning and Zoning Commission of the Town of Lady Lake reviewed the proposed amendment to the Land Development Code which is attached hereto as Exhibit "A" and recommended to the Town Commission of the Town of Lady Lake that said amendment be adopted, and

WHEREAS, the Town of Lady Lake has elected to amend Chapter 5, Section 4, of the Land Development Regulations finding it is in the best interests of the Town of Lady Lake and promotes the general welfare of its citizens.

NOW THEREFORE THE TOWN COMMISSION OF THE TOWN OF LADY LAKE ORDAINS:

Section 1. Amendment.

"The Land Development Code of the Town of Lady Lake, Florida," dated August 15, 1994 (the "Land Development Code") is hereby amended as provided below:

> Chapter 5, Section 4 (f) of the Land Development Code entitled "MH-9 Manufactured Homes High Density" is replaced in its entirety with the provisions set forth in Exhibit "A", attached hereto and incorporated herein.

Section 2. Severability.

If any section, sentence, clause, phrase or word of this Ordinance is for any reason held, or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not effect the remaining portions of this ordinance; and it shall be construed to have been the Town Commission's intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this

TOWN OF LADY LAKE
409 FENNELL BOULEVARD

Ordinance, after the exclusion of such part or parts, shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not effect the applicability thereof to any other person, property or circumstances.

Section 3. **Conflicts.**

All ordinances or part of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Section 4. **Codification.**

The provisions of this Ordinance shall be codified as and become part of the Codes of Ordinances, Town of Lady Lake. The sections of this Ordinance may be re-numbered or re-lettered to accomplish such intention and the word "Ordinance", or similar words, may be changed to "Section", "Article", or other appropriate word.

Section 5. **Applicability.**

This Ordinance does not have retroactive applicability and does not apply to applications filed prior to the effective date of this Ordinance.

Section 6. **Effective Date.** This ordinance shall become effective upon adoption.

PASSED AND ORDAINED this 21st day of September 2006, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the second and final reading.

Max Pullen, Mayor

ATTEST:

Kristen Straka, Town Clerk

Approved as to Form:

Derek Schroth, Town Attorney

EXHIBIT "A"

CHAPTER 5: DEVELOPMENTAL PROCEDURES AND REGULATIONS

SECTION 4: REZONING

f) MH-9 "Manufactured Homes High Density"

This district is established to implement comprehensive plan policies to provide for the establishment of manufactured home dwellings in urban environments at a density not to exceed four (4) units per acre unless central sewer facilities are available at which time density is not allowed to exceed nine (9) dwelling units per acre.

1) Permitted Uses

A) Manufactured Home Rental Parks for the placement of residential design manufactured homes (RDMH).

B) Manufactured Home Subdivisions for the placement of residential design manufactured homes (RDMH).

C) For Manufactured Home Rental Parks and Manufactured Home Subdivisions, accessory uses such as laundries, community buildings, offices, swimming pools and recreational facilities shall be permitted subject to the following conditions:

1. The establishments shall not be advertised for patronage by the general public.

2. Recreational facilities shall in general be centrally located.

D) Agriculture. A minimum of five (5) acres is required for the keeping, harboring or maintaining of livestock or fowl. Accessory structures and uses incidental to agricultural activity shall maintain a setback of two-hundred (200) feet from any lot line.

E) Family Child Care Home.

F) Customary accessory structures and uses incidental to the principal structure. Accessory structures shall be limited in size to a maximum of 25% of the square footage of the principal structure.

G) Individual Single Family Dwelling units to be located on lots of record existing as of September 21,2006.

H) Individual Manufactured Home, Residential Design (RDMH) to be located on lots of record existing as of September 21,2006.

2) Uses Permitted as Special Exception Use Upon Approval:

A) Restaurants, if they are part of the permitted use development.

B) Manufactured Home, Standard Design (SDMH)

3) Uses Expressly Prohibited

A) Commercial land uses (except restaurants permitted as a Special Exception).

B) Industrial land uses.

C) Bed and Breakfast Inns.

D) Two-family (duplex) dwelling units.

E) Multi-family dwelling units.

F) Any use prohibited by Town, State or Federal law.

4) Manufactured Home Rental Park Development Standards

A) The developer shall submit Master Park Plans at the time of application, prepared in accordance with the Design Standards subsection later in this section. Final Site Development Plans must be submitted in accordance with the improvement standards (i.e., water, sewer, drainage, etc.) in other chapters of this Code.

B) A manufactured home rental park shall be entirely enclosed, exclusive of driveways, at its external boundaries by a solid wall, fence or evergreen hedge not less than six (6) feet in height.

C) Manufactured homes shall meet the setback requirements in the Design Standards subsection later in this section.

D) There shall be at least two (2) paved, off-street parking spaces for each home space, which shall be on the same site as the home served and may be located in the front or side yard of the home unit.

E) Streets, areas at the entrances to buildings used by occupants at night, and walkways shall be lighted.

F) All manufactured homes in all zoning districts that permit manufactured homes shall be skirted between the ground and floor of the manufactured home. The skirting material may be either contiguous blocks, bricks, treated lumber, aluminum siding, or a suitable material as approved by the Building Official.

G) All lots should be permanently pinned (corner markers) at the corner points prior to issuance of certificate of occupancy.

5) Manufactured Home Subdivision Development Requirements

The developer shall submit Master Park Plans at the time of application, prepared in accordance with the Design Standards subsection later in this section. Final Development

Plans and a plat must be submitted in accordance with the criteria in the Subdivisions and Plats chapter and shall meet the development, design and improvement standards for subdivisions as stated in other chapters of this Code.

6) Manufactured Home Subdivision, Ownership Limitations

Any manufactured home subdivision in which any person, group, or company obtains ownership of ten percent (10%) or more of the subdivision units for rental or leasing purposes, shall be deemed to be a
manufactured home rental park and appropriate licenses and/or permits shall be obtained from the Town.

Any builder(s), owner(s), or developer(s) of a manufactured home subdivision who retains, or within a period of eighteen (18) months regains, possession of ten percent (10%) or more of the subdivision units for purposes of rental or lease shall be subject to the regulations of the Town governing all aspects of manufactured home rental parks.

7) Setbacks

Individual Single Family Dwelling units and Individual Manufactured Home, Residential Design (RDMH) units, shall meet the setback requirements in the Design Standards subsection later in this Section.

8) Design Standards

A) The minimum lot area shall be five thousand (5,000) square feet if central water and sewer facilities are provided. Should septic tanks be utilized then the minimum lot area shall be twelve thousand five hundred (12,500) square feet. Projects may be designed to allow clustering of residential units, however, overall density may not exceed nine (9) units per acre. The lot shall be clearly defined by permanent markers.

B) The minimum lot width shall be fifty (50) feet measured along the building setback line if central sewer is provided. If septic tank is used, minimum width is one hundred (100) feet. Minimum lot widths may be waived if clustering of units is provided.

C) The maximum building height shall be thirty-five (35) feet.

D) Minimum Setback Requirements

1. Front Yard Setback

a. Local Platted Roadway - Twenty (20) feet.

b. Collector Roadway - Thirty-five (35) feet.

c. Arterial Roadway - Fifty (50) feet.

d. Local Private paved streets - Twenty-five (25) feet off of edge of pavement.

2. Side Yard Setback When Adjoining

a. Another lot - five (5) feet.

b. Local Roadway - Twenty-five (25) feet.

c. Collector Roadway - Thirty-five (35) feet.

d. Arterial Roadway - Fifty (50) feet.

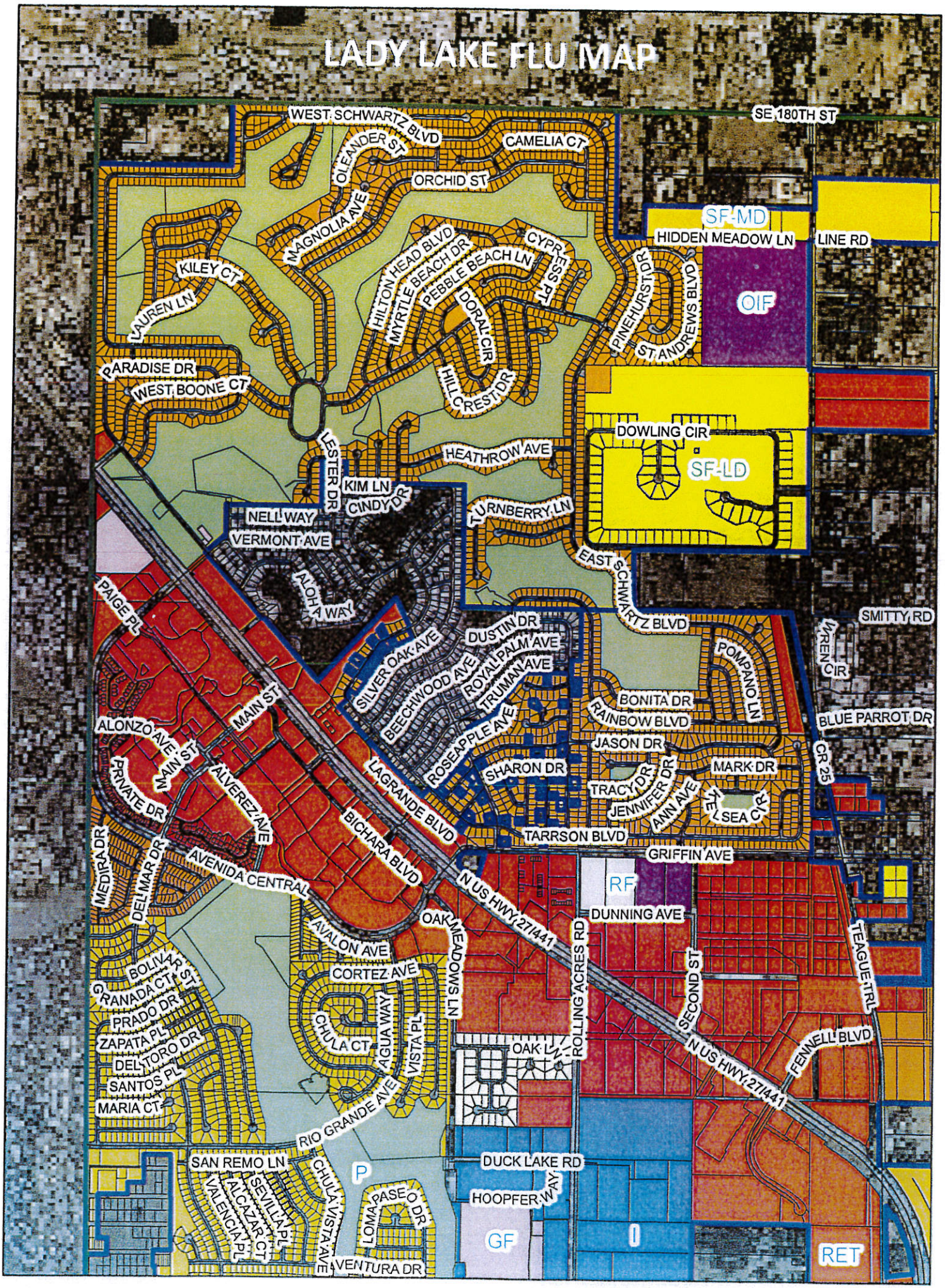
e. Interior paved streets - Twenty (20) feet.

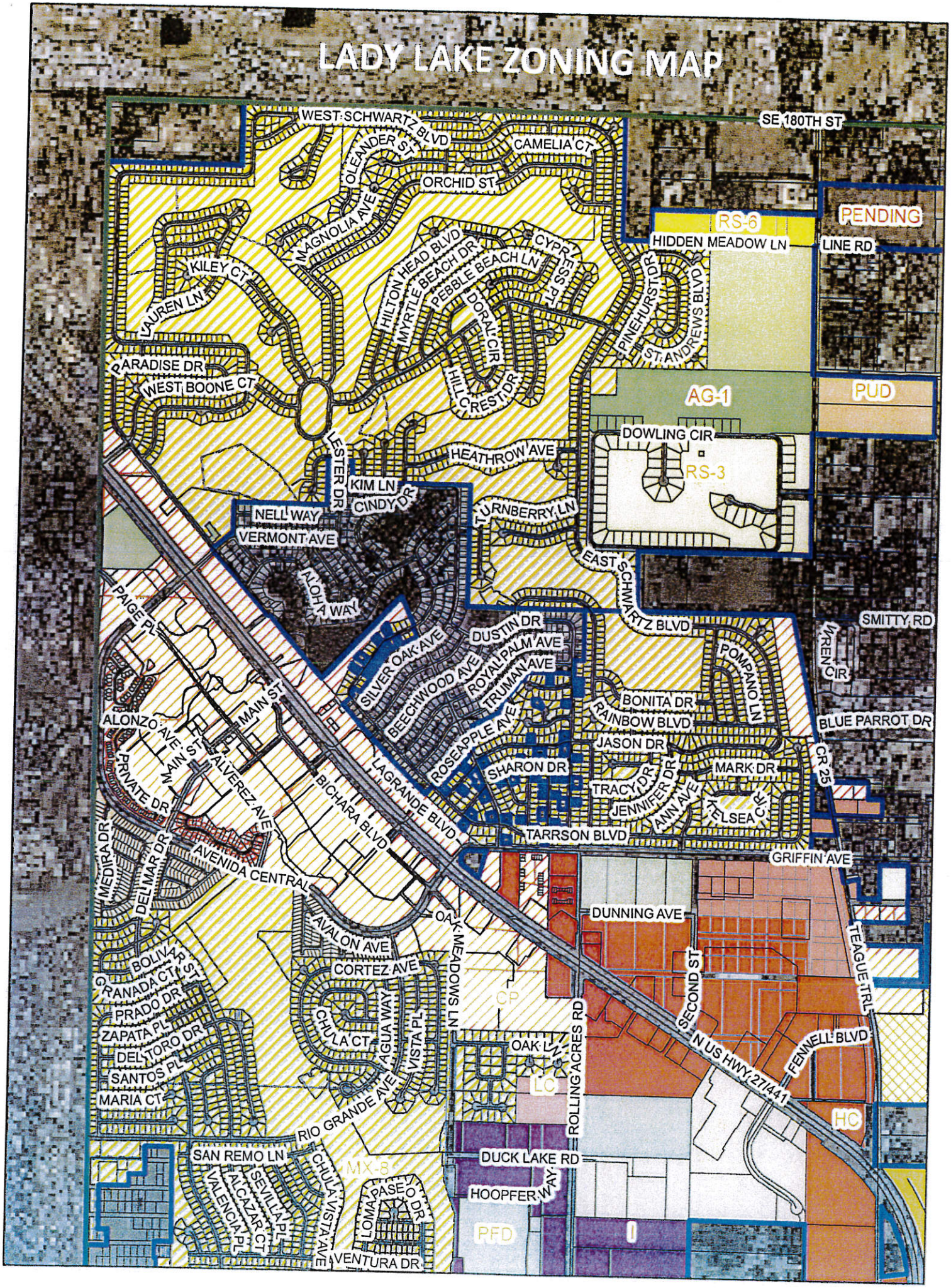
3. Rear Yard Setback: Ten (10) feet.

4. Where a front yard of lesser depth than required exists in front of dwellings on more than sixty (60%) percent of lots of record on one side of the street in ay one block in the MH-District, the depth of the front yard for any building hereafter erected or replaced on any lot in such bock need not be greater than the average depth of front yards of existing buildings.

E) The minimum living area shall be eight hundred (800) square feet. For Mobile Homes, Standard Design, the minimum living area shall be based on the original unit size exclusive of any additions.

F) The maximum impervious surface ratio (which includes building coverage) shall not exceed sixty (60) percent.


LADY LAKE FLU MAP
WEST SCHWARTZ BLVD
SE 180TH ST
OLEANDER ST
CAMELIA CT
ORCHID ST
MAGNOLIA AVE
SF-MD
HIDDEN MEADOW LN
LINE RD
CYPRESS PT
HILTON HEAD BLVD
MYRTLE BEACH DR
PEBBLE BEACH LN
KILEY CT
LAUREN LN
DORAL CIR
PINEHURST DR
ST ANDREWS BLVD
OIF
PARADISE DR
WEST BOONE CT
HILLCREST DR
DOWLING CIR
SF-LD
HEATHROW AVE
LESTER DR
KIM LN
CINDY DR
TURNBERRY LN
NELL WAY
VERMONT AVE
ALOHA WAY
EAST SCHWARTZ BLVD
SMITTY RD
PAIGE PL
DUSTIN DR
SILVER OAK AVE
ROYAL PALM AVE
BEECHWOOD AVE
TRUMAN AVE
POMPANO LN
WREN CIR
BONITA DR
RAINBOW BLVD
BLUE PARROT DR
MAIN ST
ALONZO AVE
ROSEAPPLE AVE
JASON DR
SHARON DR
MARK DR
CR 25
TRACY DR
JENNIFER DR
ANN AVE
KELSEA CT
PRIVATE DR
ALVEREZ AVE
LAGRANDE BLVD
BICHARA BLVD
TARRSON BLVD
GRIFFIN AVE
MEDIRA DR
DELMAR DR
AVENIDA CENTRAL
RF
N US HWY 27/441
DUNNING AVE
AVALON AVE
OAK MEADOWS LN
TEAGUE TRL
BOLIVAR ST
CORTEZ AVE
GRANADA CT
PRADO DR
ZAPATA PL
DEL TORO DR
SANTOS PL
MARIA CT
CHULA CT
AGUA WAY
VISTA PL
ROLLING ACRES RD
SECOND ST
OAK LN
FENNELL BLVD
RIO GRANDE AVE
SAN REMO LN
DUCK LAKE RD
P
HOOPFER WAY
CHULA VISTA AVE
SEVILLA PL
VALENCIA PL
ALCAZAR CT
LOMA PASEO DR
GF
I
RET
VENTURA DR


LADY LAKE ZONING MAP
WEST SCHWARTZ BLVD
OLEANDER ST
CAMELIA CT
ORCHID ST
MAGNOLIA AVE
SE 180TH ST
RS-6
PENDING
HIDDEN MEADOW LN
LINE RD
KILEY CT
LAUREN LN
HILTON HEAD BLVD
MYRTLE BEACH DR
PEBBLE BEACH LN
CYPRESS PT
CORAL CIR
PINEHURST DR
ST ANDREWS BLVD
PARADISE DR
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LESTER DR
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AGUA WAY
VISTA PL
OAK LN
FENNELL BLVD
SANTOS PL
MARIA CT
LC
ROLLING ACRES RD
N US HWY 27/441
HC
RIO GRANDE AVE
SAN REMO LN
CHULA VISTA AVE
MX-8
DUCK LAKE RD
VALENCIA PL
ALCAZAR CT
SEVILLA PL
PASEO DR
HOOPFER WAY
LOMA
PFD
VENTURA DR

SPECIAL TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: September 16, 2015- First Reading

SUBJECT: **Ordinance 2015-13 - An Ordinance of The Town of Lady Lake, Lake County, Florida; Amending the Text of Policy 1-10.1, F) of The Future Land Use Element of The Lady Lake Comprehensive Plan 2030; Allowing For The Construction of Individual Single Family Dwelling Units On Lots of Record Existing As of September 21, 2006, In The Manufactured Home High Density (MH-HD) Future Land Use Designation.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2015-13 - An Ordinance of The Town of Lady Lake, Lake County, Florida; Amending the Text of Policy 1-10.1, F) of The Future Land Use Element of The Lady Lake Comprehensive Plan 2030

The Town of Lady Lake has filed a text amendment to the Comprehensive Plan 2030 in an effort to address a necessary correction to the description of the Manufactured Home High Density (MH-HD) Future Land Use (FLU) Classification. This amendment is directly related to the request to annex properties in the Orange Blossom Gardens Subdivisions into the Town of Lady Lake, and to rezone them to the Mixed Residential Medium Density (MX-8) FLU classification.

Orange Blossom Gardens has been in existence since the 1960's and was begun as a mobile home community in Lake County, Florida (unincorporated). In the 1980's, the Town of Lady Lake began to annex areas of Orange Blossom Gardens, assigning them the R-3 zoning classification which permitted mobile home construction. In August of 1989, Ordinance 89-22 of the Town of Lady Lake amended the R-3 classification of the Town's zoning ordinance to allow mobile homes, as well as pre-fabricated homes. In the following year, under Ordinance 90-102, the Town again amended the R-3 zoning category to allow site-built homes.

On August 15, 1994, through Ordinance 94-08, the Town of Lady Lake elected to repeal numerous ordinances and provisions by adopting "The Land Development Code of the Town of Lady Lake", as well as an accompanying Town Zoning Map. The properties of Orange Blossom Gardens were given the zoning classification of Mixed Residential Medium Density (MX-8), which permitted mobile home construction, as well as single-family conventional construction.

Finally, under Ordinance 2006-68 adopted September 21, 2006, the Town Commission of the Town of Lady Lake amended the language the Manufactured Home High Density (MH-9) to allow individual single family dwelling units to be located on lots of record existing as of September 21, 2006. Until that time, the MH-9 zoning classification was the only residential classification that did not permit single-family residential construction. Given the age of many of the mobile homes in the community, the ordinance expanded the opportunity for those choosing to replace their mobile home to do so with a conventional single family home.

Again, the areas of the Villages (Orange Blossom Gardens/Hills) were rezoned MX-8 in 1994; therefore, the zoning has long been in place for either construction type. However, concurrent with the adoption of Ordinance 94-08, the Town failed to amend the Future Land Use Classification to Mixed Residential Medium Density (MR-MD), the properties remained under the MH-HD future land use classification which permitted only the manufactured home and mobile home construction types.

Given that the MX-8 zoning classification density (8 dwelling units per acre) is less than the density allowed under the Manufactured Home High Density classification (9 dwelling units per acre), the Town at this time is requesting a text amendment to the Comprehensive Plan to incorporate the necessary language to the MH-HD future land use classification to allow both housing types as intended under Ordinance 94-08, and edified by the adoption of Ordinance 2006-68 to allow the replacement of mobile and manufactured homes town-wide (at least for those lots of record which existed prior to September 21, 2006, of which those lots assigned MX-8 in 1994 within the Villages qualify). The amendment will in no way prohibit the residents of the MH-HD future land use classification from choosing the construction type of their home through its passage.

This amendment is consistent with the Town's Comprehensive Plan policy:

Policy HSG 1-1.2: Promote a Diversity of Housing Types. The Town's Future Land Use Map shall designate the appropriate land uses to accommodate a diversity of housing needs.

Public Hearings

The **Planning and Zoning Board** heard the application for Ordinance 2015-13 at their regular meeting on Monday, September 14, 2015. (Recommendation to be provided to the Town Commission at the meeting).

The **Local Planning Agency** is scheduled to consider Ordinance 2015-13 on Wednesday, September 16, 2015, at 5:45 p.m.

The **Town Commission** is scheduled to consider Ordinance 2015-13 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

WT 9/8/15 **[ ] Support Documents/Contracts Available for Review in Manager's Office**

DEPARTMENT HEAD _____ **Submitted** 9/8/15 **Date**

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

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

TOWN MANAGER _____ **Approved Agenda Item for:** 9/16/15 **Date** 9/15/15

BOARD ACTION: **[✓] Approved as Recommended** HOL/RIC 5-0 **[ ] Disapproved**

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

[ ] Approved with Modification

cc: THAD-G.M.

LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED LPA MEETING DATE: September 16, 2015

Please Reference Special Commission Item Packet K-8 For Supporting Materials.

SUBJECT: **Ordinance 2015-13 - An Ordinance of The Town of Lady Lake, Lake County, Florida; Amending the Text of Policy 1-10.1, F) of The Future Land Use Element of The Lady Lake Comprehensive Plan 2030; Allowing For The Construction of Individual Single Family Dwelling Units On Lots of Record Existing As of September 21, 2006, In The Manufactured Home High Density (MH-HD) Future Land Use Designation.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2015-13 - An Ordinance of The Town of Lady Lake, Lake County, Florida; Amending the Text of Policy 1-10.1, F) of The Future Land Use Element of The Lady Lake Comprehensive Plan 2030

The Town of Lady Lake has filed a text amendment to the Comprehensive Plan 2030 in an effort to address a necessary correction to the description of the Manufactured Home High Density (MH-HD) Future Land Use (FLU) Classification. This amendment is directly related to the request to annex properties in the Orange Blossom Gardens Subdivisions into the Town of Lady Lake, and to rezone them to the Mixed Residential Medium Density (MX-8) FLU classification.

Orange Blossom Gardens has been in existence since the 1960's and was begun as a mobile home community in Lake County, Florida (unincorporated). In the 1980's, the Town of Lady Lake began to annex areas of Orange Blossom Gardens, assigning them the R-3 zoning classification which permitted mobile home construction. In August of 1989, Ordinance 89-22 of the Town of Lady Lake amended the R-3 classification of the Town's zoning ordinance to allow mobile homes, as well as pre-fabricated homes. In the following year, under

Public Hearings

The **Planning and Zoning Board** heard the application for Ordinance 2015-13 at their regular meeting on Monday, September 14, 2015. (Recommendation to be provided to the Town Commission at the meeting).

The **Town Commission** is scheduled to consider Ordinance 2015-13 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

(2) 9-9-2015

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

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DEPARTMENT HEAD _____ **Submitted** 9/9/15 **Date**

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

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

TOWN MANAGER _____ **Approved Agenda Item for:** 9/16/15 **Date** 9/8

BOARD ACTION: [✓] Approved as Recommended RIO/VIN 5-0 **[ ] Disapproved**

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

CC: THAD - G.M.

PLANNING AND ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: Monday, September 14, 2015

SUBJECT: **Ordinance 2015-13 - An Ordinance of The Town of Lady Lake, Lake County, Florida; Amending the Text of Policy 1-10.1, F) of The Future Land Use Element of The Lady Lake Comprehensive Plan 2030; Allowing For The Construction of Individual Single Family Dwelling Units On Lots of Record Existing As of September 21, 2006, In The Manufactured Home High Density (MH-HD) Future Land Use Designation.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance No. 2015-13 - An Ordinance of The Town of Lady Lake, Lake County, Florida; Amending the Text of Policy 1-10.1, F) of The Future Land Use Element of The Lady Lake Comprehensive Plan 2030 to the Town Commission with the recommendation of approval.**

2. **Motion to forward Ordinance No. 2015-13 - An Ordinance of The Town of Lady Lake, Lake County, Florida; Amending the Text of Policy 1-10.1, F) of The Future Land Use Element of The Lady Lake Comprehensive Plan 2030 to the Town Commission with the recommendation of denial.**

Staff is in support of Motion Number 1

The Town of Lady Lake has filed a text amendment to the Comprehensive Plan 2030 in an effort to address a necessary correction to the description of the Manufactured Home High Density (MH-HD) Future Land Use (FLU) Classification. This amendment is directly related to the request to annex properties in the Orange Blossom Gardens Subdivisions into the Town of Lady Lake, and to rezone them to the Mixed Residential Medium Density (MX-8) FLU classification.

Orange Blossom Gardens has been in existence since the 1960's and was begun as a mobile home community in Lake County, Florida (unincorporated). In the 1980's, the Town of Lady Lake began to annex areas of Orange Blossom

Gardens, assigning them the R-3 zoning classification which permitted mobile home construction. In August of 1989, Ordinance 89-22 of the Town of Lady Lake amended the R-3 classification of the Town's zoning ordinance to allow mobile homes, as well as pre-fabricated homes. In the following year, under Ordinance 90-102, the Town again amended the R-3 zoning category to allow site-built homes.

On August 15, 1994, through Ordinance 94-08, the Town of Lady Lake elected to repeal numerous ordinances and provisions by adopting "The Land Development Code of the Town of Lady Lake", as well as an accompanying Town Zoning Map. The properties of Orange Blossom Gardens were given the zoning classification of Mixed Residential Medium Density (MX-8), which permitted mobile home construction, as well as single-family conventional construction.

Finally, under Ordinance 2006-68 adopted September 21, 2006, the Town Commission of the Town of Lady Lake amended the language the Manufactured Home High Density (MH-9) to allow individual single family dwelling units to be located on lots of record existing as of September 21, 2006. Until that time, the MH-9 zoning classification was the only residential classification that did not permit single-family residential construction. Given the age of many of the mobile homes in the community, the ordinance expanded the opportunity for those choosing to replace their mobile home to do so with a conventional single family home.

Again, the areas of the Villages (Orange Blossom Gardens/Hills) were rezoned MX-8 in 1994; therefore, the zoning has long been in place for either construction type. However, concurrent with the adoption of Ordinance 94-08, the Town failed to amend the Future Land Use Classification to Mixed Residential Medium Density (MR-MD), the properties remained under the MH-HD future land use classification which permitted only the manufactured home and mobile home construction types.

Given that the MX-8 zoning classification density (8 dwelling units per acre) is less than the density allowed under the Manufactured Home High Density classification (9 dwelling units per acre), the Town at this time is requesting a text amendment to the Comprehensive Plan to incorporate the necessary language to the MH-HD future land use classification to allow both housing types as intended under Ordinance 94-08, and edified by the adoption of Ordinance 2006-68 to allow the replacement of mobile and manufactured homes town-wide (at least for those lots of record which existed prior to September 21, 2006, of which those lots assigned MX-8 in 1994 within the Villages qualify). The amendment will in no way prohibit the residents of the MH-HD future land use classification from choosing the construction type of their home through its passage.

This amendment is consistent with the Town's Comprehensive Plan policy:

Policy HSG 1-1.2: Promote a Diversity of Housing Types. The Town's Future Land Use Map shall designate the appropriate land uses to accommodate a diversity of housing needs.

Public Hearings

The **Local Planning Agency** is scheduled to consider Ordinance 2015-13 on Wednesday, September 16, 2015, at 5:45 p.m.

The **Town Commission** is scheduled to consider Ordinance 2015-13 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

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DEPARTMENT HEAD _____ Submitted 9/8/15 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER _____ Approved Agenda Item for: 9/14/15 Date 9/8/

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

MONT/SIG 3-0

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

cc: THAD-G-N

MINUTES OF THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
September 16, 2015

The Local Planning Agency Meeting was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Chairperson Ruth Kussard presiding. The meeting convened at 5:45 p.m.

CALL TO ORDER: Chairperson/Member Ruth Kussard

ROLL CALL: Member Paul Hannan
Member Tony Holden
Member Dan Vincent
Member Jim Richards
Chairperson/Member Ruth Kussard

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Attorney Todd Mazenko for Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Pam Winegardner, Acting Finance Director; and Nancy Slaton, Deputy Town Clerk

PUBLIC COMMENT: Mayor Kussard asked if anyone in the audience would like to comment at this time. There were no comments.

NEW BUSINESS:

1. Approval of Minutes: September 2, 2015 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Richards and seconded by Member Hannan, the Local Planning Agency approved the minutes of the September 2, 2015 meeting as presented by a vote of 5 to 0.

2. Ordinance No. 2015-13 – Amending the Text of Policy 1-10.1, F) of the Future Land Use Element of the Lady Lake Comprehensive Plan 2030 – Allowing for the Construction of Individual Single Family Dwelling Units on Lots of Record Existing as of September 26, 2006 (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary for this agenda item which is on file in the Town Clerk's office. He stated that The Town of Lady Lake has filed a text amendment to the Comprehensive Plan 2030 in an effort to address a necessary correction to the description of the Manufactured Home High Density (MH-HD) Future Land Use (FLU) Classification. This amendment is directly related to the request to annex properties in the Orange Blossom Gardens Subdivisions into the Town of Lady Lake, and to rezone them to the Mixed Residential Medium Density (MX-8) FLU classification. He stated staff recommends approval.

Mr. Carroll gave a brief history as follows:

DRAFT

Orange Blossom Gardens has been in existence since the 1960's and was begun as a mobile home community in Lake County, Florida (unincorporated). In the 1980's, the Town of Lady Lake began to annex areas of Orange Blossom Gardens, assigning them the R-3 zoning classification which permitted mobile home construction. In August of 1989, Ordinance 89-22 of the Town of Lady Lake amended the R-3 classification of the Town's zoning ordinance to allow mobile homes, as well as pre-fabricated homes. In the following year, under Ordinance 90-102, the Town again amended the R-3 zoning category to allow site-built homes.

On August 15, 1994, through Ordinance 94-08, the Town of Lady Lake elected to repeal numerous ordinances and provisions by adopting "The Land Development Code of the Town of Lady Lake", as well as an accompanying Town Zoning Map. The properties of Orange Blossom Gardens were given the zoning classification of Mixed Residential Medium Density (MX-8), which permitted mobile home construction, as well as single-family conventional construction.

Finally, under Ordinance 2006-68 adopted September 21, 2006, the Town Commission of the Town of Lady Lake amended the language the Manufactured Home High Density (MH-9) to allow individual single family dwelling units to be located on lots of record existing as of September 21, 2006. Until that time, the MH-9 zoning classification was the only residential classification that did not permit single-family residential construction. Given the age of many of the mobile homes in the community, the ordinance expanded the opportunity for those choosing to replace their mobile home to do so with a conventional single family home.

Again, the areas of The Villages (Orange Blossom Gardens/Hills) were rezoned MX-8 in 1994; therefore, the zoning has long been in place for either construction type. However, concurrent with the adoption of Ordinance 94-08, the Town failed to amend the Future Land Use Classification to Mixed Residential Medium Density (MR-MD), the properties remained under the MH-HD future land use classification which permitted only the manufactured home and mobile home construction types.

Given that the MX-8 zoning classification density (8 dwelling units per acre) is less than the density allowed under the Manufactured Home High Density classification (9 dwelling units per acre), the Town is requesting a text amendment to the Comprehensive Plan at this time to incorporate the necessary language to the MH-HD future land use classification to allow both housing types as intended under Ordinance 94-08, and edified by the adoption of Ordinance 2006-68 to allow the replacement of mobile and manufactured homes town-wide (at least for those lots of record which existed prior to September 21, 2006, of which those lots assigned MX-8 in 1994 within The Villages qualify). The amendment will in no way prohibit the residents of the MH-HD future land use classification from choosing the construction type of their home through its passage.

Mr. Carroll summed up that this ordinance for the text amendment is a housekeeping effort to have the zoning and the comprehensive plan in place and matching. He stated the timing of this is for it to go concurrent with the adoption of the second/final hearing for the annexation, small scale FLU, and rezoning of the 11 lots in The Villages.

Mr. Carroll stated that this amendment is consistent with the Town's Comprehensive Plan policy: Policy HSG 1-1.2: Promote a Diversity of Housing Types. The Town's Future Land Use Map shall designate the appropriate land uses to accommodate a diversity of housing needs.

Mr. Carroll reported that the Planning and Zoning Board heard the application for Ordinance No. 2015-13 at their regular meeting on Monday, September 14, 2015 and recommended approval by a vote of 3-0. The Town Commission is scheduled to consider Ordinance No. 2015-13 for second and final reading on Monday, October 5, 2015 at 6:00 p.m.

Mayor Kussard asked if the Commissioners or the audience had any questions or comments. There were no questions or comments.

Upon a motion by Member Richards and seconded by Member Vincent, the Local Planning Agency recommended approval of Ordinance No. 2015-13 – Amending the Text of Policy 1-10.1, F) of the Future Land Use Element of the Lady Lake Comprehensive Plan 2030 – Allowing for the Construction of Individual Single Family Dwelling Units on Lots of Record Existing as of September 26, 2006, by the following roll call vote:

HANNAN	***YES***
HOLDEN	***YES***
VINCENT	***YES***
RICHARDS	***YES***
KUSSARD	***YES***

ADJOURN: There being no further discussion; the meeting was adjourned at 5:48 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

DRAFT

- All structures erected on the Property shall have a minimum thirty-five (35) foot setback from the right-of-way for Lake Ella Road. This setback does not apply to walls, signage and signage structures, so long as they are uninhabitable.
- No greater setbacks or separations than those described above shall be imposed by the Town's Code of Ordinances, Land Development Regulations, or zoning ordinances, except as required by the Town's Life Safety Code.

A rendering of the proposed master plan for the site was shown.

Ms. Then reported that notices to inform the surrounding property owners (26) within 150' of the property of the proposed rezoning were mailed by certified mail return receipt on Monday, August 31, 2015 and the property was also posted this same day. She stated that 24 of the 26 notices have been returned as received and no objections or letters of support have been received, although there have been three general inquiries about the proposal.

Ms. Then noted the following comments:

- The PUD may be developed in phases; however, parking, stormwater, and all other requirements of the site plan must be in place for each phase to stand alone.
- Site Plans will be required for each phase of the development.
- All development on the property will be served by Town Utilities.

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2015-11, provided comments on September 1, 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. 2015-11 for first reading on Monday, October 5, 2015 at 6:00 p.m. The second and final reading will be held on Monday, October 19, 2015 at 6:00 p.m.

Chairperson Gauder asked if there were any comments or questions from the Board members and the audience.

Upon a motion by Member Sigurdson and a second by Member Monteleone, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2015-11 to the Town Commission for consideration by the following roll call vote:

MONTELEONE	***YES***
SIGURDSON	***YES***
GAUDER	***YES***

8. Ordinance No. 2015-13 – Amending the Text of Policy 1-10.1, F) of the Future Land Use Element of the Lady Lake Comprehensive Plan 2030 – Allowing for the Construction of Individual Single Family Dwelling Units on Lots of Record Existing as of September 21, 2006, in the Manufactured Home High Density (MH-HD) Future Land Use Designation (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 this is a housekeeping item that staff

has brought forward; the Town of Lady Lake has filed a text amendment to the Comprehensive Plan 2030 in an effort to address a necessary correction to the description of the Manufactured Home High Density (MH-HD) Future Land Use (FLU) Classification. She stated that this amendment is directly related to the request to annex properties in the Orange Blossom Gardens Subdivisions into the Town of Lady Lake, and to rezone them to the Mixed Residential Medium Density (MX-8) FLU classification.

Ms. Then reviewed the background for this amendment as follows:

Orange Blossom Gardens has been in existence since the 1960's and began as a mobile home community in Lake County, Florida (unincorporated). In the 1980's, the Town of Lady Lake began to annex areas of Orange Blossom Gardens, assigning them the R-3 zoning classification which permitted mobile home construction. In August of 1989, Ordinance 89-22 of the Town of Lady Lake amended the R-3 classification of the Town's zoning ordinance to allow mobile homes, as well as pre-fabricated homes. In the following year, under Ordinance 90-102, the Town again amended the R-3 zoning category to allow site-built homes.

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Finally, under Ordinance 2006-68 adopted September 21, 2006, the Town Commission of the Town of Lady Lake amended the language the Manufactured Home High Density (MH-9) to allow individual single family dwelling units to be located on lots of record existing as of September 21, 2006. Until that time, the MH-9 zoning classification was the only residential classification that did not permit single-family residential construction. Given the age of many of the mobile homes in the community, the ordinance expanded the opportunity for those choosing to replace their mobile home to do so with a conventional single family home.

Again, the Orange Blossom Gardens/Hills areas of The Villages were rezoned MX-8 in 1994; therefore, the zoning has long been in place for either construction type. However, concurrent with the adoption of Ordinance 94-08, the Town failed to amend the Future Land Use Classification to Mixed Residential Medium Density (MR-MD), the properties remained under the MH-HD future land use classification which permitted only the manufactured home and mobile home construction types.

Given that the MX-8 zoning classification density (eight dwelling units per acre) is less than the density allowed under the Manufactured Home High Density classification (nine dwelling units per acre), at this time, the Town is requesting a text amendment to the Comprehensive Plan to incorporate the necessary language to the MH-HD future land use classification to allow both housing types as intended under Ordinance 94-08, and edified by the adoption of Ordinance 2006-68 to allow the replacement of mobile and manufactured homes town-wide (at least for those lots of record which existed prior to September 21, 2006, of which those lots assigned MX-8 in 1994 within the Villages qualify). The amendment will in no way prohibit the residents of the MH-HD future land use classification from choosing the construction type of their home through its passage.

This amendment is consistent with the Town's Comprehensive Plan policy: Policy HSG 1-1.2: Promote a Diversity of Housing Types. The Town's Future Land Use Map shall designate the appropriate land uses to accommodate a diversity of housing needs.

Ms. Then reported that the Local Planning Agency is scheduled to consider Ordinance No. 2015-13 on Wednesday, September 16, 2015, at 5:45 p.m. The Town Commission is scheduled to consider Ordinance No. 2015-13 for second and final reading on Monday, October 5, 2015 at 6:00 p.m.

Chairperson Gauder asked if there were any comments or questions from the Board members and the audience.

Vice Chair Sigurdson asked if this ordinance effects anything voted on in the last meeting.

Growth Management Director Thad Carroll stated that this ordinance will be submitted concurrent with the rezoning and comprehensive plan amendment for the annexations. He stated that although the property has had the correct zoning since 1994, the language was not incorporated into the comp plan to allow both housing types, and this ordinance corrects that oversight.

Upon a motion by Member Monteleone and a second by Member Sigurdson, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2015-13 to the Town Commission for consideration by the following roll call vote:

MONTELEONE	***YES***
SIGURDSON	***YES***
GAUDER	***YES***

CHAIRPERSON/MEMBERS' REPORT:

Chairperson Gauder asked if the members had any comments. There were no comments.

ADJOURN: ***With nothing further to discuss, the meeting was adjourned at 6:01 p.m.***

Nancy Slaton, Deputy Town Clerk

John Gauder, Chairperson

Minutes transcribed Nancy Slaton, Deputy Town Clerk

DRAFT

L-19

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 5, 2015

SUBJECT: **Resolution 2015-108- Kevco Builders for Cezary & Patricia Frondczak- Requesting an after-the-fact variance pursuant to the provisions of Chapter 5, Section 5-4).c).4). to increase the maximum impervious surface area from 35 percent to 42.8 percent of the lot size to be able to retain concrete improvements already made such as rear patio concrete slab, driveway, and a connecting sidewalk at 510 Dowling Circle (AK 3682904).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Resolution 2015-108- Requesting an after-the-fact variance pursuant to the provisions of Chapter 5, Section 5-4).c).4). to increase the maximum impervious surface area from 35 percent to 42.8 percent of the lot size to be able to retain concrete improvements already made such as rear patio concrete slab, driveway, and a connecting sidewalk at 510 Dowling Circle (AK 3682904).

SUMMARY

Applicant, Bryan Smith Kevco, has filed a variance application on behalf of property owners Cezary & Patricia Frondczak from the provisions of Chapter 5, Section 5-4).c).4).E). of the Land Development Regulations (LDRs) which states that the maximum impervious surface within the RS-3 Zoning should not exceed thirty-five (35) percent. The applicant proposes the impervious surface area to be increased from 35 percent to 42.8 percent to be allowed to retain concrete improvements already constructed such as rear patio concrete slab, driveway, and sidewalk, constructed at 510 Dowling Circle (Alternate Key 3682904).

During the construction of the single family residence 510 Dowling Circle, certain concrete improvements were completed that originally were not part of the zoning clearance issued for the Single Family Residence project (Permit No. 15-0173) as it relates to concrete to be poured on the site. Upon submittal of an as-built survey to the Growth Management Department, it was determined that the total impervious surface area was increased to 6,634.38 square feet within the 15,499.87-square-foot lot; yielding 42.8 percent of impervious surface area (concreted area) in the lot. At this time the applicant is requesting an increase of 7.8 percent of what is currently allowed under the RS-3 Zoning District.

As required of this application, a Justification Statement has been submitted. The applicant stated that the concrete flatwork was an oversight during construction, it's mostly within the setback, and all building codes have been followed. Further, the applicant stated that these improvements brings new tax roll for the Town and the final product is consistent with the quality of the homes built within this neighborhood. Additionally, the denial of the variance would create a hardship should the owner have to remove approximately 1000 square feet of concrete; which would have to be redone with pavers and the finish wouldn't be the same. Lastly, the homeowners association is aware of the variance and has provided a letter of support/approval for the concrete improvements.

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

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

The subject property lies in Section 05 Township 18 Range 24, Lady Lake Florida. The property is zoned "RS-3" Single Family Low Density (up to 3 dwelling units per acre), which permits the construction of these residential improvements. The Future Land Use Map designation for the site is SF-LD (Single Family Low Density).

Zoning/Future Land Use

Subject Property	RS-3- Single Family Low Density/ SF-LD
Zoning of Adjacent Properties	
West	RS-3- Single Family Low Density/ SF-LD
East	RS-3- Single Family Low Density/ SF-LD
North	RS-3- Single Family Low Density/ SF-LD
South	RS-3- Single Family Low Density/ SF-LD

Comments:

- Notices to inform the surrounding property owners (9) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 31, 2015. The property was also posted on Monday, August 31, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the application for Resolution 2015-108 and provided comments on 09/04/2015 that determined the application complete and ready for transmittal to the P&Z Board and Town Commission.

The **Planning and Zoning Board** heard the application for Resolution 2015-108 at their regular meeting on Monday, September 14, 2015, and recommended approval with a 3-0 vote.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

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

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9-24-15

DEPARTMENT HEAD		**Submitted** 9/24/15	**Date**
FINANCE DEPARTMENT		**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY		**Approved as to Form and Legality**	**Date**
TOWN MANAGER		**Approved Agenda Item for:** 10/5/15	**Date** 9/24/15

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

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

[ ] Approved with Modification

RESOLUTION NO. 2015-108

A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF CHAPTER 5, SECTION 5-4, c). 4). E) OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS WHICH STATES THAT THE MAXIMUM IMPERVIOUS SURFACE AREA WITHIN THE RS-3 ZONING DISTRICT CANNOT EXCEED 35 PERCENT OF THE LOT SIZE. THE VARIANCE REQUEST IS TO ALLOW THE MAXIMUM IMPERVIOUS SURFACE AREA TO BE INCREASED TO 42.8 PERCENT OF THE LOT FOR CONCRETE ALREADY POURED ON PROPERTY OWNED BY CEZARY T. AND PATRICIA FRONDCZAK, LOCATED AT 510 DOWLING CIRCLE (AK 3682904), WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.

WHEREAS, Cezary T. and Patricia Frondczak are the owners of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A"; and

WHEREAS, the Applicant/Property Owner petitioned for a Special Permit Use under the provisions of Chapter 5, Section 5-4, c). 4). E) of the Town of Lady Lake Land Development Regulations, which states that the maximum impervious surface area within the RS-3 Zoning District cannot exceed 35 percent of the lot size. The variance request is to allow the maximum impervious surface area to be increased to 42.8 percent of the lot for concrete already poured on the property owned by Cezary T. and Patricia Frondczak, located at 510 Dowling Circle, within the town limits of the Town of Lady Lake, Florida; and

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

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida hereby grants a variance under the provisions of Chapter 5, Section 5-4, c). 4). E) of the Town of Lady Lake Land Development Regulations, which states which states that the maximum impervious surface area within the RS-3 Zoning District cannot exceed 35 percent of the lot size. The variance will allow the maximum impervious surface area to be increased to 42.8 percent of the lot for concrete already poured on the property owned by Cezary T. and Patricia Frondczak, located at 510 Dowling Circle, within the town limits of the Town of Lady Lake, Florida; and

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

RESOLVED this **5th** day of **October**, **2015**, in Lady Lake, Florida, by the Lady Lake Town Commission.

TOWN OF LADY LAKE, FLORIDA

Ruth Kussard, Mayor

ATTEST:

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

Derek Schroth, Town Attorney

ACKNOWLEDGED:

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

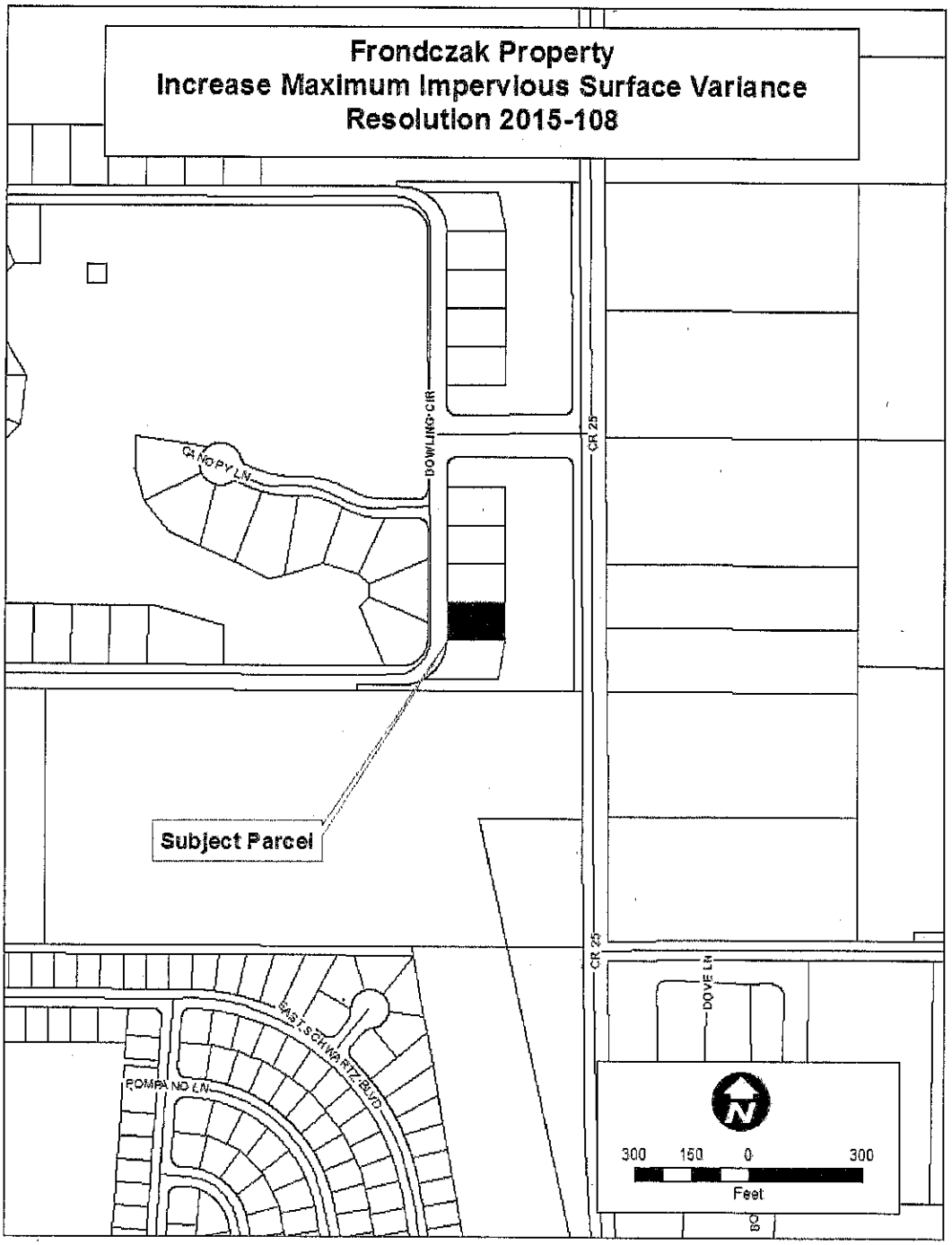
Cezary T. & Patricia Frondczak
Property Owner/Representative

Exhibit A – Legal Description

Section 20, Township 18 South, Range 24 East

Parcel ID 05-18-24-2000-00B-00400

LADY LAKE, THE LAKES OF LADY LAKE SUB LOT 4 BLK B PB 36 PGS 88-90 ORB 4567 PG 1482



TECHNICAL REVIEW COMMITTEE COMMENTS
FINAL COMMENTS 09/04/2015

Project: Frondczak Property by Kevco Builders
Proposal: Increase Impervious Surface Area within RS-3 Zoning District Variance- Resolution 2015-108.

Description:

Applicant, Bryan Smith Kevco, has filed a variance application on behalf of property owners Cezary & Patricia Frondczak from the provisions of Chapter 5, Section 5-4).c).4).E). of the Land Development Regulations (LDRs) which states that the maximum impervious surface within the RS-3 Zoning should not exceed thirty-five (35) percent. The applicant proposes the impervious surface area to be increased from 35 percent to 42.8 percent to be allowed to retain concrete improvements already constructed such as rear patio concrete slab, driveway, and sidewalk, constructed at 510 Dowling Circle (Alternate Key 3682904).

During the construction of the single family residence 510 Dowling Circle, certain concrete improvements were completed that originally weren't part of the zoning clearance issued for the Single Family Residence project (Permit No. 15-0173) as it relates to concrete to be poured on the site. Upon submittal of an as-built survey to the Growth Management department, it was determined that the total impervious surface area was increased to 6,634.38 square feet within the 15,499.87-square-foot lot; yielding 42.8 percent of impervious surface area (concreted area) in the lot. At this time the applicant is requesting an increase of 7.8 percent of what is currently allowed under the RS-3 Zoning District.

The subject property lies in Section 05 Township 18 Range 24, Lady Lake Florida. The property is zoned "RS-3" Single Family Low Density (up to 3 dwelling units per acre), which permits the construction of these residential improvements. The Future Land Use Map designation for the site is SF-LD (Single Family Low Density).

GENERAL INFORMATION

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. No comments outstanding as per GM Review completed 09-03-2015. The improvements do not adversely affect the safety, well-being, and the welfare of the adjacent property owners, so Town staff is in support.

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 per email dated 9/1/2015.

BUILDING

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

1. A Building Permit application will have to be submitted or the existing modified to adjust concrete amount if variance approved. 09-04-2015.

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 no utilities will be affected at this time with the sign proposal.

RECEIVED
AUG 20 2015
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

TOWN OF LADY LAKE
VARIANCE APPLICATION

Alt. Key Number 3682904

1. Owner's name: Frondczak Cezary T & Patricia

   Mailing Address: 5107 Dowling Cir, Lady Lake FL 32159

   Email Address: _____

   Telephone #: 954-749-9081

2. Applicant's Name: Kevco Builders

   Mailing Address: 2104 S. Bay St. Eustis FL 32726

   Email Address: bryan@KevcoBuilders.com

   Telephone #: 352-742-3398

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

4. Property Address/Location: 510 Dowling Cir, Lady Lake FL 32159

5. Legal Description: Lady Lake, The Lakes of Lady Lake Sub Lot 4 Blk B
   PB36 PG51 SEE-90 ORB 4567-PG 1418

6. The variance requested is as follows: Keep flatwork that exceeds max impervious area by 8%.

7. The variance is necessary for the following reasons: Exceeds max impervious area by 8%.

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

   No

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

No

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

No

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

YES

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

Constructed New house. 2/11/15 permit was pulled

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

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

Signature of Applicant

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

Office Use:

Date Application Received: 08-20-15 Received by: LJ Thom

Fees Paid: $850.00

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Cezary Fradczak 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:

Variance

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

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 18th day of Aug, 2015, by Cezary Fradczak, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

Notary Public State of Florida
Bryan Patrick Smith
My Commission FF 095487
Expires 02/24/2018

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 Bryan Smith, 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:

Variance

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

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 18th day of August, 2015, by Bryan P. Smith, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

Notary Public State of Florida
Kristina M Cutler
My Commission EE140944
Expires 01/11/2016

PROPERTY RECORD CARD

General Information

Owner Name:	FRONDCZAK CEZARY T & PATRICIA	**Alternate Key:**	3682904
Mailing Address:	567 DOWLING CIR LADY LAKE, FL 32159 *Update Mailing Address*	**Parcel Number:**	05-18-24-200000B00400
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	18.70410
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	510 DOWLING CIR LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	LADY LAKE, THE LAKES OF LADY LAKE SUB LOT 4 BLK B PB 36 PGS 88-90 | ORB 4567 PG 1482 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT GOLF LOT (0038)	0	0		1	LT	$0.00	$18,400.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
1645 / 1051	9/13/1998	WD	M	V	$1.00
1809 / 253	3/24/2000	WD	Q	V	$20,000.00
2747 / 231	1/18/2005	WD	Q	V	$30,000.00
4567 / 1482	12/18/2014	WD	Q	V	$25,000.00

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
ST JOHNS RIVER FL WATER MGMT DIST	$18,400	$18,400	$18,400	0.30230	$5.56
LAKE COUNTY VOTED DEBT SERVICE	$18,400	$18,400	$18,400	0.16000	$2.94
LAKE COUNTY WATER AUTHORITY	$18,400	$18,400	$18,400	0.25540	$4.70
NORTH LAKE HOSPITAL DIST	$18,400	$18,400	$18,400	1.00000	$18.40

LAKE COUNTY BCC GENERAL FUND	$18,400	$18,400	$18,400	5.30510	$97.61
LAKE COUNTY MSTU AMBULANCE	$18,400	$18,400	$18,400	0.46290	$8.52
LAKE COUNTY MSTU FIRE	$18,400	$18,400	$18,400	0.47040	$8.66
SCHOOL BOARD STATE	$18,400	$18,400	$18,400	4.94900	$91.06
SCHOOL BOARD LOCAL	$18,400	$18,400	$18,400	2.24800	$41.36
TOWN OF LADY LAKE	$18,400	$18,400	$18,400	3.55100	$65.34
				Total: 18.7041	**Total:** $344.15

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to $25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional $25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to $50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to $25,000)	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to $500)	Learn More	View the Law
Blind Exemption (up to $500)	Learn More	View the Law
Disability Exemption (up to $500)	Learn More	View the Law
Total Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption ($5000)	Learn More	View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to $25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

Exemption Savings

The exemptions marked with a ✓ above are providing a tax dollar savings of: $0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

The Lakes Of Lady Lake Homeowners Association, Inc.

579 Dowling Circle
Lady Lake, FL 32159

Board of Directors:
President: Jeffrey Carpenter 859-319-7890
Vice President: Lynn Garza 352-676-0227
Treasurer: Yolanta Buchanan 352-430-2649
Secretary: Joy Jacobs 352-633-2410
General Board Member: Richard Raus 352-525-0149

August 17,2015

To the town of Lady Lake,

As members of the architectural review board we have reviewed and observed the expanded concrete coverage of the Frondczak residence. The board has no objections and agrees to a variance from the standard allocated percentages.

Signed ARB members

Richard J Raus

Cheryl Hamm

Hugh Buchanan

Lakes of Lady Lake ARB
569 Dowling Circle
Lady Lake, FL 32159
#352-633-7827

August 17, 2015
RE: Concrete coverage on
510 Dowling Circle
Lady Lake, FL. 32159

To Whom It May Concern:

We, the members of the ARB of the Lakes of Lady Lake HOA, have no issue with keeping the 7% above the allowable 35% concrete coverage on the subject driveway at 510 Dowling Circle, Lady Lake, FL 32159.

Sincerely,

Cheryl Hamm

KEVCO BUILDERS
Custom Homes • Additions • Remodeling

August 20, 2015

Town of Lady Lake, Florida

Re: Justification Statement
Property Owners: Cezary and Patricia Frondczak
510 Dowling Cir
Lady Lake, FL 32159

To Whom It May Concern:

Regarding the variance request for 510 Dowling Cir, Lady Lake, FL for Mr. and Mrs. Frondzak:

1) No diminution in value of surrounding properties would be suffered.
The property addressed above and surrounding properties will not suffer or diminish in value. The proposed flatwork is all within the setback. All building codes have been followed.

2) Granting the permit would be of benefit to the public interest.
This request will have no negative impact to the public interest, yet will bring benefit to the count tax roll by increasing the value of the home site as well as surrounding home.

3) Denial of the permit would result in unnecessary hardship to the owner seeking it.
Denial of this variance will cause hardship to the owner in that approx. 1000SF of the flatwork will have to be removed and replace with either sod or pavers.

4) The use must not be contrary to the spirit of this Code.
The spirit of the Code is not affected in any way to this request. The homeowners association is aware and has provided a letter stating that their acceptance.

5) Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
Kevco Builders is seeking this variance on behalf of Mr. and Mrs. Frondczak. This was an oversight during the construction process.

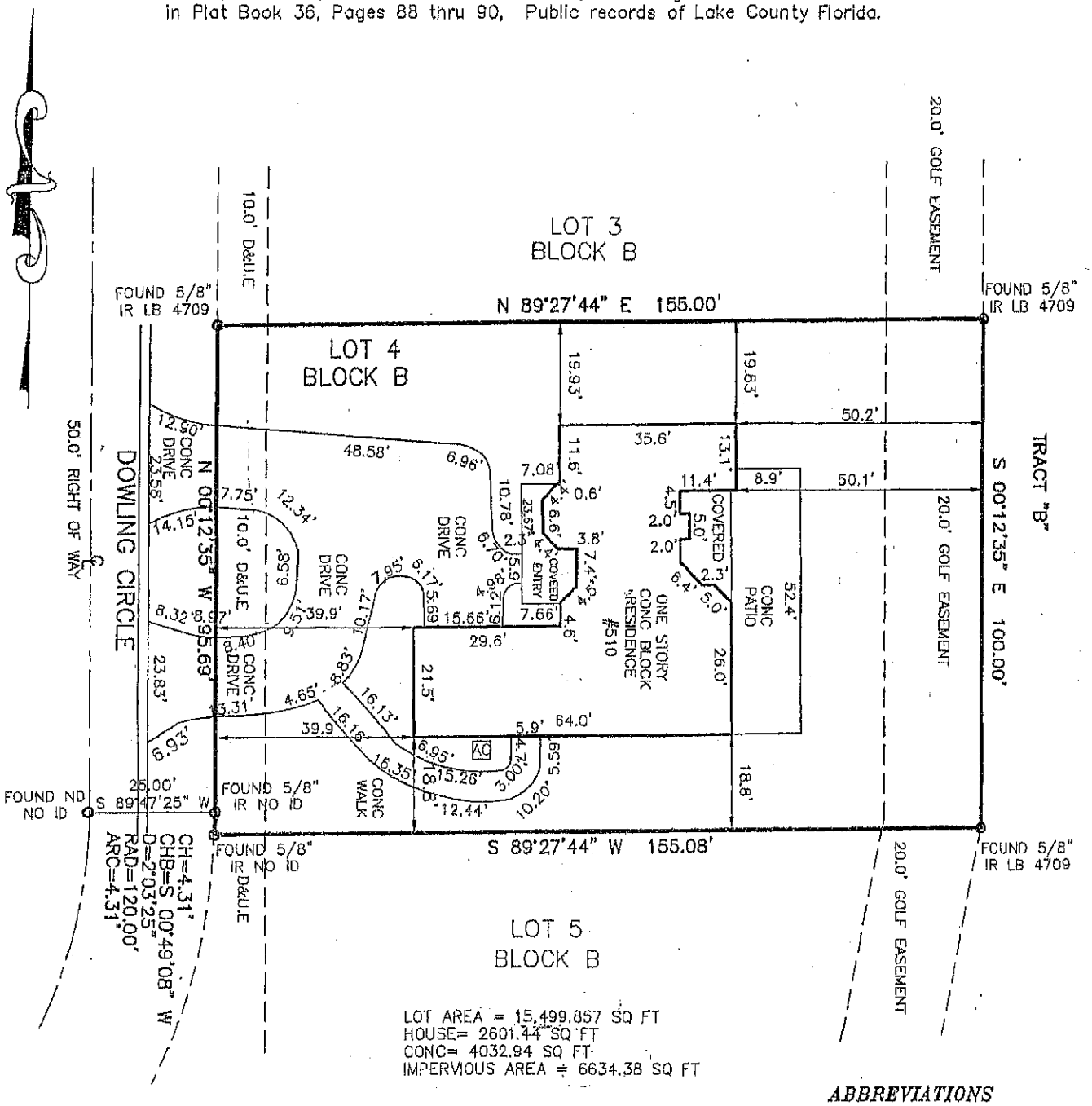
6) Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.
The homeowners currently do not have any physical hardships or disabilities.

Ph. 352-742-3398
Mail: P.O. Box 1267, Tavares, FL 32778
Corp. Office: 2104 South Bay St. Eustis, FL 32726
www.KevcoBuilders.com
Lic. # CBC1259012

BOUNDARY SURVEY

DESCRIPTION:

LOT 4, BLOCK B, THE LAKES OF LADY LAKE, according to the thereof Plat recorded in Plat Book 36, Pages 88 thru 90, Public records of Lake County Florida.



LOT AREA = 15,499.857 SQ FT
HOUSE= 2601.44 SQ FT
CONC= 4032.94 SQ FT
IMPERVIOUS AREA = 6634.38 SQ FT

ABBREVIATIONS

CONC = CONCRETE
℄ = CENTERLINE
(D) = DEED
IR = IRON ROD
IP = IRON PIPE
LB = LICENSED BUSINESS
(M) = MEASURED
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT-OF-WAY
UE = UTILITY EASEMENT
D&UE = DRAINAGE & UTILITY EASEMENT

SURVEYORS NOTES:

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION. THERE MAY EXIST MATTERS ON RECORD AFFECTING THE SUBJECT PROPERTY.

- BEARINGS BASED ON THE WEST LINE OF LOT 4, BLOCK B, THE LAKES OF LADY LAKE, AS RECORDED IN PLAT BOOK 36, PAGES 88-90 LAKE COUNTY,

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

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

August 31, 2015

RE: Variance Resolution 2015-108

Dear Property Owner:

This is to notify you that Applicant, Kevco Builders, has filed a variance application on behalf of property owners Cezary T. & Patricia Frondczak, for properties addressed as 510 Dowling Circle, within the Lakes of Lady Lake Subdivision, in the Town limits of the Town of Lady Lake, Florida. The requested variance from the Land Development Regulations is as follows:

Resolution 2015-108

Variance application is in accordance with the provisions of Chapter 5, Section 5-3.c.4.E., which states that the maximum impervious surface area within the RS-3 Zoning District is restricted not to exceed 35 percent of the lot size. The applicant proposes the impervious surface area to be increased from 35 percent to 42.8 percent to be allowed to retain concrete improvements such as rear patio concrete slab, driveway, and sidewalk, constructed at 510 Dowling Circle (Alternate Key 3682904).

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

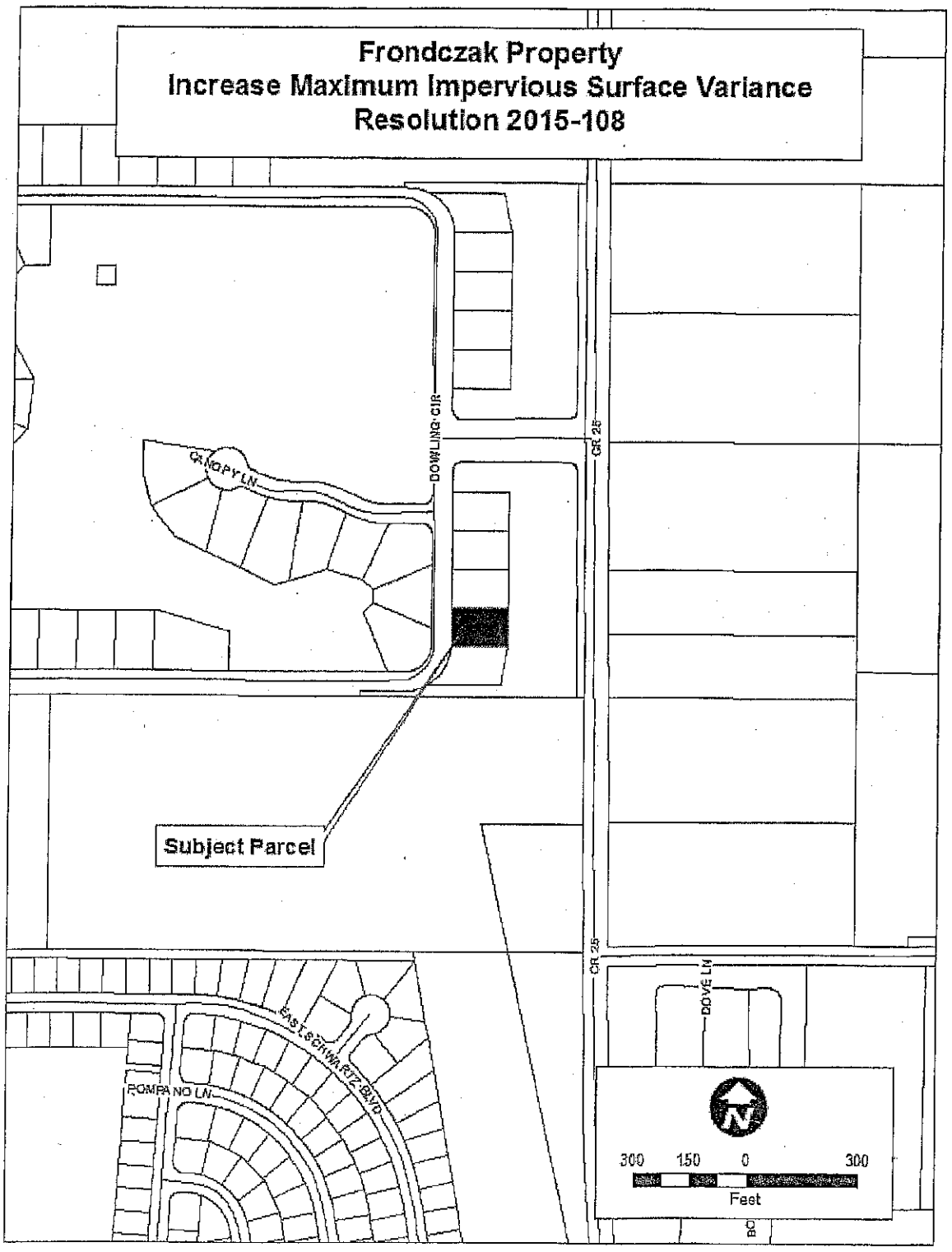
PLANNING AND ZONING BOARD- Monday, September 14, 2015 at 5:30 p.m.
COMMISSION MEETING- Monday, October 5, 2015 at 6:00 p.m.

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
Town Planner

MAP


Frondczak Property
Increase Maximum Impervious Surface Variance
Resolution 2015-108
CANOPY LN
DOWLING CIR
CR 25
Subject Parcel
CR 25
DOVE LN
EAST SCHWARTZ BLVD
POMPANO LN
300 150 0 300
Feet

AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
3682912	CHEAR INC C/O ALLAN SPEAR III	2225 NW 66TH CT	GAINESVILLE	FL	32653
3682882	SMOYER FREDERICK H & RUTH K SCHMOYER	6686 PHILLIPS RD	GERMANSVILLE	PA	18053
3682980	MC KEOWN BEVERLY	502 CANOPY LN	LADY LAKE	FL	32159
3683005	AUDIO VISUAL LEASING INC	1576 BELLA CRUZ DR	LADY LAKE	FL	32159
3682904	FRONDCZAK CEZARY T & PATRICIA	567 DOWLING CIR	LADY LAKE	FL	32159
3682891	PRICE REBECCA J	508 DOWLING CIR	LADY LAKE	FL	32159
3682998	PELLETTIERI JOSEPH L & MARIA C TRUSTEES	507 DOWLING CIR	LADY LAKE	FL	32159
1237734	PREVEDEL JOSEPH E & SILVIA PREVEDEL	PO BOX 496	LADY LAKE	FL	32158
3693604	LAKES OF LADY LAKE HOMEOWNERS ASSN	1553 SE FORT KING ST	OCALA	FL	34471
3682815	GOLF SOUTH INC	PO BOX 120387	CLERMONT	FL	34712

Frondczak Property- 150_Feet Adjacent Property Owners

LADY LAKE
VARIANCE

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: September 14, 2015

SUBJECT: **Resolution 2015-108- Kevco Builders for Cezary & Patricia Frondczak- Requesting an after-the-fact variance pursuant to the provisions of Chapter 5, Section 5-4).c).4). to increase the maximum impervious surface area from 35 percent to 42.8 percent of the lot size to be able to retain concrete improvements already made such as rear patio concrete slab, driveway, and a connecting sidewalk at 510 Dowling Circle (AK 3682904).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

1. **Motion to forward Resolution 2015-118 to the Town Commission with the Recommendation of Approval.**

2. **Motion to forward Resolution 2015-118 to the Town Commission with the Recommendation of Denial.**

Staff is in support of Motion Number 1.

SUMMARY

Applicant, Bryan Smith Kevco, has filed a variance application on behalf of property owners Cezary & Patricia Frondczak from the provisions of Chapter 5, Section 5-4).c).4).E). of the Land Development Regulations (LDRs) which states that the maximum impervious surface within the RS-3 Zoning should not exceed thirty-five (35) percent. The applicant proposes the impervious surface area to be increased from 35 percent to 42.8 percent to be allowed to retain concrete improvements already constructed such as rear patio concrete slab, driveway, and sidewalk, constructed at 510 Dowling Circle (Alternate Key 3682904).

During the construction of the single family residence 510 Dowling Circle, certain concrete improvements were completed that originally were not part of the zoning clearance issued for the Single Family Residence project (Permit No. 15-0173) as it relates to concrete to be poured on the site. Upon submittal of an as-built survey to the Growth Management Department, it was determined that the total impervious surface area was increased to 6,634.38 square feet within the 15,499.87-square-foot lot; yielding 42.8 percent of

impervious surface area (concreted area) in the lot. At this time the applicant is requesting an increase of 7.8 percent of what is currently allowed under the RS-3 Zoning District.

As required of this application, a Justification Statement has been submitted. The applicant stated that the concrete flatwork was an oversight during construction, it's mostly within the setback, and all building codes have been followed. Further, the applicant stated that these improvements brings new tax roll for the Town and the final product is consistent with the quality of the homes built within this neighborhood. Additionally, the denial of the variance would create a hardship should the owner have to remove approximately 1000 square feet of concrete; which would have to be redone with pavers and the finish wouldn't be the same. Lastly, the homeowners association is aware of the variance and has provided a letter of support/approval for the concrete improvements.

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

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

The subject property lies in Section 05 Township 18 Range 24, Lady Lake Florida. The property is zoned "RS-3" Single Family Low Density (up to 3 dwelling units per acre), which permits the construction of these residential improvements. The Future Land Use Map designation for the site is SF-LD (Single Family Low Density).

Zoning/Future Land Use

Subject Property	RS-3- Single Family Low Density/ SF-LD
Zoning of Adjacent Properties	
West	RS-3- Single Family Low Density/ SF-LD
East	RS-3- Single Family Low Density/ SF-LD
North	RS-3- Single Family Low Density/ SF-LD
South	RS-3- Single Family Low Density/ SF-LD

Comments:

- Notices to inform the surrounding property owners (9) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 31, 2015. The property was also posted on Monday, August 31, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the application for Resolution 2015-108 and provided comments on 09/04/2015 that determined the application complete and ready for transmittal to the P&Z Board and Town Commission.

The **Town Commission** is scheduled to consider the application for Resolution 2015-108 for final consideration at their regular meeting on Monday, October 5, 2015.

FISCAL IMPACT: $ _____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

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

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9-8-15

DEPARTMENT HEAD	Submitted 9/8/15	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality	Date
TOWN MANAGER	Approved Agenda Item for: 9/14/15	Date 9/5/15

BOARD ACTION: [✓] Approved as Recommended [ ] Disapproved
SIG/MONT 3-0

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

CC: THAD-G.M.

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

September 14, 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 Alfred Monteleone, Member
William Sigurdson, Vice Chairperson/Member
John Gauder, Chairperson

Member Absent: Michael McKenzie, Member

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

Also Present: Attorney Sasha Garcia, BRS Legal; Mayor Ruth Kussard and Commissioner Paul Hannan

OPEN FORUM:

Chairperson Gauder asked if anyone in the audience had any comments or questions. Three were no comments or questions.

NEW BUSINESS:

1. **Approval of Minutes** – August 10, 2015 Regular Meeting

Upon a motion by Member Sigurdson and a second by Member Monteleone, the Planning and Zoning Board approved the minutes of the Planning and Zoning Board Meeting of August 10, 2015 as presented by a vote of 3-0.

2. **Resolution No. 2015-108 – Kevco Builders for Cezary & Patricia Frondczak – Requesting an After-the-Fact Variance Pursuant to the Provisions of Chapter 5, Section 5-4).C).4). to Increase the Maximum Impervious Surface Area from 35% to 42.8% of the Lot Size to Retain Concrete Improvements Already Made Such as Rear Patio Concrete Slab, Driveway, and Connecting Sidewalk – Located at 510 Dowling Circle (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, Bryan Smith Kevco, has filed a variance application on behalf of property owners Cezary & Patricia Frondczak from the provisions of Chapter 5, Section 5-4).c).4).E). of the Land Development Regulations (LDRs) which

DRAFT

states that the maximum impervious surface within the RS-3 Zoning should not exceed 35%. She stated that the applicant proposes the impervious surface area to be increased from 35% to 42.8% to be allowed to retain concrete improvements already constructed as rear patio concrete slab, driveway, and sidewalk constructed at 510 Dowling Circle (Alternate Key 3682904). Aerial views and photos of the property were shown, along with the zoning of the property and adjacent parcels.

Ms. Then reported that during the construction of the single family residence 510 Dowling Circle, certain concrete improvements were completed that originally were not part of the zoning clearance issued for the Single Family Residence project (Permit No. 15-0173) as it relates to concrete to be poured on the site. Upon submittal of an as-built survey to the Growth Management Department, it was determined that the total impervious surface area was increased to 6,634.38 sq. ft. within the 15,499.87 sq. ft. lot, yielding 42.8% of impervious surface area (concreted area) in the lot. At this time, the applicant is requesting an increase of 7.8% of what is currently allowed under the RS-3 Zoning District.

Ms. Then stated that as required of this application, a Justification Statement has been submitted. She reported that the applicant stated that the concrete flatwork was an oversight during construction; it is mostly within the setback, and all building codes have been followed. Further, the applicant stated that these improvements bring a new tax roll for the Town and the final product is consistent with the quality of the homes built within this neighborhood. Additionally, the denial of the variance would create a hardship should the owner have to remove approximately 1000 sq. ft. of concrete; which would have to be redone with pavers and the finish would not be the same. Lastly, the Homeowners Association (HOA) is aware of the variance and has provided a letter of support/approval for the concrete improvements. A copy of the letter from the HOA was shown.

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

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

The subject property lies in Section 05, Township 18, Range 24, in Lady Lake, Florida. The property is zoned "RS-3" - Single Family Low Density (up to three dwelling units per acre), which permits the construction of these residential improvements. The Future Land Use Map designation for the site is SF-LD (Single Family Low Density).

Zoning/Future Land Use

Subject Property	RS-3- Single Family Low Density/ SF-LD
Zoning of Adjacent Properties	
West	RS-3- Single Family Low Density/ SF-LD

East	RS-3- Single Family Low Density/ SF-LD
North	RS-3- Single Family Low Density/ SF-LD
South	RS-3- Single Family Low Density/ SF-LD

Ms. Then reported that notices to inform the surrounding property owners (9) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 31, 2015 and the property was also posted this same day. She stated that six of nine notices have been returned as received, and there have been no objections and the one letter of support from the homeowners' association.

Ms. Then stated that the Technical Review Committee (TRC) members individually reviewed the application for Resolution No. 2015-108 and provided comments on September 4, 2015 that determined the application complete and ready for transmittal to the Planning and Zoning Board and Town Commission. The Town Commission is scheduled to consider the application for Resolution No. 2015-108 for first/final reading at their regular meeting on Monday, October 5, 2015.

Ms. Then stated the property owners are present if there are any questions.

Chairperson Gauder asked if anyone on the Board or anyone in the audience has any questions or comments.

Commissioner Paul Hannan stated that this property is in his ward, and he is aware of what is going on with the property.

Upon a motion by Member Sigurdson and a second by Member Monteleone, the Planning and Zoning Board recommended transmittal and approval of Resolution No. 2015-108 to the Town Commission for consideration by the following roll call vote:

MONTELEONE	***YES***
SIGURDSON	***YES***
GAUDER	***YES***

~~**3. Resolution No. 2015-110 SRK Lady Lake 43 Associates, LLC for SteinMart – Variance Request Pursuant to Chapter 17, Section 4.b.2.E. to Allow a Secondary Wall Sign to be Placed on the Southeast Elevation of the Building Referenced as Retail Tenant Space 1 Located within the Lady Lake Crossing Plaza at 456 North Highway 27/441 (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 on August 26, 2015, Town staff received a variance application from applicant Martin J. DelleBovi with SRK Lady Lake 43 Associates for secondary wall signage to be placed on the southeast elevation of the building facing North Highway 27/441, referenced as Retail Tenant Space 1, located within the Lady Lake Crossing Plaza. The applicant, Martin J. DelleBovi with SRK Lady Lake 43 Associates, has filed the variance application for the SteinMart Department Store to be located at the Lady Lake Crossing Plaza for property addressed as 456 North Highway 27/441.~~

~~Ms. Then stated the variance request has been made pursuant to the provisions of Chapter 17, Section 4.b.2.E., of the Town of Lady Lake Land Development Regulations, which only allows wall~~

L-20

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 5, 2015

SUBJECT: **Resolution No. 2015-110 – SRK Lady Lake 43 Associates, LLC for the SteinMart Department Store– Variance Request Pursuant to Chapter 17, Section 4.b.2.E. to Allow a Secondary Wall Sign to be Placed on the southeast elevation of the building North Highway 27/441 referenced as Retail Tenant Space 1 – Located within the Lady Lake Crossing Plaza, Which Does Not Have a Public Entrance, Addressed as 456 North Highway 27/441 (AK 3872777).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Resolution 2015-110- Request Pursuant to Chapter 17, Section 4.b.2.E. to Allow a Secondary Wall Sign to be Placed on the southeast elevation of the building North Highway 27/441 referenced as Retail Tenant Space 1 – Located within the Lady Lake Crossing Plaza, Which Does Not Have a Public Entrance, Addressed as 456 North Highway 27/441 (AK 3872777).

SUMMARY

On 08/26/2015, Town Staff received a variance application from applicant Martin J. DelleBovi with SRK Lady Lake 43 Associates for secondary wall signage to be placed on the southeast elevation of the building facing North Highway 27/441 referenced as Retail Tenant Space 1 located within the Lady Lake Crossing Plaza. Applicant, Martin J. DelleBovi with SRK Lady Lake 43 Associates, has filed the variance application for the SteinMart Department Store to be located at the Lady Lake Crossing Plaza for property addressed as 456 North Highway 27/441. The variance request has been made pursuant to the provisions of Chapter 17, Section 4.b.2.E., of the Town of Lady Lake Land Development Regulations which only allows wall signs to be placed on the main façade of the business. The proposed sign would be approximately 32'3"x 6' or 193.5 square feet in copy area.

As required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs facing this elevation will assist the northbound traffic to identifying the store's location. Additionally, the applicant indicated that drivers coming south to north on Fennell Boulevard would be better directed to the store thus providing advanced direction to prepare them to make an upcoming left into the property. Lastly, the applicant feels that given the size of the building for this anchor store, featuring a

wall signage consistent with the one already installed on the main façade of the business, is more in line with Commercial Design Standards and the spirit of the Sign Code rather than an empty façade on that significant elevation.

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

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

The subject property lies in Section 08 Township 18 Range 24, Lady Lake Florida. The property is zoned "PUD" Planned Unit Development, which permits the development in existence. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales and Services). The requested use is consistent with the adopted Memorandum of Agreement Ordinance 2006-04 for the Lady Lake Crossing Plaza and the directives of the Comprehensive Plan and adopted Land Development Regulations.

Comments:

- Notices to inform the surrounding property owners (3) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 31, 2015. The property was also posted on Monday, August 31, 2015.
- A second variance has been submitted concurrently with this application requesting to increase wall sign copy area to accommodate the proposed secondary wall sign.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the application for Resolution 2015-110 and provided comments on 09/04/2015 that determined the application complete and ready for transmittal to the P&Z Board and Town Commission.

The **Planning and Zoning Board** heard the application for Resolution 2015-110 at their regular meeting on Monday, September 14, 2015, and recommended approval with a 3-0 vote.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

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

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DEPARTMENT HEAD		Submitted 9/24/15	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements	Date
TOWN ATTORNEY		Approved as to Form and Legality	Date
TOWN MANAGER		Approved Agenda Item for: 10/5/15	Date 9/24/15

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

RESOLUTION NO. 2015-110

A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF CHAPTER 17, SECTION 4.b.2.E., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS WHICH ONLY ALLOWS WALL SIGNS TO BE PLACED ON THE MAIN FAÇADE OF THE BUSINESS. THE VARIANCE REQUEST IS TO ALLOW A SECONDARY WALL SIGN TO BE PLACED ON THE SOUTHEAST ELEVATION OF THE BUILDING FACING NORTH HIGHWAY 27/441 OF RETAIL TENANT SPACE 1 (STEINMART) LOCATED WITHIN LADY LAKE CROSSING PLAZA (ALTERNATE KEY #3872777), WHICH DOES NOT HAVE A PUBLIC ENTRANCE, ADDRESSED AS 456 NORTH HIGHWAY 27/441, OWNED BY SRK LADY LAKE 43 ASSOCIATES, LLC, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.

WHEREAS, SRK Lady Lake 43 Associates, LLC., is the owner of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A"; and

WHEREAS, the Property Owner petitioned for a variance from the provisions of Chapter 17, Section 4.b.2.E., of the Town of Lady Lake Land Development Regulations which only allows wall signs to be placed on the main façade of the business. The variance request is to allow a secondary wall sign to be placed on the southeast elevation of the building facing North Highway 27/441 of Retail Tenant Space 1 located within the Lady Lake Crossing Plaza (Alternate Key #3872777), which does not have a public entrance, addressed as 456 North Highway 27/441, owned by SRK Lady Lake 43 Associates, LLC, within the town limits of the Town of Lady Lake, Florida; and

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

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida, hereby grants a variance from the provisions of Chapter 17, Section 4.b.2.E., of the Town of Lady Lake Land Development Regulations which only allows wall signs to be placed on the main façade of the business, and to allow a secondary wall sign to be placed on the southeast elevation facing North Highway 27/441 of Retail Tenant Space 1 located within the Lady Lake Crossing Plaza (Alternate Key #3872777), which does not have a public entrance, addressed as 456 North Highway 27/441, owned by SRK Lady Lake 43 Associates, LLC, within the town limits of the Town of Lady Lake, Florida.

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

RESOLVED this _____ day of _____, 2015, in Lady Lake, Florida, by the Lady Lake Town Commission.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

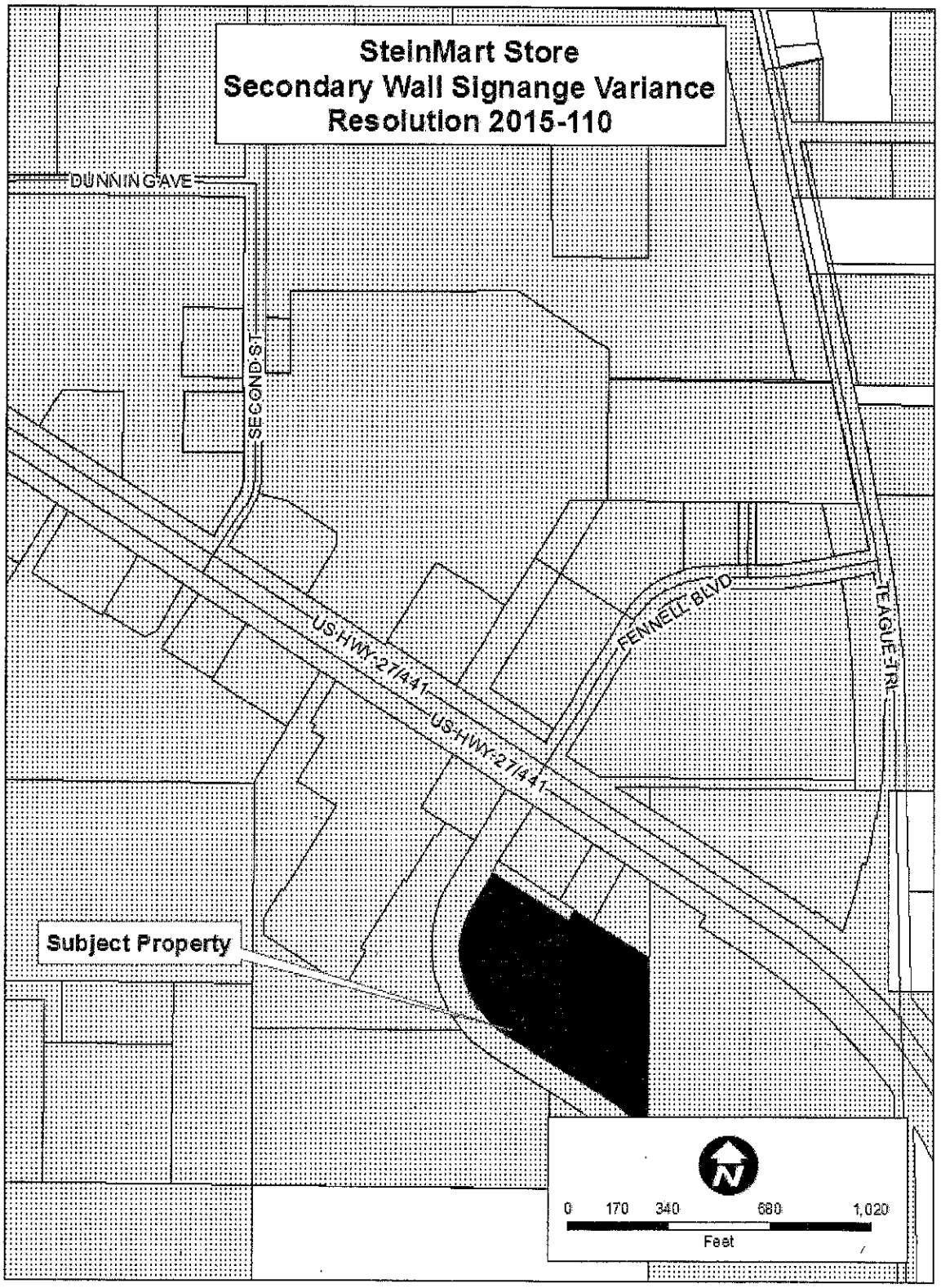
_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

EXHIBIT "A" - Legal Description and Map

LADY LAKE, LADY LAKE CROSSING SUB LOT 6 BEING IN 17-18-24 PB63 PG 57-58



TECHNICAL REVIEW COMMITTEE COMMENTS
FINAL COMMENTS 09/04/2015

Project: SteinMart Department Store @ Lady Lake Crossing
Proposal: Secondary Wall Sign Variance- Resolution 2015-110 & 2015-111

Description:

On 08/26/2015, Town Staff received a variance application from applicant Martin J. DelleBovi with SRK Lady Lake 43 Associates for secondary wall signage to be placed on the southeast elevation of the building facing North Highway 27/441 of Retail Tenant Space 1 located within the Lady Lake Crossing Plaza. Applicant, Martin J. DelleBovi with SRK Lady Lake 43 Associates, has filed the variance application for the SteinMart Department Store to be located at the Lady Lake Crossing Plaza for property addressed as 456 North Highway 27/441. The variance request has been made pursuant to the provisions of Chapter 17, Section 4.b.2.E., of the Town of Lady Lake Land Development Regulations which only allows wall signs to be placed on the main façade of the business. The proposed sign would be approximately 32'3"x 6' or 193.5 square feet in copy area.

As required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs facing this elevation will assist the northbound traffic to identifying the store's location. Additionally, the applicant indicated that drivers coming south to north on Fennell Blvd. would be better directed to the store thus providing advanced direction to prepare them to make an upcoming left into the property. Lastly, the applicant feels that given the size of the building for this anchor store, featuring a wall signage consistent with the one already installed on the main façade of the business, is more in line with Commercial Design Standards and the spirit of the Sign Code rather than an empty façade on that significant elevation.

GENERAL INFORMATION

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. No comments outstanding as per GM Review completed 09-03-2015.

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 per email dated 9/1/2015.

BUILDING

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

1. No comments at this time as per communication dated 09-04-2015. If approved, sign engineering will be reviewed at the Sign permitting phase.

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 no utilities will be affected at this time with the sign proposal.

RECEIVED
AUG 26 2015
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

TOWN OF LADY LAKE
VARIANCE APPLICATION

Alt. Key Number 3857777

1. Owner's name: SRK Lady Lake 43 Associates LLC

   Mailing Address: 4053 Maple Road #200, Amherst, NY 14226

   Email Address: mdellebovi@benchmarkgrp.com

   Telephone #: 716.833.4986

2. Applicant's name: SRK Lady Lake 43 Associates LLC

   Mailing Address: 4053 Maple Road #200, Amherst, NY 14226

   Email Address: mdellebovi@benchmarkgrp.com

   Telephone #: 716.833.4986

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

4. Property Address/Location: 456 N. Hwy 441/27 (d/b/a Stein Mart)

5. Legal Description: see attached

6. The variance requested is as follows:

   Total wall signage exceeds 200 sf.

7. The variance is necessary for the following reasons:

   This elevation does not have a public entrance

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

   Our center, as it is positioned on Hwy 441/27, has significant exposure to oncoming traffic from the east as the cars descend down the elevated highway. This design places a large blank wall to oncoming traffic. Although we have incorporated architectural features on this wall, there is

a great opportunity to help identify the building to the public thus allowing the cars to position themselves to turn into the center.

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

   Having such a large exposure to the public but not having a public entrance make this a peculiar situation.

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

    Yes, because if the variance is not granted, there will not be any identification visible on the building until the traffic continues down the elevated highway and the way the building is positioned at the point the public rounds the curve they are viewing the front of the east elevation which is blank.

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

    Yes

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

    Resolution #2015-104 April 20, 2015 for Ulta

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

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

Signature of Applicant

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Martin J. DelleBovi 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:

Variance for secondary wall signage

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

Martin J. DelleBovi
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 2nd day of September 2015 by Martin J. DelleBovi who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Tammy L Metzger
Notary Public

TAMMY L. METZGER
NOTARY PUBLIC, STATE OF NEW YORK
No. 01ME6134700
QUALIFIED IN NIAGARA COUNTY
My Commission Expires October 3, 2017

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

Office Use:

Date Application Received: _____ Received by: _____

Fees Paid: _____

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Martin J. DelleBovi 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:

Variance for secondary wall signage.

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

_____
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 2nd day of September 2015, by Martin J. DelleBovi, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Tammy L Metzger
Notary Public

TAMMY L. METZGER
NOTARY PUBLIC, STATE OF NEW YORK
No. 01ME6134700
QUALIFIED IN NIAGARA COUNTY
My Commission Expires October 3, 2017

Justification Statement – Stein Mart

Secondary Wall Sign

1. No, there would be no diminution in value of surrounding properties. Having the signage on this elevation will assist the public and assist the other retail stores by identifying the store's location from the east.

2. Yes, granting the permit would be a benefit to the public interest. Drivers coming east to west on Hwy 441/27 would have a clear view of the signage on the elevation thus providing advanced direction to prepare them to make an upcoming left turn into the property.

3. Yes, a denial of the permit would result in unnecessary hardship to both the tenant and the public looking to shop at the tenant's store. Many people may pass by not knowing the location is there and they could lose business.

4. The use of this signage is not contrary to the spirit of this Code. It assists in directing the public as they drive down the highway toward the property.

5. If the request is denied, then the tenant will still operate but will do so without the benefit of clearly identifying the property on the east side where the traffic is approaching.

6. Not applicable. The tenant and the developer do not suffer from any physical disabilities.

Stein Mart

Lady Lake Crossing

Legal Description of Land

DESCRIPTION: PARCEL "C" (BY SURVEYOR)

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S00°38'59"E, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 301.86 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 500/U.S. 27-441; THENCE CONTINUE S00°38'59"E, ALONG SAID EAST LINE, 302.56 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S00°38'59"E, ALONG SAID EAST LINE, 561.37 FEET; THENCE S89°06'19"W, DEPARTING SAID EAST LINE, 37.40 FEET TO EASTERLY LINE OF THE PROPOSED FENNELL BOULEVARD EXPENSION AND A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 72.00 FEET AND A CHORD BEARING OF N20°05'23"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 36°21'24", A DISTANCE OF 46.20 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 444.00 FEET AND A CHORD BEARING OF N49°06'25"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 19°40'40", A DISTANCE OF 152.40 FEET TO THE POINT OF TANGENCY; THENCE N58°56'45"W, ALONG SAID EASTERLY LINE, 362.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 356.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 47°22'44", A DISTANCE OF 294.31 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 280.00 FEET AND A CHORD BEARING OF N08°44'37"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 42°37'16", A DISTANCE OF 186.67 FEET TO THE POINT OF TANGENCY; THENCE N31°03'15"E, ALONG SAID EASTERLY LINE, 149.28 FEET; THENCE S58°56'45"E, DEPARTING SAID EASTERLY LINE, 618.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.109 ACRES, MORE OR LESS.

BOUNDARY SURVEY

ALTA/ACSM LAND TITLE SURVEY

SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST
TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA

Michael D. Cummins Jr.

SURVEYOR & MAPPER IN RESPONSIBLE CHARGE, FLS 5592
MICHAEL D. CUMMINS, JR.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PROPERTY RECORD CARD

General Information

Owner Name:	SRK LADY LAKE 43 ASSOCIATES LLC	**Alternate Key:**	3872777
Mailing Address:	4053 MAPLE RD AMHERST, NY 14226 *Update Mailing Address*	**Parcel Number:**	08-18-24-100000000600
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	18.70410
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	456 NORTH HIGHWAY 27/441 LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	--- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	LADY LAKE, LADY LAKE CROSSING SUB LOT 6 BEING IN 17-18-24 PB 63 PG 57-58		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		322120.95 SF		$0.00	$1,127,423.00

Miscellaneous Improvements

There is no Improvement information to display.

Sales History

There is no sales history information to display.

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$1,127,423	$1,127,423	$1,127,423	5.30510	$5,981.09
LAKE COUNTY MSTU AMBULANCE	$1,127,423	$1,127,423	$1,127,423	0.46290	$521.88
LAKE COUNTY MSTU FIRE	$1,127,423	$1,127,423	$1,127,423	0.47040	$530.34
SCHOOL BOARD STATE	$1,127,423	$1,127,423	$1,127,423	4.94900	$5,579.62
SCHOOL BOARD LOCAL	$1,127,423	$1,127,423	$1,127,423	2.24800	$2,534.45
TOWN OF LADY LAKE	$1,127,423	$1,127,423	$1,127,423	3.55100	$4,003.48
ST JOHNS RIVER FL WATER MGMT DIST	$1,127,423	$1,127,423	$1,127,423	0.30230	$340.82
LAKE COUNTY VOTED DEBT SERVICE	$1,127,423	$1,127,423	$1,127,423	0.16000	$180.39
LAKE COUNTY WATER AUTHORITY	$1,127,423	$1,127,423	$1,127,423	0.25540	$287.94
NORTH LAKE HOSPITAL DIST	$1,127,423	$1,127,423	$1,127,423	1.00000	$1,127.42

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

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

August 31, 2015

RE: Variance Resolutions 2015-110 & 2015-111

Dear Property Owner:

This is to notify you that Applicant, Martin J. DelleBovi with SRK Lady Lake 43 Associates, LLC, has filed variance applications for SteinMart located within the Lady Lake Crossing Plaza, addressed as 456 North Highway 27/441, owned by SRK Lady Lake 43 Associates, LLC. within the town limits of the Town of Lady Lake, Florida. The requested variance from the Land Development Regulations is as follows:

Resolution 2015-110

Variance application in accordance with the provisions of Chapter 17, Section 17- 4).b).2).E)., which only allows wall signs to be placed on the main façade of the business. The applicant proposes the installation of an additional secondary wall signage to be placed on the southeast elevation of the building facing North Highway 27/441 of retail tenant space 1 (Alternate Key 3872777) where there is not a public entrance.

Resolution 2015-111

Variance application in accordance with the provisions of Chapter 17, Section 17-4).b).2)., of the Town of Lady Lake Land Development Regulations which restricts wall sign copy area not to exceed 200 square feet. The variance request is to allow wall sign copy area to be increased an additional 187 square feet of the 200 square feet allowed.

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

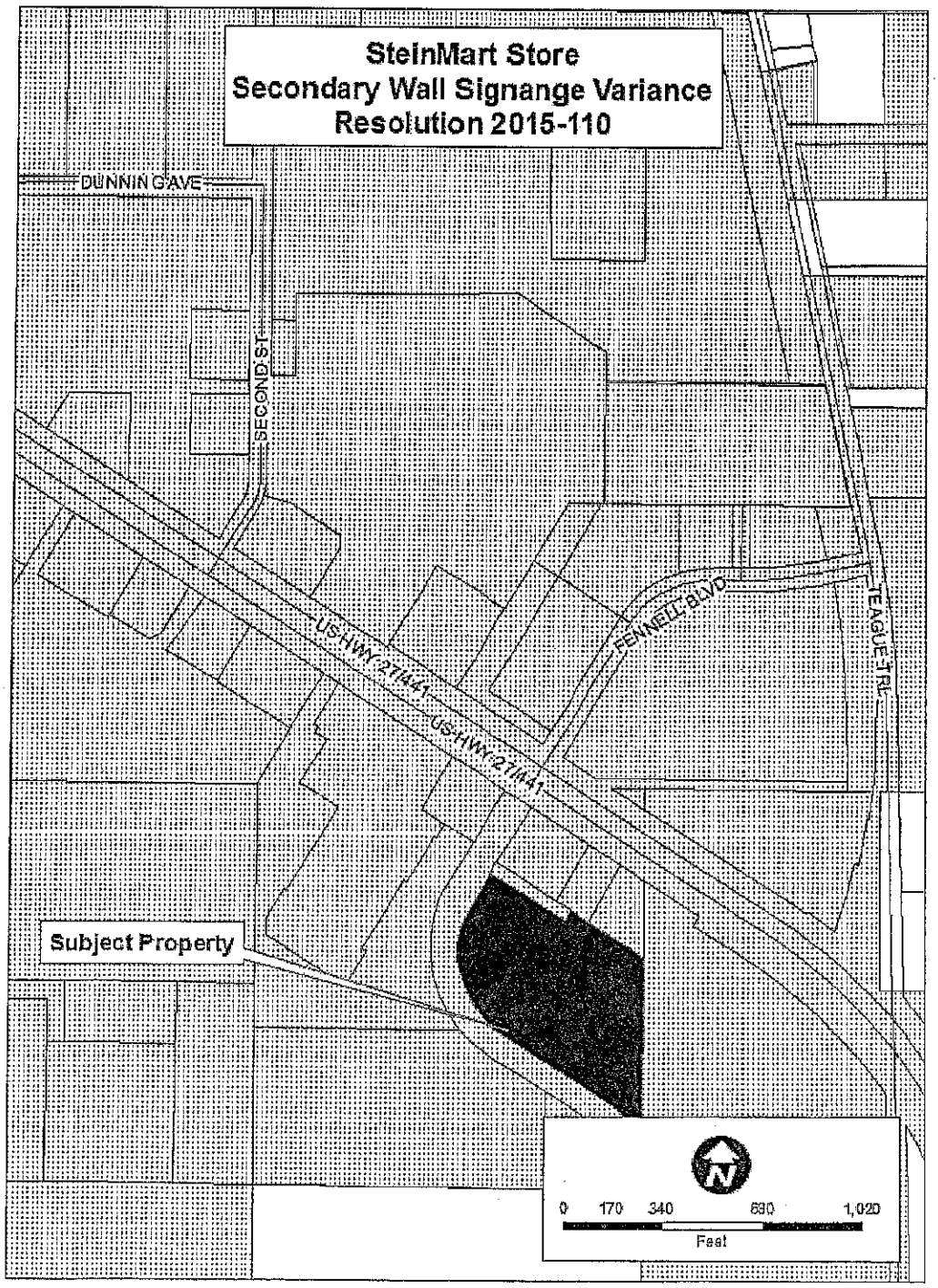
PLANNING AND ZONING BOARD- Monday, September 14, 2015 at 5:30 p.m.
COMMISSION MEETING- Monday, October 5, 2015 at 6:00 p.m.

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 wthenl@ladylake.org.

Sincerely,

Wendy Then
Town Planner

MAP

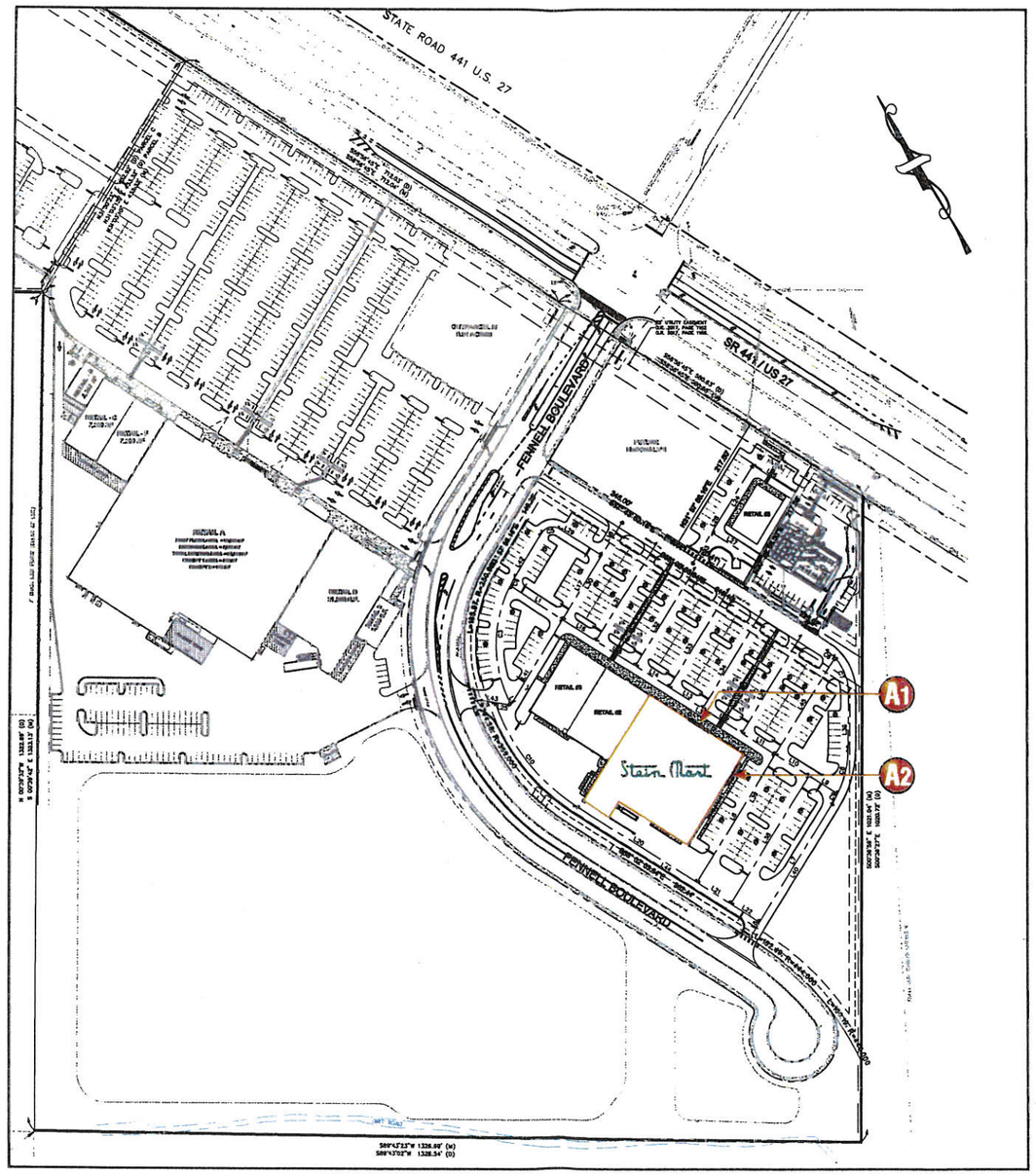

SteinMart Store
Secondary Wall Signange Variance
Resolution 2015-110
DUNNIN AVE
SECOND ST
US HWY 27/441
US HWY 27/441
KENNEDY BLVD
TEAGUE TRL
Subject Property
0 170 340 680 1,020
Feet

AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
3872772					
3872774					
3872775					
3877865	SRK LADY LAKE 43 ASSOCIATES LLC	4053 MAPLE RD	AMHERST	NY	14226
3878663					
3878665					
3872777					
3878666					
1279364	KIMMONS KARL N	PO BOX 13	LADY LAKE	FL	32158
3877864	LADY LAKE TK LLC	C/O PO BOX 52427	ATLANTA	GA	30355
3872778					
3878664	SRK LADY LAKE 21 ASSOCIATES LLC	4053 MAPLE RD	AMHERST	NY	14226
1770556					
1279445	MAYFIELD JAMES H JR TRUSTEE ET AL	7071 NUMBER 2 RD	HOWEY IN THE HILLS	FL	34737

150_Feet Adjacent Property Owners- SteinMart

Lady Lake Crossing, Lady Lake, FL

Lady Lake Crossing, Lady Lake, FL



SCALE: NTS

PLAN VIEW

SIGN LEGEND

SIGN TYPE A — 6'-0" ILLUMINATED CHANNEL LETTER SET

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
12704 Dupont Circle Tampa, Florida 33626
(813) 855-4415 (800) 284-3284

Office Locations:
Oceanside - Las Vegas - Columbus
Willowbrook - Knoxville - Jacksonville
Euless - San Antonio - Houston
Corpus Christi - Milwaukee - Indianapolis
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Building Quality Signage For American Business

Revisions:
R1 BW 4/27/15 Reduce logos A1 & A2 to 5

Client Approval/Date:

Landlord Approval/Date.

Account Rep: MIKE St ONGE
Project Manager: JUDY PADRON
Drawn By: JAKE LA FOND

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.

Project / Location:
Stein Mart
STORE #399
N U.S. HWY. 441
LADY LAKE, FL 32159

Job Number: 23-30313-10
Date: APRIL 13, 2015
Sheet Number: 1 Of 5
Design Number: 23-30313-10 R1

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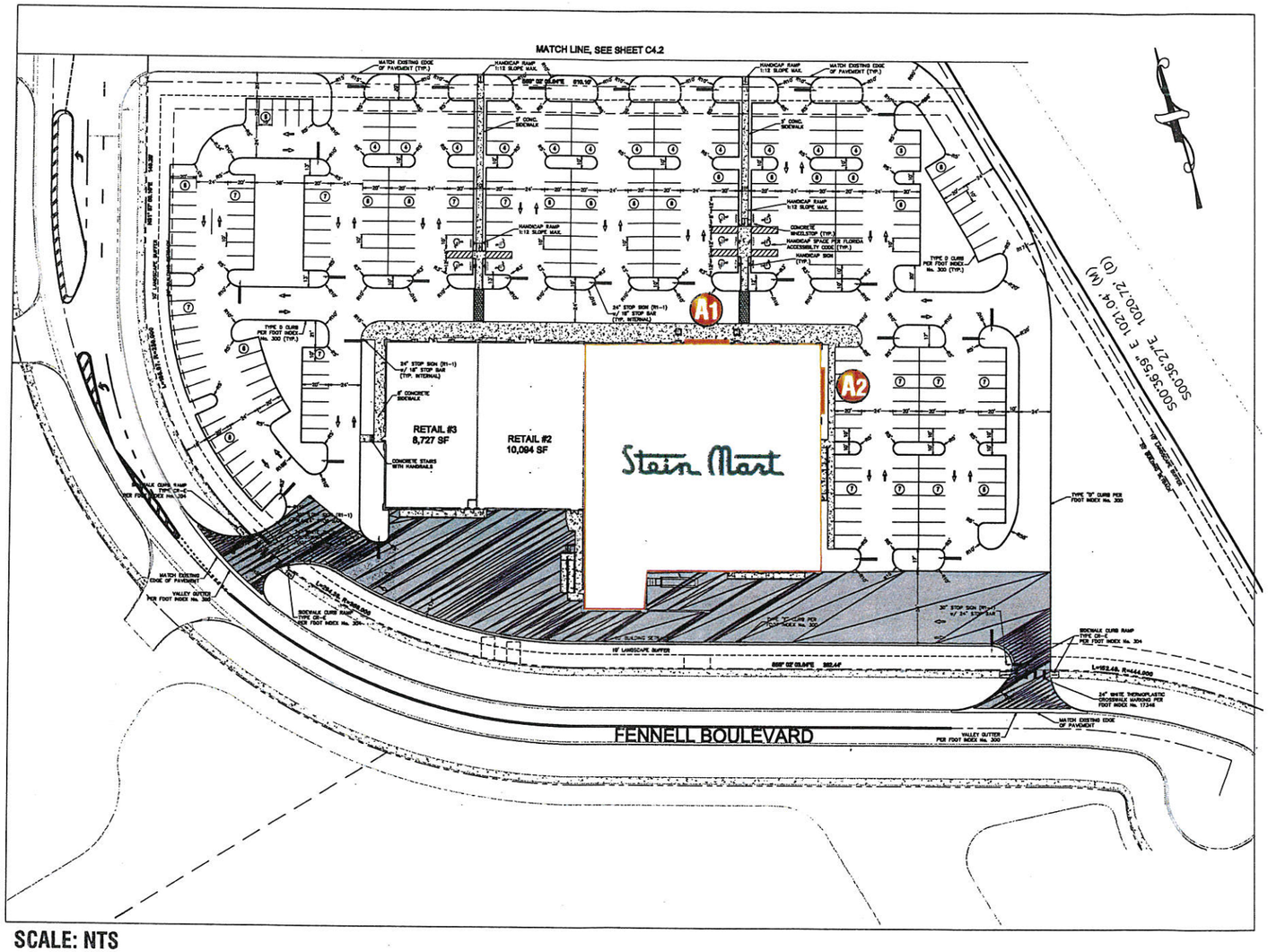

SCALE: NTS

PLAN VIEW

ENLARGED

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Building Quality Signage For American Business

Revisions:

R1 BW 4/27/15 Reduce signs A1 & A2 to 5

Client Approval/Date: Landlord Approval/Date:

Account Rep:	MIKE St ONGE
Project Manager:	JUDY PADRON
Drawn By:	JAKE LA FOND

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Project / Location:

Stein Mart
STORE #399
N U.S. HWY. 441
LADY LAKE, FL 32159

Job Number:	23-30313-10
Date:	APRIL 13, 2015
Sheet Number:	2 Of 5
Design Number:	23-30313-10 R1

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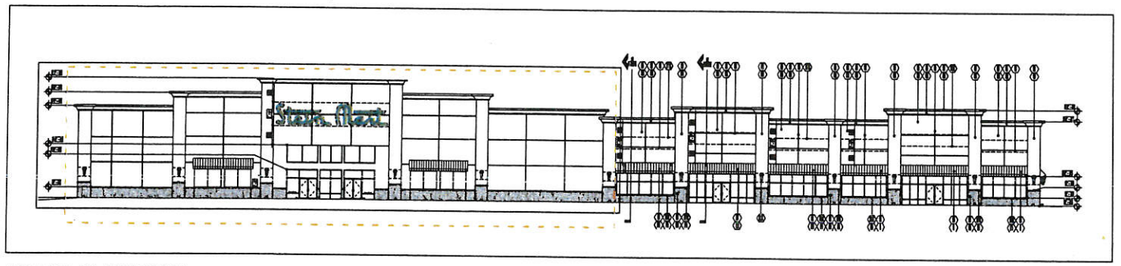

FRONT ELEVATION

FRONT ELEVATION

SIGN TYPE A **6' CHANNEL LETTERS Qty: 2**

SCALE: 1/16" = 1'-0"

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Building Quality Signage For American Business

Revisions:
1. BW 4/27/15 Reduce signs A1 & A2 to 6

Client Approval/Date:

Landlord Approval/Date.

Account Rep: MIKE St ONGE
Project Manager: JUDY PADRON
Drawn By: JAKE LA FOND

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.

Project / Location:
Stein Mart
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Job Number: 23-30313-10
Date: APRIL 13, 2015
Sheet Number: 3 Of 5
Design Number: 23-30313-10 R1

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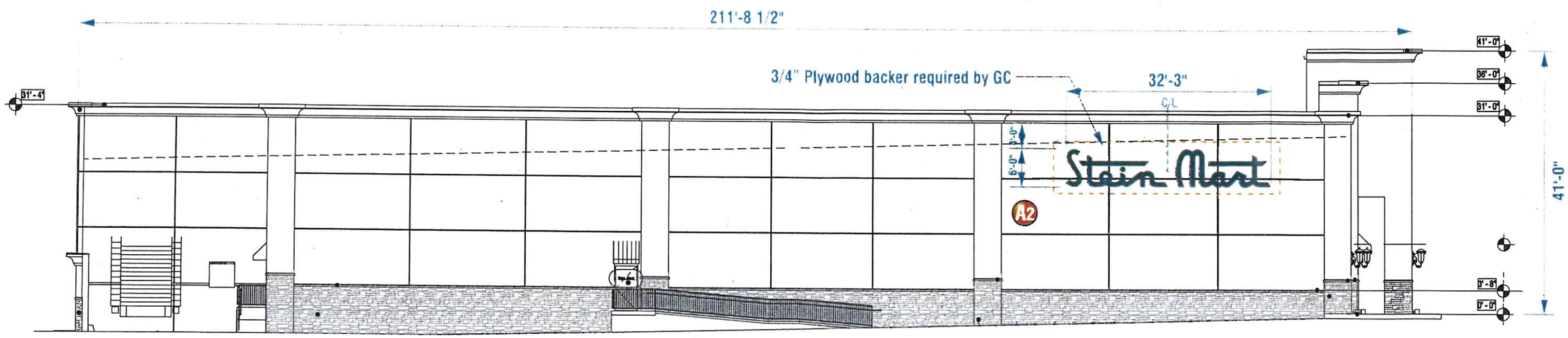

SIDE ELEVATION

SIGN TYPE A

6' CHANNEL LETTERS

SCALE: 1/16" = 1'-0"

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Building Quality Signage For American Business

Revisions:

2) BW 4/27/15 Reduce signs A1 & A2 to 6'

Client Approval/Date:

Landlord Approval/Date.

Account Rep: MIKE St ONGE

Project Manager: JUDY PADRON

Drawn By: JAKE LA FOND

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.

Project / Location:

Stein Mart
STORE #399
N U.S. HWY. 441
LADY LAKE, FL 32159

Job Number: 23-30313-10

Date: APRIL 13, 2015

Sheet Number: 4 Of 5

Design Number: 23-30313-10 R1

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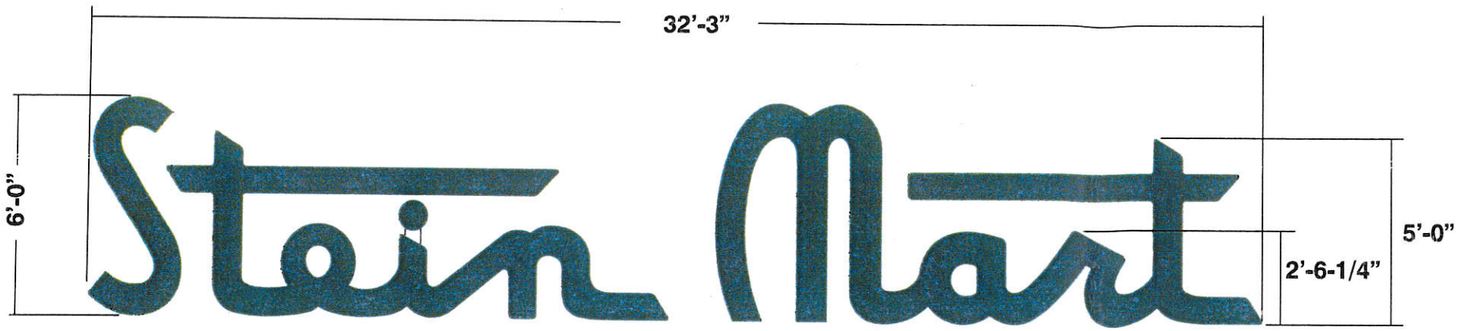
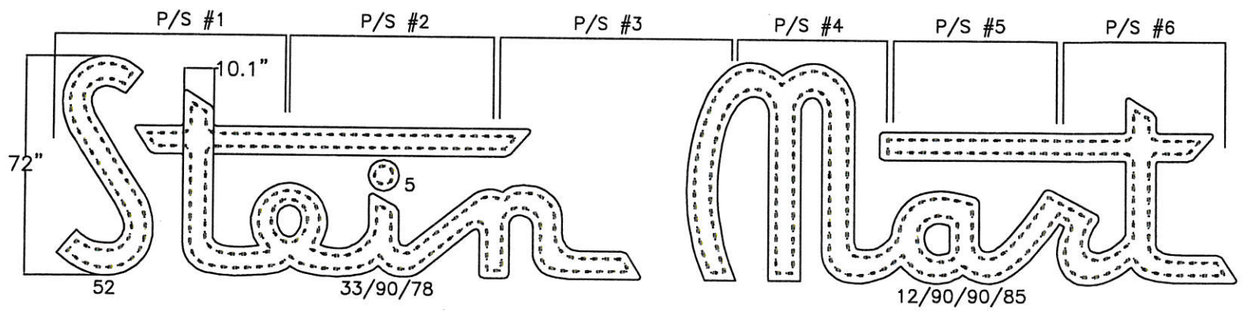


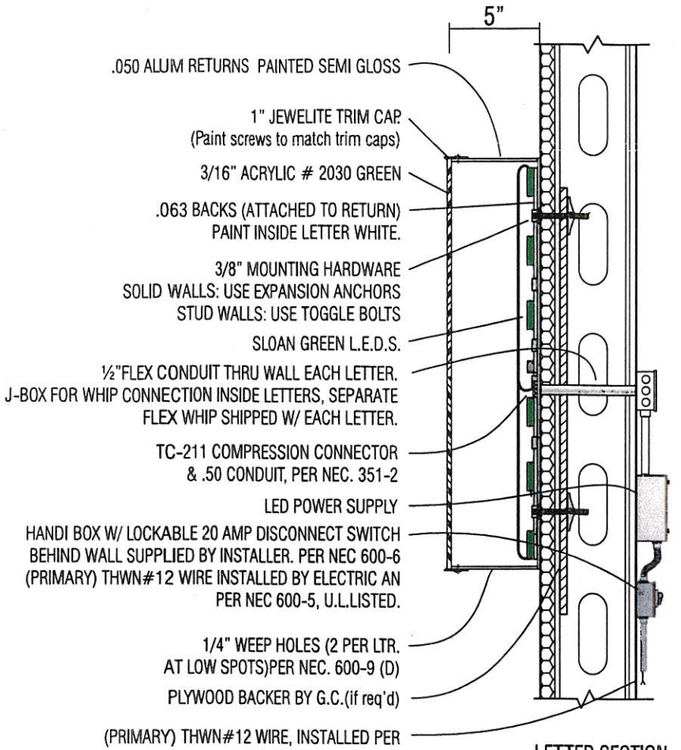
SIGN TYPE A **6 FT. GREEN CHANNEL LETTERS L.E.D. ILLUMINATED** **193.5 sq.ft.**

(2) TWO REQUIRED

Scale: 1/4"=1'-0"



L.E.D. LAYOUT



LETTER SECTION
SCALE: 1-1/2" = 1'-0"

1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
2) V SERIES GREEN LAID OUT AT 3.0 MODULES PER FOOT, 5" ON CENTER
3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 90 V SERIES GREEN MODULES
4) LAYOUT BASED ON A 5" CAN DEPTH
5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE

ESTIMATED PRODUCT B.O.M. PER SIGN:

535	Each V Series Green Modules – 179'
PN:	701269–GLPZ–MB
6	Each Modular 60 Power Supplies 12VDC
1	Each 100' Roll of Jacketed Cable

DRAWN	DATE	
EL	4/26/2012	FEDERAL HEATH STEIN MART

1) This design and drawing are proprietary and the property of SloanLED. Any reproduction or use without prior written approval is prohibited.
2) ChanneLED modules and power supply quantities are ESTIMATES ONLY and are based on the supplied information and drawings. Channel letter depth, lens color, material and thickness can vary, which may lead to an increase or decrease in product at the time of installation. To ensure accurate product requirements, it is recommended that product is tested using customer's specific lens material and letter configuration.
3) SloanLED highly recommends applying Light Enhancement Paint (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.
4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.

COLOR SPECIFICATIONS:
FACES: 3/16" ACRYLIC # 2030 GREEN
TRIM CAP: 1" JEWELITE (SOLID GREEN COLOR)
RETURNS:PMS 3425-C GREEN (SEMI GLOSS)
LETTER INTERIOR: WHITE
L.E.D. COLOR - GREEN
CAULK INSIDE LTR SEAMS TO STOP LIGHT LEAKS

ELECTRICAL REQUIREMENTS

Total: 6.0 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

SECONDARY WIRES FROM LETTERS TO BE MARKED BEFORE SHIPMENT CALLING OUT ITS DESIGNATED POWER SUPPLY.

INSTALLATION NOTE: INSTALLER TO PROVIDE ALL MOUNTING/ELECTRICAL COMPONENTS BEYOND LETTER (EXCEPT FOR LED POWER SUPPLY).
IF POWER SUPPLY IS LOCATED IN OUTDOOR OR WET CONDITION, ENCLOSE WITHIN A WEATHER PROOF METAL BOX PROVIDED BY INSTALLER.

INSTALLATION NOTE: FOR SOLID MASONRY TYPE WALLS USE 3/8" X 5" LONG EXPANSION ANCHORS (MIN. 3 PER LETTER)

ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4.
ALL TO BE ELECTRICALLY GROUNDED PER N.E.C. 250.
ALL POWER SUPPLIES TO BE FUSED PER U. L. 48, 28.2.1
GROUNDING AND BONDING PER N.E.C. 250-90, -92,-94,-96.
SIGN TO MEET N.E.C. AND U. L. 48 STANDARDS FOR ELECTRICAL SIGNS.
GROUNDING & BONDING
AS PER N.E.C. 250-90 & NEC 600-7
PRIMARIES AND FINAL CONNECTION TO SIGN BY: CERTIFIED ELECTRICIAN

FEDERAL HEATH
SIGN COMPANY
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Building Quality Signage For American Business

Revisions:
R1 BW 4/27/15 Reduce signs A1 & A2 to 5

Client Approval/Date:

Landlord Approval/Date.

Account Rep: MIKE St ONGE
Project Manager: JUDY PADRON
Drawn By: JAKE LA FOND

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.

Project / Location:
Stein Mart
STORE #399
N U.S. HWY. 441
LADY LAKE, FL 32159

Job Number: 23-30313-10
Date: APRIL 13, 2015
Sheet Number: 5 Of 5
Design Number: 23-30313-10 R1

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

September 14, 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 Alfred Monteleone, Member
William Sigurdson, Vice Chairperson/Member
John Gauder, Chairperson

Member Absent: Michael McKenzie, Member

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

Also Present: Attorney Sasha Garcia, BRS Legal; Mayor Ruth Kussard and Commissioner Paul Hannan

OPEN FORUM:

Chairperson Gauder asked if anyone in the audience had any comments or questions. Three were no comments or questions.

NEW BUSINESS:

1. **Approval of Minutes** – August 10, 2015 Regular Meeting

Upon a motion by Member Sigurdson and a second by Member Monteleone, the Planning and Zoning Board approved the minutes of the Planning and Zoning Board Meeting of August 10, 2015 as presented by a vote of 3-0.

2. **Resolution No. 2015-108 – Kevco Builders for Cezary & Patricia Frondczak – Requesting an After-the-Fact Variance Pursuant to the Provisions of Chapter 5, Section 5-4).C).4). to Increase the Maximum Impervious Surface Area from 35% to 42.8% of the Lot Size to Retain Concrete Improvements Already Made Such as Rear Patio Concrete Slab, Driveway, and Connecting Sidewalk – Located at 510 Dowling Circle (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, Bryan Smith Kevco, has filed a variance application on behalf of property owners Cezary & Patricia Frondczak from the provisions of Chapter 5, Section 5-4).c).4).E). of the Land Development Regulations (LDRs) which

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states that the maximum impervious surface within the RS-3 Zoning should not exceed 35%. She stated that the applicant proposes the impervious surface area to be increased from 35% to 42.8% to be allowed to retain concrete improvements already constructed as rear patio concrete slab, driveway, and sidewalk constructed at 510 Dowling Circle (Alternate Key 3682904). Aerial views and photos of the property were shown, along with the zoning of the property and adjacent parcels.

Ms. Then reported that during the construction of the single family residence 510 Dowling Circle, certain concrete improvements were completed that originally were not part of the zoning clearance issued for the Single Family Residence project (Permit No. 15-0173) as it relates to concrete to be poured on the site. Upon submittal of an as-built survey to the Growth Management Department, it was determined that the total impervious surface area was increased to 6,634.38 sq. ft. within the 15,499.87 sq. ft. lot, yielding 42.8% of impervious surface area (concreted area) in the lot. At this time, the applicant is requesting an increase of 7.8% of what is currently allowed under the RS-3 Zoning District.

Ms. Then stated that as required of this application, a Justification Statement has been submitted. She reported that the applicant stated that the concrete flatwork was an oversight during construction; it is mostly within the setback, and all building codes have been followed. Further, the applicant stated that these improvements bring a new tax roll for the Town and the final product is consistent with the quality of the homes built within this neighborhood. Additionally, the denial of the variance would create a hardship should the owner have to remove approximately 1000 sq. ft. of concrete; which would have to be redone with pavers and the finish would not be the same. Lastly, the Homeowners Association (HOA) is aware of the variance and has provided a letter of support/approval for the concrete improvements. A copy of the letter from the HOA was shown.

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

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

The subject property lies in Section 05, Township 18, Range 24, in Lady Lake, Florida. The property is zoned "RS-3" - Single Family Low Density (up to three dwelling units per acre), which permits the construction of these residential improvements. The Future Land Use Map designation for the site is SF-LD (Single Family Low Density).

Zoning/Future Land Use

Subject Property	RS-3- Single Family Low Density/ SF-LD
Zoning of Adjacent Properties	
West	RS-3- Single Family Low Density/ SF-LD

East	RS-3- Single Family Low Density/ SF-LD
North	RS-3- Single Family Low Density/ SF-LD
South	RS-3- Single Family Low Density/ SF-LD

Ms. Then reported that notices to inform the surrounding property owners (9) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 31, 2015 and the property was also posted this same day. She stated that six of nine notices have been returned as received, and there have been no objections and the one letter of support from the homeowners' association.

Ms. Then stated that the Technical Review Committee (TRC) members individually reviewed the application for Resolution No. 2015-108 and provided comments on September 4, 2015 that determined the application complete and ready for transmittal to the Planning and Zoning Board and Town Commission. The Town Commission is scheduled to consider the application for Resolution No. 2015-108 for first/final reading at their regular meeting on Monday, October 5, 2015.

Ms. Then stated the property owners are present if there are any questions.

Chairperson Gauder asked if anyone on the Board or anyone in the audience has any questions or comments.

Commissioner Paul Hannan stated that this property is in his ward, and he is aware of what is going on with the property.

Upon a motion by Member Sigurdson and a second by Member Monteleone, the Planning and Zoning Board recommended transmittal and approval of Resolution No. 2015-108 to the Town Commission for consideration by the following roll call vote:

MONTELEONE	***YES***
SIGURDSON	***YES***
GAUDER	***YES***

3. Resolution No. 2015-110 – SRK Lady Lake 43 Associates, LLC for SteinMart – Variance Request Pursuant to Chapter 17, Section 4.b.2.E. to Allow a Secondary Wall Sign to be Placed on the Southeast Elevation of the Building Referenced as Retail Tenant Space 1 – Located within the Lady Lake Crossing Plaza at 456 North Highway 27/441 (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 on August 26, 2015, Town staff received a variance application from applicant Martin J. DelleBovi with SRK Lady Lake 43 Associates for secondary wall signage to be placed on the southeast elevation of the building facing North Highway 27/441, referenced as Retail Tenant Space 1, located within the Lady Lake Crossing Plaza. The applicant, Martin J. DelleBovi with SRK Lady Lake 43 Associates, has filed the variance application for the SteinMart Department Store to be located at the Lady Lake Crossing Plaza for property addressed as 456 North Highway 27/441.

Ms. Then stated the variance request has been made pursuant to the provisions of Chapter 17, Section 4.b.2.E., of the Town of Lady Lake Land Development Regulations, which only allows wall

signs to be placed on the main façade of the business. The proposed sign would be approximately 32'3" X 6' or 193.5 sq. ft. in copy area. She stated staff recommends approval. Aerial views of the subject property were shown.

Ms. Then stated that as required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs facing this elevation will assist the northbound traffic in identifying the store's location. Additionally, the applicant indicated that drivers coming south to north on Fennell Boulevard would be better directed to the store, thus providing advanced direction to prepare them to make an upcoming left into the property Lastly, the applicant feels that given the size of the building for this anchor store, featuring wall signage consistent with the one already installed on the main façade of the business is more in line with Commercial Design Standards and the spirit of the Sign Code rather than an empty façade on that significant elevation. Renderings of the building were presented showing the façade with and without the proposed signs, and photos of the building under construction and the area from US Hwy 27/441 were shown.

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

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

The subject property lies in Section 08, Township 18, Range 24, in Lady Lake, Florida. The property is zoned "PUD" Planned Unit Development, which permits the development in existence. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales and Services). The requested use is consistent with the adopted Memorandum of Agreement of Ordinance No. 2006-04 for the Lady Lake Crossing Plaza and the directives of the Comprehensive Plan and adopted Land Development Regulations.

Ms. Then reported that notices to inform the surrounding property owners (3) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 31, 2015 and the property was posted this same day. She stated there have been no objections or letters of support received thus far.

Ms. Then noted that a second variance has been submitted concurrently with this application requesting to increase wall sign copy area to accommodate the proposed secondary wall sign.

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed the application for Resolution No. 2015-110 and provided comments on September 4, 2015 that determined the application complete and ready for transmittal to the Planning and Zoning Board and Town Commission. The Town Commission is scheduled to consider the application for

Resolution No. 2015-110 for first/final reading at their regular meeting on Monday, October 5, 2015. She stated Mr. DelleBovi is present if there are any questions.

Member Monteleone asked if the resolution is only for a secondary wall sign.

Ms. Then clarified that the Town's sign code does not allow for secondary wall signs if there is not a public entrance, and this application requests a variance for that.

Upon a motion by Member Monteleone and a second by Member Sigurdson, the Planning and Zoning Board recommended transmittal and approval of Resolution No. 2015-110 to the Town Commission for consideration by the following roll call vote:

MONTELEONE	***YES***
SIGURDSON	***YES***
GAUDER	***YES***

7. Resolution No. 2015-111 – SRK Lady Lake 43 Associates, LLC for SteinMart – Variance Request Pursuant to Chapter 17, Section 4.b.2. to Increase Wall Sign Copy Area an Additional 187 Sq. Ft. from the Maximum 200 Sq. Ft. Allowed for a Secondary Wall Sign for Retail Tenant Space 1 – Located within the Lady Lake Crossing Plaza at 456 North Highway 27/441 (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 J. DelleBovi with SRK Lady Lake 43 Associates, has filed the second variance application requesting to increase allowable wall sign copy area to accommodate the proposed secondary wall sign for the SteinMart Department Store to be located at Retail Tenant Space 1 at the Lady Lake Crossing Plaza, for property addressed as 456 North Highway 27/441. She stated that pursuant to the provisions of Chapter 17, Section 17-4).b).2)., wall sign copy area cannot exceed a total of 200 sq. ft. per tenant. SteinMart has already installed a wall sign approximately 193.5 sq. ft. on the main façade of the business and the proposed secondary wall sign would be the same size; thus prompting the submittal of a concurrent variance addressing the additional increase in signage.

Ms. Then stated that the requests is to allow an additional 187 sq. ft. from the maximum 200 sq. ft. allowed, for a total of 387 sq. ft. of wall sign copy area, since each sign would be 193.5 sq. ft. She stated that staff recommends approval of this request. Aerial views, photos of the site and the posting, and zoning of the property and adjacent parcels were shown.

As required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs facing this elevation will assist the northbound traffic in identifying the store's location. Additionally, the applicant indicated that drivers coming south to north on Fennell Blvd. would be better directed to the store, thus providing advanced direction to prepare them to make an upcoming left into the property. Lastly, the applicant feels that given the size of the building for this anchor store, featuring wall signage consistent with the one already installed on the main façade of the business is more in line with Commercial Design Standards and the spirit of the Sign Code rather than an empty façade on that significant elevation.

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

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

The subject property lies in Section 08, Township 18, Range 24, in Lady Lake, Florida. The property is zoned "PUD" Planned Unit Development, which permits the development in existence. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales and Services). The requested use is consistent with the adopted Memorandum of Agreement of Ordinance No. 2006-04 for the Lady Lake Crossing Plaza and the directives of the Comprehensive Plan and adopted Land Development Regulations.

Ms. Then reported that notices to inform the surrounding property owners (3) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 31, 2015 and the property was also posted on this date.

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed the application for Resolution No. 2015-111 and provided comments on September 4, 2015 that determined the application complete and ready for transmittal to the Planning and Zoning Board and Town Commission. The Town Commission is scheduled to consider the application for Resolution No. 2015-111 for first/final reading at their regular meeting on Monday, October 5, 2015.

Chairperson Gauder asked if there were any comments or questions from the Board members and the audience.

Vice Chairperson Sigurdson commented that this request for signage large enough to be viewed from the road is understandable.

Upon a motion by Member Monteleone and a second by Member Sigurdson, the Planning and Zoning Board recommended transmittal and approval of Resolution No. 2015-111 to the Town Commission for consideration by the following roll call vote:

MONTELEONE	*YES*
SIGURDSON	*YES*
GAUDER	*YES*

7. Ordinance No. 2015-11 – David Springstead – Rezoning 49 +/- Acres of Land Owned by Elijah Bailey, Jr., from Heavy Commercial (HC) To Planned Unit Development (PUD) – Located North of Lake Ella Road, and West of Hwy 27/441 (Alt. Key #1282594, #1282608, #3374916) (Wendy Then)

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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, David Springstead, on behalf of the property owner Elijah Bailey, Jr., has filed an application to amend the zoning designation for property being 49 +/- acres, located north of Lake Ella Road and west of Hwy 27/441, referenced by Alternate Key #1282594, #1282608, and #3374916.

Ms. Then stated the subject property is currently vacant and the applicant is requesting to rezone the property to Planned Unit Development (PUD) to allow the following uses: General Retail, Office Use, Restaurants, Apartments, Condominiums, Hotels, Restaurant with Bar, and Medical Treatment Use. Exhibit "C" was included in the packet and detailed the proposed uses and buildings in their foreseen locations on the property. She stated the property was formerly zoned Planned Unit Development (PUD) under Ordinance No. 2005-20, which provided entitlements for many of the same uses as provided by the current Heavy Commercial zoning under Ordinance No. 2011-19. The intent of Ordinance No. 2011-19 was to rezone the property in a manner that would allow it to be subdivided and marketed in a more flexible manner as potential developers would have had to adhere to the PUD Ordinance No. 2005-20.

Ms. Then stated that at this time, the property owner has a potential buyer who would like to establish a variety of uses on the property, including apartments, which was removed as an approved use under the Heavy Commercial rezoning of Ordinance 2011-19. She stated that staff recommends approval of this ordinance.

The Future Land Use designation of Commercial General – Retail Sales and Services (RET) is the appropriate designation for what the applicant is seeking by this rezoning request; therefore, a future land use map amendment is not needed. The zoning designation of the subject property and the adjacent property was reviewed as follows:

Zoning Designations

Subject Properties	Lady Lake - Heavy Commercial (HC)
Future Land Use of Adjacent Properties	
West	Lady Lake- Commercial Residential Single Family (RS-6)
East	Lady Lake – Heavy Commercial (HC)
North	Lady Lake – Heavy Commercial (HC)
South	Fruitland Park – Neighborhood Commercial (C-1)

Photos and aerial views of the property were shown with an overlay of current and proposed zoning maps.

Ms. Then reviewed the highlights of the proposed changes to include property setbacks as follows:

- All structures erected on the Property shall have zero (0) foot lot setback lines from lot lines located within the Property.
- All structures erected on the Property shall have a ten (10) foot minimum setback from contiguous property not zoned residential.
- All structures erected on the Property shall have a twenty (20) foot minimum setback from contiguous property zoned residential.
- All structures erected on the Property shall have a minimum fifty (50) foot setback from the right of way for U.S. Highway 441/27. This setback does not apply to walls, signage and signage structures, so long as they are uninhabitable.

- All structures erected on the Property shall have a minimum thirty-five (35) foot setback from the right of way for Lake Ella Road. This setback does not apply to walls, signage and signage structures, so long as they are uninhabitable.
- No greater setbacks or separations than those described above shall be imposed by the Town's Code of Ordinances, Land Development Regulations, or zoning ordinances, except as required by the Town's Life Safety Code.

A rendering of the proposed master plan for the site was shown.

Ms. Then reported that notices to inform the surrounding property owners (26) within 150' of the property of the proposed rezoning were mailed by certified mail return receipt on Monday, August 31, 2015 and the property was also posted this same day. She stated that 24 of the 26 notices have been returned as received and no objections or letters of support have been received, although there have been three general inquiries about the proposal.

Ms. Then noted the following comments:

- The PUD may be developed in phases; however, parking, stormwater, and all other requirements of the site plan must be in place for each phase to stand alone.
- Site Plans will be required for each phase of the development.
- All development on the property will be served by Town Utilities.

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2015-11, provided comments on September 1, 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. 2015-11 for first reading on Monday, October 5, 2015 at 6:00 p.m. The second and final reading will be held on Monday, October 19, 2015 at 6:00 p.m.

Chairperson Gauder asked if there were any comments or questions from the Board members and the audience.

Upon a motion by Member Sigurdson and a second by Member Monteleone, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2015-11 to the Town Commission for consideration by the following roll call vote:

MONTELEONE	*YES*
SIGURDSON	*YES*
GAUDER	*YES*

8. <u>Ordinance No. 2015-13 – Amending the Text of Policy 1-10.1, F) of the Future Land Use Element of the Lady Lake Comprehensive Plan 2030 – Allowing for the Construction of Individual Single Family Dwelling Units on Lots of Record Existing as of September 21, 2006, in the Manufactured Home High Density (MH-HD) Future Land Use Designation (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 this is a housekeeping item that staff

has brought forward; the Town of Lady Lake has filed a text amendment to the Comprehensive Plan 2030 in an effort to address a necessary correction to the description of the Manufactured Home High Density (MH-HD) Future Land Use (FLU) Classification. She stated that this amendment is directly related to the request to annex properties in the Orange Blossom Gardens Subdivisions into the Town of Lady Lake, and to rezone them to the Mixed Residential Medium Density (MX-8) FLU classification.

Ms. Then reviewed the background for this amendment as follows:

Orange Blossom Gardens has been in existence since the 1960's and began as a mobile home community in Lake County, Florida (unincorporated). In the 1980's, the Town of Lady Lake began to annex areas of Orange Blossom Gardens, assigning them the R-3 zoning classification which permitted mobile home construction. In August of 1989, Ordinance 89-22 of the Town of Lady Lake amended the R-3 classification of the Town's zoning ordinance to allow mobile homes, as well as pre-fabricated homes. In the following year, under Ordinance 90-102, the Town again amended the R-3 zoning category to allow site-built homes.

On August 15, 1994, through Ordinance 94-08, the Town of Lady Lake elected to repeal numerous ordinances and provisions by adopting "The Land Development Code of the Town of Lady Lake", as well as an accompanying Town Zoning Map. The properties of Orange Blossom Gardens were given the zoning classification of Mixed Residential Medium Density (MX-8), which permitted mobile home construction as well as single-family conventional construction.

Finally, under Ordinance 2006-68 adopted September 21, 2006, the Town Commission of the Town of Lady Lake amended the language the Manufactured Home High Density (MH-9) to allow individual single family dwelling units to be located on lots of record existing as of September 21, 2006. Until that time, the MH-9 zoning classification was the only residential classification that did not permit single-family residential construction. Given the age of many of the mobile homes in the community, the ordinance expanded the opportunity for those choosing to replace their mobile home to do so with a conventional single family home.

Again, the Orange Blossom Gardens/Hills areas of The Villages were rezoned MX-8 in 1994; therefore, the zoning has long been in place for either construction type. However, concurrent with the adoption of Ordinance 94-08, the Town failed to amend the Future Land Use Classification to Mixed Residential Medium Density (MR-MD), the properties remained under the MH-HD future land use classification which permitted only the manufactured home and mobile home construction types.

Given that the MX-8 zoning classification density (eight dwelling units per acre) is less than the density allowed under the Manufactured Home High Density classification (nine dwelling units per acre), at this time, the Town is requesting a text amendment to the Comprehensive Plan to incorporate the necessary language to the MH-HD future land use classification to allow both housing types as intended under Ordinance 94-08, and edified by the adoption of Ordinance 2006-68 to allow the replacement of mobile and manufactured homes town-wide (at least for those lots of record which existed prior to September 21, 2006, of which those lots assigned MX-8 in 1994 within the Villages qualify). The amendment will in no way prohibit the residents of the MH-HD future land use classification from choosing the construction type of their home through its passage.

This amendment is consistent with the Town's Comprehensive Plan policy: Policy HSG 1-1.2: Promote a Diversity of Housing Types. The Town's Future Land Use Map shall designate the appropriate land uses to accommodate a diversity of housing needs.

Ms. Then reported that the Local Planning Agency is scheduled to consider Ordinance No. 2015-13 on Wednesday, September 16, 2015, at 5:45 p.m. The Town Commission is scheduled to consider Ordinance No. 2015-13 for second and final reading on Monday, October 5, 2015 at 6:00 p.m.

Chairperson Gauder asked if there were any comments or questions from the Board members and the audience.

Vice Chair Sigurdson asked if this ordinance effects anything voted on in the last meeting.

Growth Management Director Thad Carroll stated that this ordinance will be submitted concurrent with the rezoning and comprehensive plan amendment for the annexations. He stated that although the property has had the correct zoning since 1994, the language was not incorporated into the comp plan to allow both housing types, and this ordinance corrects that oversight.

Upon a motion by Member Monteleone and a second by Member Sigurdson, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2015-13 to the Town Commission for consideration by the following roll call vote:

MONTELEONE	***YES***
SIGURDSON	***YES***
GAUDER	***YES***

CHAIRPERSON/MEMBERS' REPORT:

Chairperson Gauder asked if the members had any comments. There were no comments.

ADJOURN: ***With nothing further to discuss, the meeting was adjourned at 6:01 p.m.***

Nancy Slaton, Deputy Town Clerk

John Gauder, Chairperson

Minutes transcribed Nancy Slaton, Deputy Town Clerk

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PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: September 14, 2015

SUBJECT: **Resolution No. 2015-110 – SRK Lady Lake 43 Associates, LLC for the SteinMart Department Store– Variance Request Pursuant to Chapter 17, Section 4.b.2.E. to Allow a Secondary Wall Sign to be Placed on the southeast elevation of the building North Highway 27/441 referenced as Retail Tenant Space 1 – Located within the Lady Lake Crossing Plaza, Which Does Not Have a Public Entrance, Addressed as 456 North Highway 27/441 (AK 3872777).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

1. **Motion to forward Resolution 2015-110 to the Town Commission with the Recommendation of Approval.**

2. **Motion to forward Resolution 2015-110 to the Town Commission with the Recommendation of Denial.**

Staff is in support of Motion Number 1.

SUMMARY

On 08/26/2015, Town Staff received a variance application from applicant Martin J. DelleBovi with SRK Lady Lake 43 Associates for secondary wall signage to be placed on the southeast elevation of the building facing North Highway 27/441 referenced as Retail Tenant Space 1 located within the Lady Lake Crossing Plaza. Applicant, Martin J. DelleBovi with SRK Lady Lake 43 Associates, has filed the variance application for the SteinMart Department Store to be located at the Lady Lake Crossing Plaza for property addressed as 456 North Highway 27/441. The variance request has been made pursuant to the provisions of Chapter 17, Section 4.b.2.E., of the Town of Lady Lake Land Development Regulations which only allows wall signs to be placed on the main façade of the business. The proposed sign would be approximately 32'3"x 6' or 193.5 square feet in copy area.

As required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs facing this elevation will assist the northbound traffic to identifying the store's location. Additionally, the applicant indicated that drivers coming south to north on Fennell Boulevard would be better directed to the store thus

providing advanced direction to prepare them to make an upcoming left into the property. Lastly, the applicant feels that given the size of the building for this anchor store, featuring a wall signage consistent with the one already installed on the main façade of the business, is more in line with Commercial Design Standards and the spirit of the Sign Code rather than an empty façade on that significant elevation.

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

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

The subject property lies in Section 08 Township 18 Range 24, Lady Lake Florida. The property is zoned "PUD" Planned Unit Development, which permits the development in existence. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales and Services). The requested use is consistent with the adopted Memorandum of Agreement Ordinance 2006-04 for the Lady Lake Crossing Plaza and the directives of the Comprehensive Plan and adopted Land Development Regulations.

Comments:

- Notices to inform the surrounding property owners (3) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 31, 2015. The property was also posted on Monday, August 31, 2015.
- A second variance has been submitted concurrently with this application requesting to increase wall sign copy area to accommodate the proposed secondary wall sign.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the application for Resolution 2015-110 and provided comments on 09/04/2015 that determined the application complete and ready for transmittal to the P&Z Board and Town Commission.

The **Town Commission** is scheduled to consider the application for Resolution 2015-110 for final consideration at their regular meeting on Monday, October 5, 2015.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

Resolution

[ ] Other

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

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DEPARTMENT HEAD — Submitted 9/8/15 — Date

WP 9-8-15 FINANCE DEPARTMENT — Approved as to Budget Requirements — Date

TOWN ATTORNEY — Approved as to Form and Legality — Date

TOWN MANAGER — Approved Agenda Item for: 9-14-15 — Date 9/8/15

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

MONT/SIL 3-0

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

CC: THAD-L.M.

~~East~~	~~RS-3- Single Family Low Density/ SF-LD~~
~~North~~	~~RS-3- Single Family Low Density/ SF-LD~~
~~South~~	~~RS-3- Single Family Low Density/ SF-LD~~

~~Ms. Then reported that notices to inform the surrounding property owners (9) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 31, 2015 and the property was also posted this same day. She stated that six of nine notices have been returned as received, and there have been no objections and the one letter of support from the homeowners' association.~~

~~Ms. Then stated that the Technical Review Committee (TRC) members individually reviewed the application for Resolution No. 2015-108 and provided comments on September 4, 2015 that determined the application complete and ready for transmittal to the Planning and Zoning Board and Town Commission. The Town Commission is scheduled to consider the application for Resolution No. 2015-108 for first/final reading at their regular meeting on Monday, October 5, 2015.~~

~~Ms. Then stated the property owners are present if there are any questions.~~

~~Chairperson Gauder asked if anyone on the Board or anyone in the audience has any questions or comments.~~

~~Commissioner Paul Hannan stated that this property is in his ward, and he is aware of what is going on with the property.~~

~~***Upon a motion by Member Sigurdson and a second by Member Monteleone, the Planning and Zoning Board recommended transmittal and approval of Resolution No. 2015-108 to the Town Commission for consideration by the following roll call vote:***~~

~~***MONTELEONE YES***~~
~~***SIGURDSON YES***~~
~~***GAUDER YES***~~

3. Resolution No. 2015-110 – SRK Lady Lake 43 Associates, LLC for SteinMart – Variance Request Pursuant to Chapter 17, Section 4.b.2.E. to Allow a Secondary Wall Sign to be Placed on the Southeast Elevation of the Building Referenced as Retail Tenant Space 1 – Located within the Lady Lake Crossing Plaza at 456 North Highway 27/441 (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 on August 26, 2015, Town staff received a variance application from applicant Martin J. DelleBovi with SRK Lady Lake 43 Associates for secondary wall signage to be placed on the southeast elevation of the building facing North Highway 27/441, referenced as Retail Tenant Space 1, located within the Lady Lake Crossing Plaza. The applicant, Martin J. DelleBovi with SRK Lady Lake 43 Associates, has filed the variance application for the SteinMart Department Store to be located at the Lady Lake Crossing Plaza for property addressed as 456 North Highway 27/441.

Ms. Then stated the variance request has been made pursuant to the provisions of Chapter 17, Section 4.b.2.E., of the Town of Lady Lake Land Development Regulations, which only allows wall

signs to be placed on the main façade of the business. The proposed sign would be approximately 32'3" X 6' or 193.5 sq. ft. in copy area. She stated staff recommends approval. Aerial views of the subject property were shown.

Ms. Then stated that as required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs facing this elevation will assist the northbound traffic in identifying the store's location. Additionally, the applicant indicated that drivers coming south to north on Fennell Boulevard would be better directed to the store, thus providing advanced direction to prepare them to make an upcoming left into the property Lastly, the applicant feels that given the size of the building for this anchor store, featuring wall signage consistent with the one already installed on the main façade of the business is more in line with Commercial Design Standards and the spirit of the Sign Code rather than an empty façade on that significant elevation. Renderings of the building were presented showing the façade with and without the proposed signs, and photos of the building under construction and the area from US Hwy 27/441 were shown.

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

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

The subject property lies in Section 08, Township 18, Range 24, in Lady Lake, Florida. The property is zoned "PUD" Planned Unit Development, which permits the development in existence. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales and Services). The requested use is consistent with the adopted Memorandum of Agreement of Ordinance No. 2006-04 for the Lady Lake Crossing Plaza and the directives of the Comprehensive Plan and adopted Land Development Regulations.

Ms. Then reported that notices to inform the surrounding property owners (3) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 31, 2015 and the property was posted this same day. She stated there have been no objections or letters of support received thus far.

Ms. Then noted that a second variance has been submitted concurrently with this application requesting to increase wall sign copy area to accommodate the proposed secondary wall sign.

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed the application for Resolution No. 2015-110 and provided comments on September 4, 2015 that determined the application complete and ready for transmittal to the Planning and Zoning Board and Town Commission. The Town Commission is scheduled to consider the application for

Resolution No. 2015-110 for first/final reading at their regular meeting on Monday, October 5, 2015. She stated Mr. DelleBovi is present if there are any questions.

Member Monteleone asked if the resolution is only for a secondary wall sign.

Ms. Then clarified that the Town's sign code does not allow for secondary wall signs if there is not a public entrance, and this application requests a variance for that.

Upon a motion by Member Monteleone and a second by Member Sigurdson, the Planning and Zoning Board recommended transmittal and approval of Resolution No. 2015-110 to the Town Commission for consideration by the following roll call vote:

MONTELEONE	***YES***
SIGURDSON	***YES***
GAUDER	***YES***

~~**7. Resolution No. 2015-111 – SRK Lady Lake 43 Associates, LLC for SteinMart – Variance Request Pursuant to Chapter 17, Section 4.b.2. to Increase Wall Sign Copy Area an Additional 187 Sq. Ft. from the Maximum 200 Sq. Ft. Allowed for a Secondary Wall Sign for Retail Tenant Space 1 – Located within the Lady Lake Crossing Plaza at 456 North Highway 27/441 (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 J. DelleBovi with SRK Lady Lake 43 Associates, has filed the second variance application requesting to increase allowable wall sign copy area to accommodate the proposed secondary wall sign for the SteinMart Department Store to be located at Retail Tenant Space 1 at the Lady Lake Crossing Plaza, for property addressed as 456 North Highway 27/441. She stated that pursuant to the provisions of Chapter 17, Section 17-4).b).2)., wall sign copy area cannot exceed a total of 200 sq. ft. per tenant. SteinMart has already installed a wall sign approximately 193.5 sq. ft. on the main façade of the business and the proposed secondary wall sign would be the same size; thus prompting the submittal of a concurrent variance addressing the additional increase in signage.~~

~~Ms. Then stated that the requests is to allow an additional 187 sq. ft. from the maximum 200 sq. ft. allowed, for a total of 387 sq. ft. of wall sign copy area, since each sign would be 193.5 sq. ft. She stated that staff recommends approval of this request. Aerial views, photos of the site and the posting, and zoning of the property and adjacent parcels were shown.~~

~~As required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs facing this elevation will assist the northbound traffic in identifying the store's location. Additionally, the applicant indicated that drivers coming south to north on Fennell Blvd. would be better directed to the store, thus providing advanced direction to prepare them to make an upcoming left into the property. Lastly, the applicant feels that given the size of the building for this anchor store, featuring wall signage consistent with the one already installed on the main façade of the business is more in line with Commercial Design Standards and the spirit of the Sign Code rather than an empty façade on that significant elevation.~~

L-21

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 5, 2015

SUBJECT: **Resolution No. 2015-111 – SRK Lady Lake 43 Associates, LLC for the SteinMart Department Store– Variance Request Pursuant to Chapter 17, Section 4.b.2. to increase wall sign copy area an additional 187 square feet from the maximum 200 square feet allowed for Retail Tenant Space 1 – Located within the Lady Lake Crossing Plaza, addressed as 456 North Highway 27/441 (AK 3872777).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Resolution 2015-111- Variance Request Pursuant to Chapter 17, Section 4.b.2. to increase wall sign copy area an additional 187 square feet from the maximum 200 square feet allowed for Retail Tenant Space 1 – Located within the Lady Lake Crossing Plaza, addressed as 456 North Highway 27/441 (AK 3872777).

SUMMARY

Applicant, Martin J. DelleBovi with SRK Lady Lake 43 Associates, has filed the second variance application requesting to increase allowable wall sign copy area to accommodate the proposed secondary wall sign for the SteinMart Department Store to be located on Retail Tenant Space 1, at the Lady Lake Crossing Plaza for property addressed as 456 North Highway 27/441. Pursuant to the provisions of Chapter 17, Section 17-4).b).2)., wall sign copy area cannot exceed a total of 200 square feet per tenant. SteinMart has already installed a wall sign approximately 193.5 square feet on the main façade of the business and the proposed secondary wall sign would be the same size; thus prompting the submittal of a concurrent variance addressing the additional increase in signage.

The requests is to allow an additional 187 square feet from the maximum 200 square feet allowed, for a total of 387 square feet of wall sign copy area, since each sign would be 193.5 square feet.

As required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs facing this elevation will assist the northbound traffic to identifying the store's location. Additionally, the applicant indicated that drivers coming south to north on Fennell Blvd. would be better directed to the store thus providing

advanced direction to prepare them to make an upcoming left into the property. Lastly, the applicant feels that given the size of the building for this anchor store, featuring a wall signage consistent with the one already installed on the main façade of the business, is more in line with Commercial Design Standards and the spirit of the Sign Code rather than an empty façade on that significant elevation.

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

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

The subject property lies in Section 08 Township 18 Range 24, Lady Lake Florida. The property is zoned "PUD" Planned Unit Development, which permits the development in existence. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales and Services). The requested use is consistent with the adopted Memorandum of Agreement Ordinance 2006-04 for the Lady Lake Crossing Plaza and the directives of the Comprehensive Plan and adopted Land Development Regulations.

Comments:

- Notices to inform the surrounding property owners (3) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 31, 2015. The property was also posted on Monday, August 31, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the application for Resolution 2015-111 and provided comments on 09/04/2015 that determined the application complete and ready for transmittal to the P&Z Board and Town Commission.

The **Planning and Zoning Board** heard the application for Resolution 2015-111 at their regular meeting on Monday, September 14, 2015, and recommended approval with a 3-0 vote.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

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

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DEPARTMENT HEAD	Submitted 9/24/15	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality	Date
TOWN MANAGER	Approved Agenda Item for: 10/5/15	Date 9/24/15

9-24-15

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

RESOLUTION NO. 2015-111

A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF CHAPTER 17, SECTION 17-4).b).2)., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS WHICH RESTRICTS WALL SIGN COPY AREA NOT TO EXCEED 200 SQUARE FEET FOR ANY GIVEN TENANT. THE VARIANCE REQUEST IS TO ALLOW WALL SIGN COPY AREA TO BE INCREASED AN ADDITIONAL 187 SQUARE FEET FOR RETAIL TENANT SPACE 1 (STEINMART) LOCATED WITHIN LADY LAKE CROSSING PLAZA (ALTERNATE KEY #3872777), ADDRESSED AS 456 NORTH HIGHWAY 27/441, OWNED BY SRK LADY LAKE 43 ASSOCIATES, LLC, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.

WHEREAS, SRK Lady Lake 43 Associates, LLC., is the owner of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A"; and

WHEREAS, the Property Owner petitioned for a variance from the provisions of Chapter 17, Section 17-4).b).2)., of the Town of Lady Lake Land Development Regulations which restricts wall sign copy area not to exceed 200 square feet. The variance request is to allow wall sign copy area to be increased an additional 187 square feet for Retail Tenant Space 1 located within the Lady Lake Crossing Plaza (Alternate Key #3872777), addressed as 456 North Highway 27/441, owned by SRK Lady Lake 43 Associates, LLC, within the town limits of the Town of Lady Lake, Florida; and

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

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida, hereby grants a variance from the provisions of Chapter 17, Section 17-4).b).2)., of the Town of Lady Lake Land Development Regulations which restricts wall sign copy area not to exceed 200 square feet, and to allow additional wall sign copy area to be increased an additional 187 square feet for Retail Tenant Space 1 located within the Lady Lake Crossing Plaza (Alternate Key #3872777), addressed as 456 North Highway 27/441, owned by SRK Lady Lake 43 Associates, LLC, within the town limits of the Town of Lady Lake, Florida.

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

RESOLVED this _____ day of _____, 2015, in Lady Lake, Florida, by the Lady Lake Town Commission.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

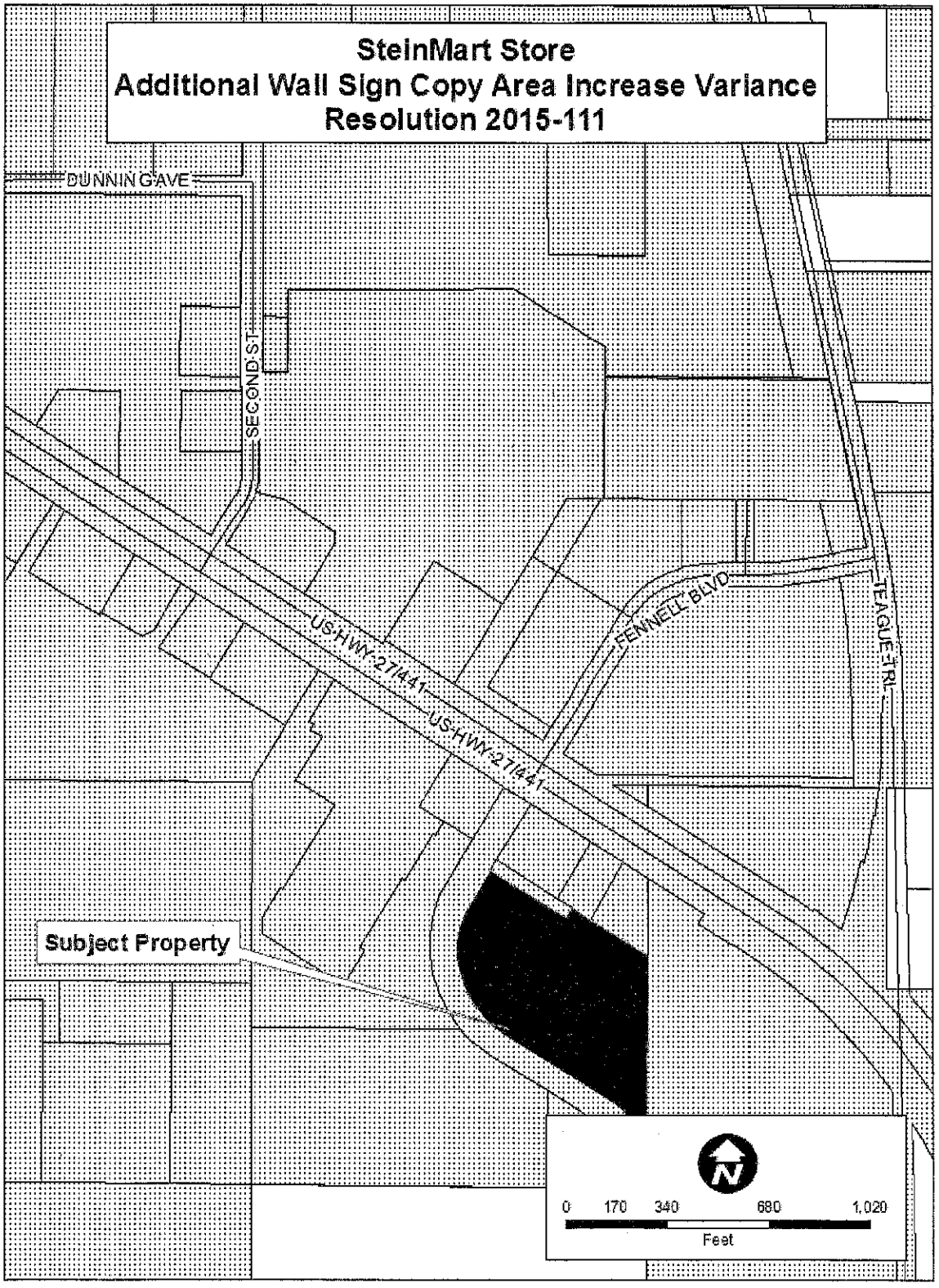
_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

EXHIBIT "A" - Legal Description and Map

LADY LAKE, LADY LAKE CROSSING SUB LOT 6 BEING IN 17-18-24 PB63 PG 57-58



TECHNICAL REVIEW COMMITTEE COMMENTS
FINAL COMMENTS 09/04/2015

Project: SteinMart Department Store @ Lady Lake Crossing
Proposal: Secondary Wall Sign Variance- Resolution 2015-110 & 2015-111

Description:

On 08/26/2015, Town Staff received a variance application from applicant Martin J. DelleBovi with SRK Lady Lake 43 Associates for secondary wall signage to be placed on the southeast elevation of the building facing North Highway 27/441 of Retail Tenant Space 1 located within the Lady Lake Crossing Plaza. Applicant, Martin J. DelleBovi with SRK Lady Lake 43 Associates, has filed the variance application for the SteinMart Department Store to be located at the Lady Lake Crossing Plaza for property addressed as 456 North Highway 27/441. The variance request has been made pursuant to the provisions of Chapter 17, Section 4.b.2.E., of the Town of Lady Lake Land Development Regulations which only allows wall signs to be placed on the main façade of the business. The proposed sign would be approximately 32'3"x 6' or 193.5 square feet in copy area.

As required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs facing this elevation will assist the northbound traffic to identifying the store's location. Additionally, the applicant indicated that drivers coming south to north on Fennell Blvd. would be better directed to the store thus providing advanced direction to prepare them to make an upcoming left into the property. Lastly, the applicant feels that given the size of the building for this anchor store, featuring a wall signage consistent with the one already installed on the main façade of the business, is more in line with Commercial Design Standards and the spirit of the Sign Code rather than an empty façade on that significant elevation.

GENERAL INFORMATION

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. No comments outstanding as per GM Review completed 09-03-2015.

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 per email dated 9/1/2015.

BUILDING

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

1. No comments at this time as per communication dated 09-04-2015. If approved, sign engineering will be reviewed at the Sign permitting phase.

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 no utilities will be affected at this time with the sign proposal.

RECEIVED
AUG 26 2015
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

TOWN OF LADY LAKE
VARIANCE APPLICATION

Alt. Key Number 3872777

1. Owner's name: SRK Lady Lake 43 Associates LLC

   Mailing Address: 4053 Maple Road #200, Amherst, NY 14226

   Email Address: mdellebovi@benchmarkgrp.com

   Telephone #: 716.833.4986

2. Applicant's name: SRK Lady Lake 43 Associates LLC

   Mailing Address: 4053 Maple Road #200, Amherst, NY 14226

   Email Address: mdellebovi@benchmarkgrp.com

   Telephone #: 716.833.4986

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

4. Property Address/Location: 456 N. Hwy 441/27 (d/b/a Stein Mart)

5. Legal Description: see attached

6. The variance requested is as follows:

   For a secondary wall sign on the east elevation of the building

7. The variance is necessary for the following reasons:

   This elevation does not have a public entrance

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

   Our center, as it is positioned on Hwy 441/27, has significant exposure to oncoming traffic from the east as the cars descend down the elevated highway. This design places a large blank wall to oncoming traffic. Although we have incorporated architectural features on this wall, there is

a great opportunity to help identify the building to the public thus allowing the cars to position themselves to turn into the center.

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

   Having such a large exposure to the public but not having a public entrance make this a peculiar situation.

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

    Yes, because if the variance is not granted, there will not be any identification visible on the building until the traffic continues down the elevated highway and the way the building is positioned at the point the public rounds the curve they are viewing the front of the east elevation which is blank.

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

    Yes

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

    Resolution #2015-104 April 20, 2015 for Ulta

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

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

Signature of Applicant

PROPERTY RECORD CARD

General Information

Owner Name:	SRK LADY LAKE 43 ASSOCIATES LLC	**Alternate Key:**	3872777
Mailing Address:	4053 MAPLE RD AMHERST, NY 14226 *Update Mailing Address*	**Parcel Number:**	08-18-24-100000000600
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	18.70410
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	456 NORTH HIGHWAY 27/441 LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	LADY LAKE, LADY LAKE CROSSING SUB LOT 6 BEING IN 17-18-24 PB 63 PG 57-58 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		322120.95 SF		$0.00	$1,127,423.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

There is no sales history information to display.

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$1,127,423	$1,127,423	$1,127,423	5.30510	$5,981.09
LAKE COUNTY MSTU AMBULANCE	$1,127,423	$1,127,423	$1,127,423	0.46290	$521.88
LAKE COUNTY MSTU FIRE	$1,127,423	$1,127,423	$1,127,423	0.47040	$530.34
SCHOOL BOARD STATE	$1,127,423	$1,127,423	$1,127,423	4.94900	$5,579.62
SCHOOL BOARD LOCAL	$1,127,423	$1,127,423	$1,127,423	2.24800	$2,534.45
TOWN OF LADY LAKE	$1,127,423	$1,127,423	$1,127,423	3.55100	$4,003.48
ST JOHNS RIVER FL WATER MGMT DIST	$1,127,423	$1,127,423	$1,127,423	0.30230	$340.82
LAKE COUNTY VOTED DEBT SERVICE	$1,127,423	$1,127,423	$1,127,423	0.16000	$180.39
LAKE COUNTY WATER AUTHORITY	$1,127,423	$1,127,423	$1,127,423	0.25540	$287.94
NORTH LAKE HOSPITAL DIST	$1,127,423	$1,127,423	$1,127,423	1.00000	$1,127.42

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Martin J. DelleBovi 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: Variance for Total wall signage to exceed 200 sf

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

Martin J. DelleBovi
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 2nd day of September 2015, by Martin J. DelleBovi who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Tammy L Metzger
Notary Public

TAMMY L. METZGER
NOTARY PUBLIC, STATE OF NEW YORK
No. 01ME6134700
QUALIFIED IN NIAGARA COUNTY
My Commission Expires October 3, 2017

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

Office Use:

Date Application Received: _____ Received by: _____

Fees Paid: _____

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Martin J. DelleBovi 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: Variance for total wall signage to exceed 200 sf

(3) That he/she has appointed _____ 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.

Martin J. DelleBovi
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 2nd day of September 2015, by Martin J. Delle Bovi, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Tammy L Metz
Notary Public

TAMMY L. METZGER
NOTARY PUBLIC, STATE OF NEW YORK
No. 01ME6134700
QUALIFIED IN NIAGARA COUNTY
My Commission Expires October 3, 2017

Stein Mart

Lady Lake Crossing

Legal Description of Land

DESCRIPTION: PARCEL "C" (BY SURVEYOR)

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S00°35'59"E, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 301.88 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 500/U.S. 27-441; THENCE CONTINUE S00°35'59"E, ALONG SAID EAST LINE, 302.59 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S00°35'59"E, ALONG SAID EAST LINE, 961.37 FEET; THENCE S89°05'19"W, DEPARTING SAID EAST LINE, 37.49 FEET TO EASTERLY LINE OF THE PROPOSED FENNELL BOULEVARD EXPENSION AND A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 72.00 FEET AND A CHORD BEARING OF N20°06'23"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 38°21'24", A DISTANCE OF 48.20 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 444.00 FEET AND A CHORD BEARING OF N48°06'25"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 19°40'40", A DISTANCE OF 152.40 FEET TO THE POINT OF TANGENCY; THENCE N68°56'45"W, ALONG SAID EASTERLY LINE, 362.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 359.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 47°22'41", A DISTANCE OF 296.85 FEET TO THE POINT OF CONPOUND CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 250.00 FEET AND A CHORD BEARING OF N09°44'37"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 42°37'16", A DISTANCE OF 185.97 FEET TO THE POINT OF TANGENCY; THENCE N31°05'15"E, ALONG SAID EASTERLY LINE, 149.28 FEET; THENCE S58°54'45"E, DEPARTING SAID EASTERLY LINE, 619.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.109 ACRES, MORE OR LESS.

BOUNDARY SURVEY

ALTA/ACSM LAND TITLE SURVEY

SECTION 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST
TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA

Michael D. Cummins Jr.

SURVEYOR & MAPPER IN RESPONSIBLE CHARGE, LS 5592
MICHAEL D. CUMMINS, JR.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Justification Statement – Stein Mart

Secondary Wall Sign

1. No, there would be no diminution in value of surrounding properties. Having the signage on this elevation will assist the public and assist the other retail stores by identifying the store's location from the east.

2. Yes, granting the permit would be a benefit to the public interest. Drivers coming east to west on Hwy 441/27 would have a clear view of the signage on the elevation thus providing advanced direction to prepare them to make an upcoming left turn into the property.

3. Yes, a denial of the permit would result in unnecessary hardship to both the tenant and the public looking to shop at the tenant's store. Many people may pass by not knowing the location is there and they could lose business.

4. The use of this signage is not contrary to the spirit of this Code. It assists in directing the public as they drive down the highway toward the property.

5. If the request is denied, then the tenant will still operate but will do so without the benefit of clearly identifying the property on the east side where the traffic is approaching.

6. Not applicable. The tenant and the developer do not suffer from any physical disabilities.

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

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

August 31, 2015

RE: Variance Resolutions 2015-110 & 2015-111

Dear Property Owner:

This is to notify you that Applicant, Martin J. DelleBovi with SRK Lady Lake 43 Associates, LLC, has filed variance applications for SteinMart located within the Lady Lake Crossing Plaza, addressed as 456 North Highway 27/441, owned by SRK Lady Lake 43 Associates, LLC. within the town limits of the Town of Lady Lake, Florida. The requested variance from the Land Development Regulations is as follows:

Resolution 2015-110

Variance application in accordance with the provisions of Chapter 17, Section 17- 4).b).2).E)., which only allows wall signs to be placed on the main façade of the business. The applicant proposes the installation of an additional secondary wall signage to be placed on the southeast elevation of the building facing North Highway 27/441 of retail tenant space 1 (Alternate Key 3872777) where there is not a public entrance.

Resolution 2015-111

Variance application in accordance with the provisions of Chapter 17, Section 17-4).b).2)., of the Town of Lady Lake Land Development Regulations which restricts wall sign copy area not to exceed 200 square feet. The variance request is to allow wall sign copy area to be increased an additional 187 square feet of the 200 square feet allowed.

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

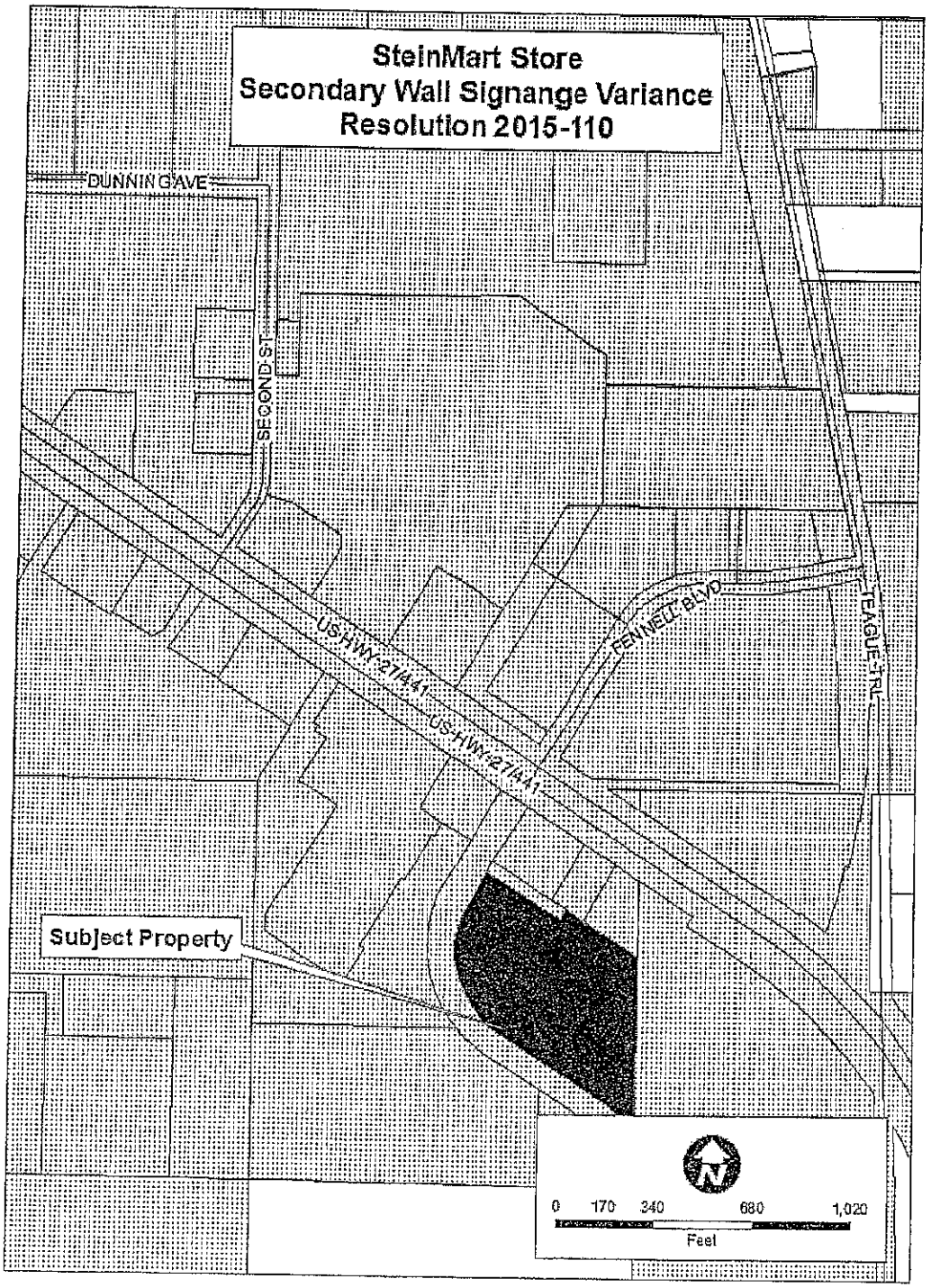
PLANNING AND ZONING BOARD- Monday, September 14, 2015 at 5:30 p.m.
COMMISSION MEETING- Monday, October 5, 2015 at 6:00 p.m.

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 wthenl@ladylake.org.

Sincerely,

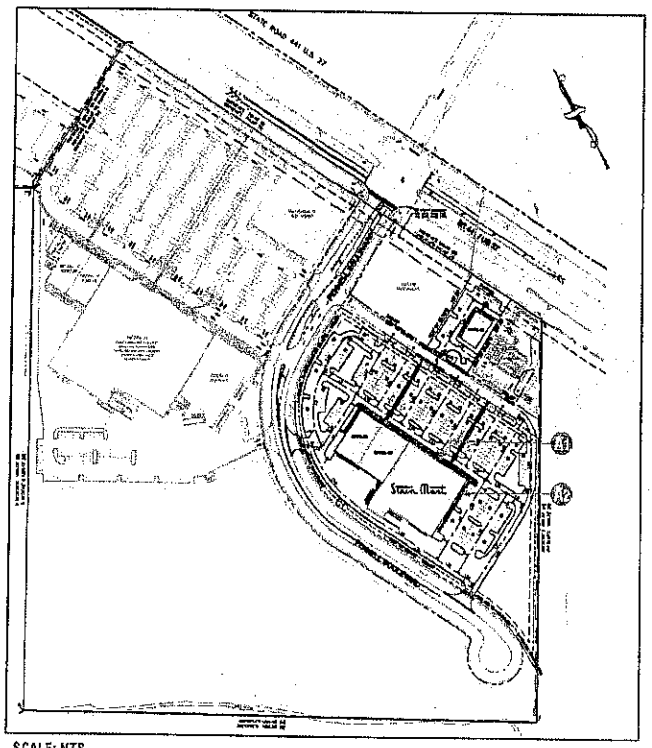
Wendy Thén
Town Planner

MAP


SteinMart Store
Secondary Wall Signange Variance
Resolution 2015-110
DUNNIN GAVE
SECOND ST
US HWY 27/441
US HWY 27/441
FENNELL BLVD
TEAGUE TRL
Subject Property
N
0 170 340 680 1,020
Feet

AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
3872772					
3872774					
3872775					
3877865	SRK LADY LAKE 43 ASSOCIATES LLC	4053 MAPLE RD	AMHERST	NY	14226
3878663					
3878665					
3872777					
3878666					
1279364	KIMMONS KARL N	PO BOX 13	LADY LAKE	FL	32158
3877864	LADY LAKE TK LLC	C/O PO BOX 52427	ATLANTA	GA	30355
3872778					
3878664	SRK LADY LAKE 21 ASSOCIATES LLC	4053 MAPLE RD	AMHERST	NY	14226
1770556					
1279445	MAYFIELD JAMES H JR TRUSTEE ET AL	7071 NUMBER 2 RD	HOWEY IN THE HILLS	FL	34737

150_Feet Adjacent Property Owners- SteinMart



SCALE: NTS

PLAN VIEW

SIGN LEGEND

SIGN TYPE A 6'-0" ILLUMINATED CHANNEL LETTER SET

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SIGN COMPANY
www.FederalHeath.com
12704 Dupont Circle Tampa, Florida 33626
(813) 855-4415 (800) 204-3284

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Willowbrook - Knoxville - Jacksonville
Euless - San Antonio - Houston
Corpus Christi - Milwaukee - Indianapolis
Atlanta - Tampa - Daytona Beach

Building Quality Signage For American Business

Revisions:

Client Approval/Date

Landlord Approval/Date

Account Rep.	MIKE SI ONGE
Project Manager	JUDY PADRON
Drawn By	JAKE LA FOND

Underwriters Laboratories Inc.

Project / Location:
Stein Mart
STORE #399
N U.S. HWY. 441
LADY LAKE, FL 32159

Job Number	23-30313-10
Date	APRIL 13, 2015
Sheet Number	1 of 5
Design Number	23-30313-10 R1

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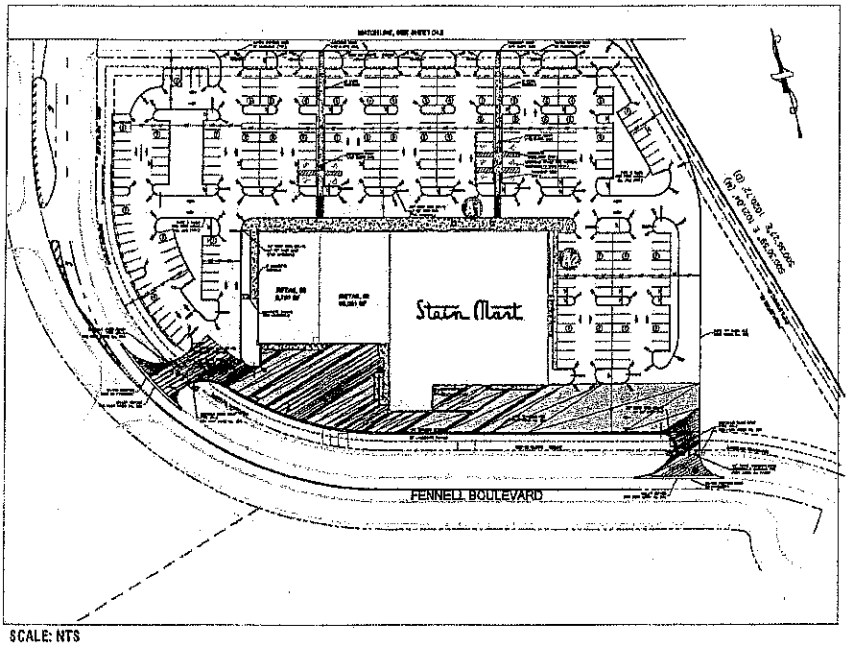

SCALE: NTS

PLAN VIEW

ENLARGED

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Revisions:

Account Rep: MIKE ST ONGE
Project Manager: JUDY PADRON
Drawn By: JAKE LA FOND

Underwriters Laboratories Inc.

Project Description:
Stein Mart
STORE #399
N U.S. HWY. 441
LADY LAKE, FL 32159

Job Number: 23-30313-10
Date: APRIL 13, 2015
Sheet Number: 2 of 5
Design Number: 23-30313-10 R1

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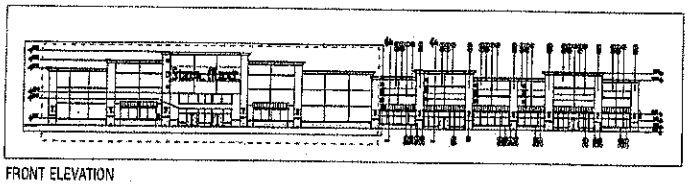
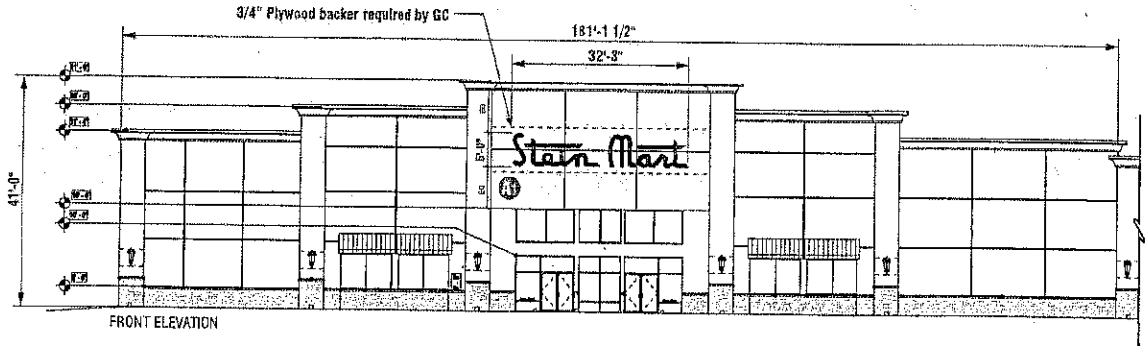


FRONT ELEVATION



FRONT ELEVATION

SIGN TYPE A 6' CHANNEL LETTERS Qty: 2
SCALE: 1/16" = 1'-0"

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Building Quality Signage For American Business

Revisions

Client Approval/Date: Landlord Approval/Date

Account Rep.	MIKE St ONGE
Project Manager	JUDY PADRON
Drawn By	JAKE LA FOND

Underwriters Laboratories Inc.

Project / Location:
Stein Mart
STORE #399
N U.S. HWY, 441
LADY LAKE, FL 32159

Job Number	23-30313-10
Date:	APRIL 13, 2015
Sheet Number	3 of 5
Design Number	23-30313-10 R1

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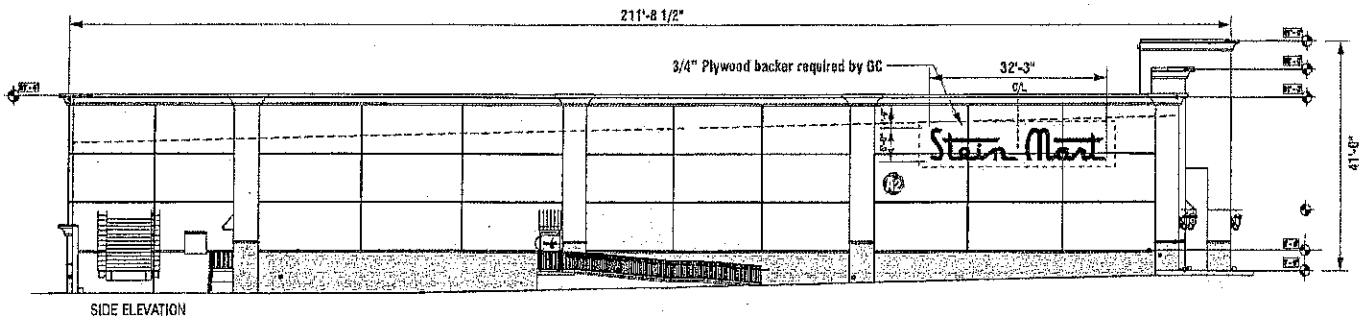

SIDE ELEVATION

SIGN TYPE A **6' CHANNEL LETTERS**

SCALE: 1/16" = 1'-0"

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Building Quality Signage For American Business

Revisions:

Client Approval/Date

Landlord Approval/Date

Account Rep: MIKE SLONGE

Project Manager: JUDY PADRON

Drawn By: JAKE LA FOND

UL Underwriters Laboratories Inc. — ELECTRICAL SIGNS LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.

Project / Location:

Stein Mart

STORE #399
N U.S. HWY 441
LADY LAKE, FL 32159

Job Number: 23-30313-10

Date: APRIL 13, 2015

Sheet Number: 4 of 5

Design Number: 23-30313-10 R1

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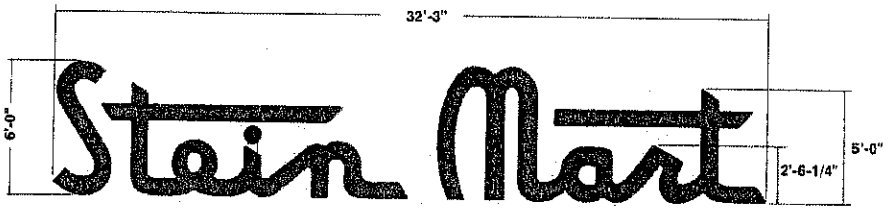
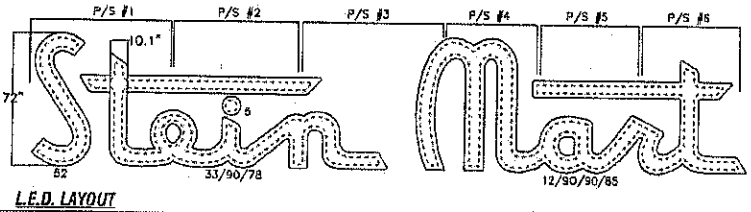
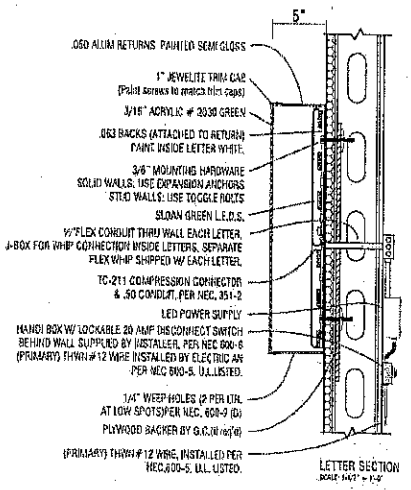


SIGN TYPE 6 FT. GREEN CHANNEL LETTERS L.E.D. ILLUMINATED — 193.5 sq.ft.

(2 TWO REQUIRED) Scale: 1/4"=1'-0"



L.E.D. LAYOUT



LETTER SECTION

ELECTRICAL REQUIREMENTS
Total: 6.0 Amps
( ) 120V 20A Circuit Required.
ALL BRANCH CIRCUITWALL IN CONDUIT IN THIN WALL CONCEALED ACCESSIBLE AND SHALL NOT BE SHARED WITH OTHER CIRCUITS

1) ACTUAL DRAWING LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
2) V SERIES GREEN LAID OUT AT 3.0 MODULES PER FOOT, 5" ON CENTER
3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 60 V SERIES GREEN MODULES
4) LAYOUT BASED ON A 5" CAN DEPTH
5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE

ESTIMATED PRODUCT B.O.M. PER SIGN:
535 Each V Series Green Modules – 179'
PN: 701269-GLPZ-MB
6 Each Modular 60 Power Supplies 12VDC
1 Each 100' Roll of Jacketed Cable

DRAWN	DATE	FEDERAL HEATH
EL	4/26/2012	STEIN MART

1) This design and drawing are proprietary and the property of SloanLED. Any reproduction or use without prior written approval is prohibited.
2) ChannelLED modules and power supply quantities are ESTIMATES ONLY and are based on the supplied information and drawings. Channel letter depth, lens color, material and thickness can vary, which may lead to an increase or decrease in product at the time of installation. To ensure accurate product requirements, it is recommended that product is tested using customer's specific lens material and letter configuration.
3) SloanLED highly recommends applying Light Enhancement Point (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.
4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.

LOGO SPECIFICATIONS
SHEET: 3/16" ACRYLIC # 2030 GREEN
TRIM CAP: 1" JEWELITE (SOLID GREEN COLOR)
RETURNS: PMS 348-C GREEN (SEMI GLOSS)
LETTER INTERIOR: WHITE
L.E.D. COLOR - GREEN
CAULK INSIDE LTR SEAMS TO STOP LIGHT LEAKS

SECONDARY WIRES FROM LETTERS TO BE MARKED BEFORE SHIPMENT CALLING OUT ITS DESIGNATED POWER SUPPLY.

INSTALLATION NOTE: INSTALLER TO PROVIDE ALL MOUNTING/ELECTRICAL COMPONENTS BEYOND LETTER (EXCEPT FOR LED POWER SUPPLY).
IF POWER SUPPLY IS LOCATED IN OUTDOOR OR WET CONDITION, ENCLOSE WITHIN A WEATHER PROOF METAL BOX PROVIDED BY INSTALLER.

INSTALLATION NOTE: FOR SOLID MASONRY TYPE WALLS USE 3/8" X 5" LONG EXPANSION ANCHORS (MIN. 3 PER LETTER)

ALL ELECTRICAL COMPONENTS TO BE UL LISTED APPROVED AND LABELED AS U.L.C. 600-6. ALL 20 AMP ELECTRICALLY GROUNDED PER NAEC 250. ALL SIGNS SHALL BE INSTALLED PER U.L. UL 48 & 2 DESIGNED AND BONDED PER U.S.C. 250-91, 250-94 AND 250-95
SIGN TO MEET NEC, AND U.L. 48 STANDARDS FOR ELECTRICAL SIGNS, FABRICATING & MARKING
AS PER N.E.C. 250-95 & NEC 600-7 PRIMARIES AND FINAL CONNECTION TO SIGN BE DONE BY ELECTRICIAN

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Building Quality Signage For American Business

Revisions

Account Rep: MIKE SI ONGE
Project Manager: JUDY PADRON
Drawn By: JAKE LA FOND
Underwriters Laboratories Inc.

Project / Location:
Stein Mart
STORE #399
N U.S. HWY. 441
LADY LAKE, FL 32159

Job / Task #: 23-30313-10
Date: APRIL 13, 2015
Sheet Number: S of 6
Design Number: 23-30313-10 R1

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PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: September 14, 2015

SUBJECT: **Resolution No. 2015-111 – SRK Lady Lake 43 Associates, LLC for the SteinMart Department Store– Variance Request Pursuant to Chapter 17, Section 4.b.2. to increase wall sign copy area an additional 187 square feet from the maximum 200 square feet allowed for Retail Tenant Space 1 – Located within the Lady Lake Crossing Plaza, addressed as 456 North Highway 27/441 (AK 3872777).**

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTION:

1. **Motion to forward Resolution 2015-111 to the Town Commission with the Recommendation of Approval.**

2. **Motion to forward Resolution 2015-111 to the Town Commission with the Recommendation of Denial.**

Staff is in support of Motion Number 1.

SUMMARY

Applicant, Martin J. DelleBovi with SRK Lady Lake 43 Associates, has filed the second variance application requesting to increase allowable wall sign copy area to accommodate the proposed secondary wall sign for the SteinMart Department Store to be located on Retail Tenant Space 1, at the Lady Lake Crossing Plaza for property addressed as 456 North Highway 27/441. Pursuant to the provisions of Chapter 17, Section 17-4).b).2)., wall sign copy area cannot exceed a total of 200 square feet per tenant. SteinMart has already installed a wall sign approximately 193.5 square feet on the main façade of the business and the proposed secondary wall sign would be the same size; thus prompting the submittal of a concurrent variance addressing the additional increase in signage.

The requests is to allow an additional 187 square feet from the maximum 200 square feet allowed, for a total of 387 square feet of wall sign copy area, since each sign would be 193.5 square feet.

As required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs facing this elevation will assist the northbound

traffic to identifying the store's location. Additionally, the applicant indicated that drivers coming south to north on Fennell Blvd. would be better directed to the store thus providing advanced direction to prepare them to make an upcoming left into the property. Lastly, the applicant feels that given the size of the building for this anchor store, featuring a wall signage consistent with the one already installed on the main façade of the business, is more in line with Commercial Design Standards and the spirit of the Sign Code rather than an empty façade on that significant elevation.

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

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

The subject property lies in Section 08 Township 18 Range 24, Lady Lake Florida. The property is zoned "PUD" Planned Unit Development, which permits the development in existence. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales and Services). The requested use is consistent with the adopted Memorandum of Agreement Ordinance 2006-04 for the Lady Lake Crossing Plaza and the directives of the Comprehensive Plan and adopted Land Development Regulations.

Comments:

- Notices to inform the surrounding property owners (3) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 31, 2015. The property was also posted on Monday, August 31, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the application for Resolution 2015-111 and provided comments on 09/04/2015 that determined the application complete and ready for transmittal to the P&Z Board and Town Commission.

The **Town Commission** is scheduled to consider the application for Resolution 2015-111 for final consideration at their regular meeting on Monday, October 5, 2015.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

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

9-8-15

DEPARTMENT HEAD [signature] Submitted 9/8/15 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER [signature] Approved Agenda Item for: 9/14/15 Date 9/8/15

BOARD ACTION: [✓] Approved as Recommended [ ] Disapproved
MONT/SIG 3-0

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

~~Resolution No. 2015-110 for first/final reading at their regular meeting on Monday, October 5, 2015. She stated Mr. DelleBovi is present if there are any questions.~~

~~Member Monteleone asked if the resolution is only for a secondary wall sign.~~

~~Ms. Then clarified that the Town's sign code does not allow for secondary wall signs if there is not a public entrance, and this application requests a variance for that.~~

~~***Upon a motion by Member Monteleone and a second by Member Sigurdson, the Planning and Zoning Board recommended transmittal and approval of Resolution No. 2015-110 to the Town Commission for consideration by the following roll call vote:***~~

~~***MONTELEONE YES***~~
~~***SIGURDSON YES***~~
~~***GAUDER YES***~~

7. Resolution No. 2015-111 – SRK Lady Lake 43 Associates, LLC for SteinMart – Variance Request Pursuant to Chapter 17, Section 4.b.2. to Increase Wall Sign Copy Area an Additional 187 Sq. Ft. from the Maximum 200 Sq. Ft. Allowed for a Secondary Wall Sign for Retail Tenant Space 1 – Located within the Lady Lake Crossing Plaza at 456 North Highway 27/441 (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 J. DelleBovi with SRK Lady Lake 43 Associates, has filed the second variance application requesting to increase allowable wall sign copy area to accommodate the proposed secondary wall sign for the SteinMart Department Store to be located at Retail Tenant Space 1 at the Lady Lake Crossing Plaza, for property addressed as 456 North Highway 27/441. She stated that pursuant to the provisions of Chapter 17, Section 17-4).b).2)., wall sign copy area cannot exceed a total of 200 sq. ft. per tenant. SteinMart has already installed a wall sign approximately 193.5 sq. ft. on the main façade of the business and the proposed secondary wall sign would be the same size; thus prompting the submittal of a concurrent variance addressing the additional increase in signage.

Ms. Then stated that the requests is to allow an additional 187 sq. ft. from the maximum 200 sq. ft. allowed, for a total of 387 sq. ft. of wall sign copy area, since each sign would be 193.5 sq. ft. She stated that staff recommends approval of this request. Aerial views, photos of the site and the posting, and zoning of the property and adjacent parcels were shown.

As required of this application, a Justification Statement has been submitted. The applicant stated that having the channel letter signs facing this elevation will assist the northbound traffic in identifying the store's location. Additionally, the applicant indicated that drivers coming south to north on Fennell Blvd. would be better directed to the store, thus providing advanced direction to prepare them to make an upcoming left into the property. Lastly, the applicant feels that given the size of the building for this anchor store, featuring wall signage consistent with the one already installed on the main façade of the business is more in line with Commercial Design Standards and the spirit of the Sign Code rather than an empty façade on that significant elevation.

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

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

The subject property lies in Section 08, Township 18, Range 24, in Lady Lake, Florida. The property is zoned "PUD" Planned Unit Development, which permits the development in existence. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales and Services). The requested use is consistent with the adopted Memorandum of Agreement of Ordinance No. 2006-04 for the Lady Lake Crossing Plaza and the directives of the Comprehensive Plan and adopted Land Development Regulations.

Ms. Then reported that notices to inform the surrounding property owners (3) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 31, 2015 and the property was also posted on this date.

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed the application for Resolution No. 2015-111 and provided comments on September 4, 2015 that determined the application complete and ready for transmittal to the Planning and Zoning Board and Town Commission. The Town Commission is scheduled to consider the application for Resolution No. 2015-111 for first/final reading at their regular meeting on Monday, October 5, 2015.

Chairperson Gauder asked if there were any comments or questions from the Board members and the audience.

Vice Chairperson Sigurdson commented that this request for signage large enough to be viewed from the road is understandable.

Upon a motion by Member Monteleone and a second by Member Sigurdson, the Planning and Zoning Board recommended transmittal and approval of Resolution No. 2015-111 to the Town Commission for consideration by the following roll call vote:

MONTELEONE	*YES*
SIGURDSON	*YES*
GAUDER	*YES*

~~7. Ordinance No. 2015-11 David Springstead Rezoning 49 +/- Acres of Land Owned by Elijah Bailey, Jr., from Heavy Commercial (HC) To Planned Unit Development (PUD) Located North of Lake Ella Road, and West of Hwy 27/441 (Alt. Key #1282594, #1282608, #3374916) (Wendy Then)~~

L-22
a b & c

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 5, 2015- Second Readings

---

SUBJECT ORDINANCES:

Ordinance No. 2015-05 — Large Scale Comprehensive Plan Amendment – 53.14± Acres of Property Located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441– Requesting to Change from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) – LPG Urban & Regional Planners on Behalf of Sawmill Holdings, LLC (Alternate Key 1771358).

Ordinance No. 2015-06 - Rezoning of 53.14± Acres of Property Located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441– Requesting to Change from Single Family Medium Density (RS-6) to Commercial Tourist (CT) – LPG Urban & Regional Planners on Behalf of Sawmill Holdings, LLC (Alternate Key 1771358).

Ordinance No. 2015-07 - Sawmill Holdings, LLC - Special Exception Use Application to incorporate terms and conditions for the development and operation of a 185-unit RV Park Facility with a 4,500-square-foot clubhouse, bathhouse, registration building and park at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441, in Lady Lake, FL (Alternate Key 1771358).

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

Staff recommends approval of Ordinance No. 2015-05, a Large Scale Comprehensive Plan Amendment – Requesting to Change from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) to the Town Commission with the recommendation of approval.

Staff recommends approval of Ordinance No. 2015-06 , a Rezoning of 53.14± Acres of Property – Located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441– Requesting to Change from Single Family Medium Density (RS-6) to Commercial Tourist (CT) to the Town Commission with the recommendation of Approval.

Staff Recommends Approval of Ordinance 2015-07 - Sawmill Holdings, LLC - Special Exception Use Application to incorporate terms and conditions for the development and operation of a 185-unit RV Park Facility with clubhouse, bathhouse, registration building and park at 3105 Hartsock Sawmill Road.

Applicant, LPG Urban & Regional Planners, has filed applications on behalf of Sawmill Holdings, LLC; to amend the Future Land Use designation, to amend the Zoning classification, and to establish a Special Exception Use (SEU) upon property (AK# 1771358) located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441, which includes 53.14± acres within Town of Lady Lake limits.

The Future Land Use Amendment (**Ordinance 2015-05**) proposes a change from Single Family Medium Density (SF-MD) to Commercial Tourist (CT). The rezoning of the property (**Ordinance 2015-06**) requests a change from Single Family Medium Density (RS-6) to Commercial Tourist (CT). In accordance with the Town of Lady Lake Land Development Regulations, Chapter 5, Section 5-4, k).2).B), upon approval of a Special Exception Use application (**Ordinance 2015-07**), a Recreational Vehicle (RV) Park can be established within the Commercial Tourist Zoning District; therefore, a concurrent submittal for a Special Exception Use has also been applied for at this time.

As per the Town's Land Development Regulations a *Recreational vehicle park (or RV Park)* is defined as: A parcel of land under single ownership, where sites are offered for rent for the temporary placement of recreational vehicles being used for travel, recreation or vacation purposes.

Chapter 6, Section 2, (e), (2) Review Criteria.

When reviewing an application for a special exception the Town Commission shall consider the following requirements and criteria, including but not limited to:

A) Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety.

B) Off-street parking, loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district.

C) Required yards, screening or buffering, and landscaping shall be consistent with the district in general and the specific needs of the abutting land uses.

D) Size, location or number of special exception uses in the area shall be limited so as to maintain the overall character of the district as intended by this Code.

E) Architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district, to the greatest extent possible, and be sensitive to surrounding development.

F) The availability of utilities services (such as water, sewer, and solid waste) and recreational facilities.

The conceptual bubble plan dated May 22, 2015 submitted by LPG Urban and Regional Planners, Inc., highlights a complete facility to include clubhouse, bath house, registration/office building, and park with a Frame Vernacular Architectural Style. The projected density for the plan is 3.56 units/acre with a typical RV lot size of 3,600 (40' x 90') square feet. The lots will be individually sold for fee-simple ownership.

The applications were received on April 28, 2015, and have 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 for second and final reading. A justification statement has also been included as part of the Large Scale Comprehensive Plan Amendment Application, which the applicant submitted for justifying why the future land use should be amended for the development proposed.

Impact on Town Services

Potable Water-

- Potable Water Systems – CUP allocation of 1.18 million gpd (2015)
- Current water systems usage – 687,016 gpd
- Demand Contingent on Occupants of Development (500,984 gdp available)

Sewer -

- 1,000 gpd is maximum capacity for sanitary sewer plant
- Current sanitary sewer usage – 240,000 ± gpd
- 480,000 gpd available for sanitary sewer
- At build-out the proposed RV Park would utilize 23,250 gpd for water and sewer.

Schools –

- Not factored for project – no foreseen impact of students.

Transportation –

- Traffic Analysis indicates a that the proposed Future Land Use designation of CT – RV park Only, will generate 125 fewer a.m. peak hour trips and 125 fewer p.m. peak hour trips than the current SF-MD Designation assuming maximum potential under the Future Land Use Classification.

Parks & Recreation –

- Addition in population will not cause P&R Level of Service to be exceeded.

Stormwater –

- Project will be required to adhere to SJRWMD guidelines.

Notices to inform the surrounding property owners (13) within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015. The property was also posted Thursday, May 21, 2015. The property was reposted for the second hearing on Tuesday, September 15, 2015.

The subject property involving approximately 53.14 ± acres lies in Section 27, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use and Zoning Designation of the adjacent properties is as follows:

Future Land Use

Subject Property	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD)-Up to 9 du/ac and Lake County- Urban Medium Density
East	Lake County – Urban Low Density
North	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
South	Lake County – Urban Medium Density

Zoning

Subject Property	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
Zoning of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD) and Lake County – R-1
East	Lake County – R-1
North	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
South	Lake County – Agriculture

Comments:

1.) Applicant must submit a Plat for the proposed 185-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.

2.) Since the property to be developed is within a Special Flood Hazard Area-Flood Zone AE and Wetlands, a flood study will be required by the applicant establishing BFE during the site plan review and to mitigate compensation storage.

3.) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.

4.) Connection to Town Utilities will be required to service this RV Park Site.

5.) Prior to the initiation of development activities, the applicant will need to conduct a coverboard survey to identify the existence of Sand Skink and mitigate with a FWC permit accordingly if found.

6.) Mitigation may be necessary for site plan approval to address concurrency deficiencies associated with the impacts of this project.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-05, Ordinance 2015-06, and Ordinance 2015-07, provided comments on May 27, 2015, and determined the applications to be complete and ready for transmittal to the P&Z Board.

The **Planning and Zoning Board** heard the applications for **Ordinance 2015-05** and **Ordinance 2015-06** at their regular meeting on Monday, June 8, 2015, and recommended approval of both ordinances with a with a 4-0 vote. The Planning and Zoning Board does not make recommendations for Special Exception Use applications.

At the July 6, 2015 hearing of the **Local Planning Agency,** the LPA recommended approval of **Ordinance 2015-06** by a vote of 4-0. The LPA does not consider Rezoning applications and Special Exception Use applications.

At first reading before the **Town Commission** on July 6, 2015, the Commission voted to approve **Ordinance 2015-05** by a vote of 4-0.

State and Regional Agency Review

On July 9, 2015, the Large Scale Amendment Package 15-1ESR (**Ordinance 2015-06**) was transmitted to the Florida Department of Economic Opportunity under the Expedited State Review process for comment and review, as well as the Department of Environmental Protection, Lake County Board of County Commissioners, Lake-Sumter Metropolitan Planning Organization, East Central Florida Regional Planning Council, Florida Bureau of Historic Preservation, Florida Department of Transportation(District 5), and the St. John's River Water Management District. These agencies identified no comments regarding any negative impacts to state and regional resources and facilities as a result of the adoption of the Large-Scale Future Land Use Amendment (See attached review letters).

FISCAL IMPACT: $_____

[ ] Capital Budget [ ] Operating [ ] Other

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

[ ] Other

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

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WB 9/24/15

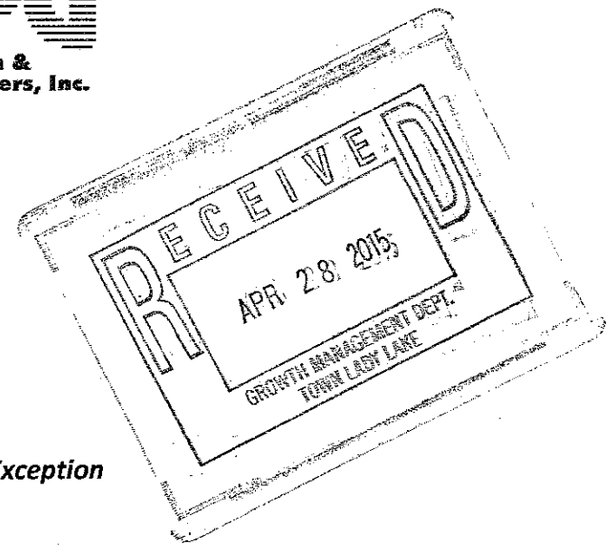
DEPARTMENT HEAD		**Submitted** 9/24/15	**Date**
FINANCE DEPARTMENT		**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY		**Approved as to Form and Legality**	**Date**
TOWN MANAGER		**Approved Agenda Item for:** 10/5/15	**Date** 9/24/15

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

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

[ ] Approved with Modification

LPG Urban &
Regional Planners, Inc.



April 28, 2015

Mr. Thad Carroll
Town of Lady Lake
409 Fennel Blvd.
Lady Lake, Florida 32159

Re: Sawmill Holdings, LLC (#1615/1)
Proposed LSCPA, Rezoning and Special Exception

Dear Thad:

LPGURP has been retained to assist Sawmill Holdings, LLC with the proposed project. A workshop was held with the Town Commissioners on February 18, 2015 regarding the proposed development. In support of the proposed rezoning from RS-6 to CT (Commercial Tourist), large scale comprehensive plan amendment from SFMD to CT (Commercial Tourist), and Special Exception Use for the proposed RV Park, please find enclosed the following:

- Signed rezoning application
- Signed LSCPA application
- Signed Special Exception application
- Application fee in the amount of $4,100
- Adjacent property owners list
- Boundary survey
- Warranty deed
- Property record card
- Conceptual Master Park Plan
- Location map
- Existing zoning map
- Proposed zoning map
- Existing future land use map
- Proposed future land use map
- FEMA Flood map
- Soils map
- USGS Topography map
- Traffic Impact Analysis
- Draft MOA
- Justification of Need

1162 Camp Ave., Mount Dora, FL 32757. Phone (352) 385-1940 Fax (352) 383-4824

The proposed development consists of a 185 space RV park with associated amenities. It is proposed to sell the individual lots as fee simple ownership. The proposed gross density is 3.56 units per acre which is well below the allowable 12 units/acre threshold within the CT land use and below the existing allowable density of 6 units per acre.

The proposed Special Exception Use of the RV Park complies with the special requirements and conditions in Chapter 6, Section 6-2, 2 as follows:

a) The traffic generation of the subject site is less than traffic generated under the current land use designation; therefore, no adverse traffic impacts are anticipated. Please see traffic impact analysis.
b) Off-street parking areas have been provided and no adverse impacts are anticipated on the adjoining properties. Please see attached concept plan.
c) The majority of the lots exceed the minimum required yard/lot size, screening/buffering and landscaping has been provided. Please see attached concept plan.
d) To the best of our knowledge there are no other special exception uses within the general area and the proposed use is in keeping with the general character of the area.
e) Proposed recreation clubhouse and bath houses will meet the general provisions of the architectural standards applicable. The proposed architectural style is Florida Vernacular. Proposed signage will meet land development codes. Please see attached concept plan.
f) Utilities are available to the subject site.

The proposed Special Exception Use of the RV Park complies with the special requirements and conditions in Chapter 6, Section 6-2, 31 as follows:

a) The subject site has frontage on a local roadway which is connected to US Hwy. 441, an arterial roadway;
b) The proposed site is in excess of five acres;
c) The proposed site is for the short term accommodations of RVs and travel trailers. No tents allowed.
d) No additions will be allowed.
e) Occupants of the site are allowed to stay no longer than 180 days out of every 365 days.
f) No convenience establishments are planned at this time.
g) A bath house will be provided and will meet the established criteria. Please see conceptual plan.
h) Two sanitary dump stations will be provided and are shown on the conceptual plan.

i) The interior streets meet the design criteria. Please see the conceptual plan.
j) The majority of the lots proposed exceed the 2,600 sq. ft. minimum required. Please see the conceptual plan.
k) The proposed lot space width exceeds the 25' minimum required. Please see the conceptual plan.
l) The proposed development meets the minimum setback requirements. Please see the conceptual plan.
m) A conceptual master park plan has been provided.

The proposed amendment to Commercial Tourist complies with the following comprehensive plan policies:

FLU 1-4.1: Criteria for Identifying Marketable Commercial Sites. The subject site is located less than ½ mile from US Highway 27/441. The proposed conceptual plan preserves onsite wetlands.

FLU 1-9.2: Promote Orderly Growth. The subject site should be considered infill development and utilities are available.

FLU 1-10.1, H)4: Commercial Tourist Services. The proposed development meets the density and intensity standards.

HSG1-1.2: Promote a Diversity of Housing Types. The subject site would provide temporary, short term housing for seniors and other vacationers. There is only one (1) existing RV park within the Town limits, Recreation Plantation and RV Resort, and one (1) mobile home park, Sunshine Mobile Home Park that allows up to twenty (20) RV spaces.

Should you have any questions, please contact our office.

Sincerely,

Greg A. Beliveau, AICP

cc: Randy Bates
Ashley Hunt, Esq.
File

SECTION 8
FINDINGS

WE visited the site on September 23, 2005 to: 1) visually observe the property and accessible site improvements; 2) document and photograph observed site conditions and uses; and, 3) observe and document surrounding property conditions and uses.

8.1 Hazardous Substance in Connection with Identified Uses

There are no indications of hazardous substances being used in connection with any identified use of the target property.

8.2 Hazardous and Unidentified Substance Containers

There are no indications of hazardous and unidentified substance containers on the target property.

8.3 Storage Tanks

There are no indications of storage tanks on neither the target property nor are any reported on the LUST list.

8.4 Indication of PCB's

There is no indication of PCB's on the target property.

8.5 Indication of Solid Waste Disposal

Moderate amounts of random debris are situated along the west-central border of the property boundary. No soil staining, water sheen or mortality of vegetation is visible in association with the debris. None of the debris identified onsite appears to include hazardous substances or petroleum products, nor does it appear to present a material risk of harm to public health or the environment.

8.6 Other Conditions of Concern

There are no additional conditions on the target property that raise concern with respect to the existence of a recognized environmental condition, other than those associated with and noted in **Appendix E - Wetlands Delineation and Listed Species Assessment**.

SECTION 9
OPINIONS

The following sections provide a professional opinion regarding the impact on the property of the known or suspect environmental conditions identified in Section 8.

8.7 Hazardous Substance in Connection with Identified Uses

There are no recognized environmental conditions as a result of hazardous substances being used in connection with any identified use of the target property.

8.8 Hazardous and Unidentified Substance Containers

There are no recognized environmental conditions as a result of hazardous and unidentified substance containers on the target property.

8.9 Storage Tanks

There are no recognized environmental conditions as a result of storage tanks on the target property.

8.10 Indication of PCB's

There are no recognized environmental conditions as a result of PCB's on the target property.

8.11 Indication of Solid Waste Disposal

None of the debris identified onsite appears to include hazardous substances or petroleum products, nor does it appear to present a material risk of harm to public health or the environment. As such, this debris appears to consist of a de minimis condition.

8.12 Other Conditions of Concern

There are no additional conditions on the target property that raise concern with respect to the existence of a recognized environmental condition, other than those associated with and noted in **Appendix E - Wetlands Delineation and Listed Species Assessment.**

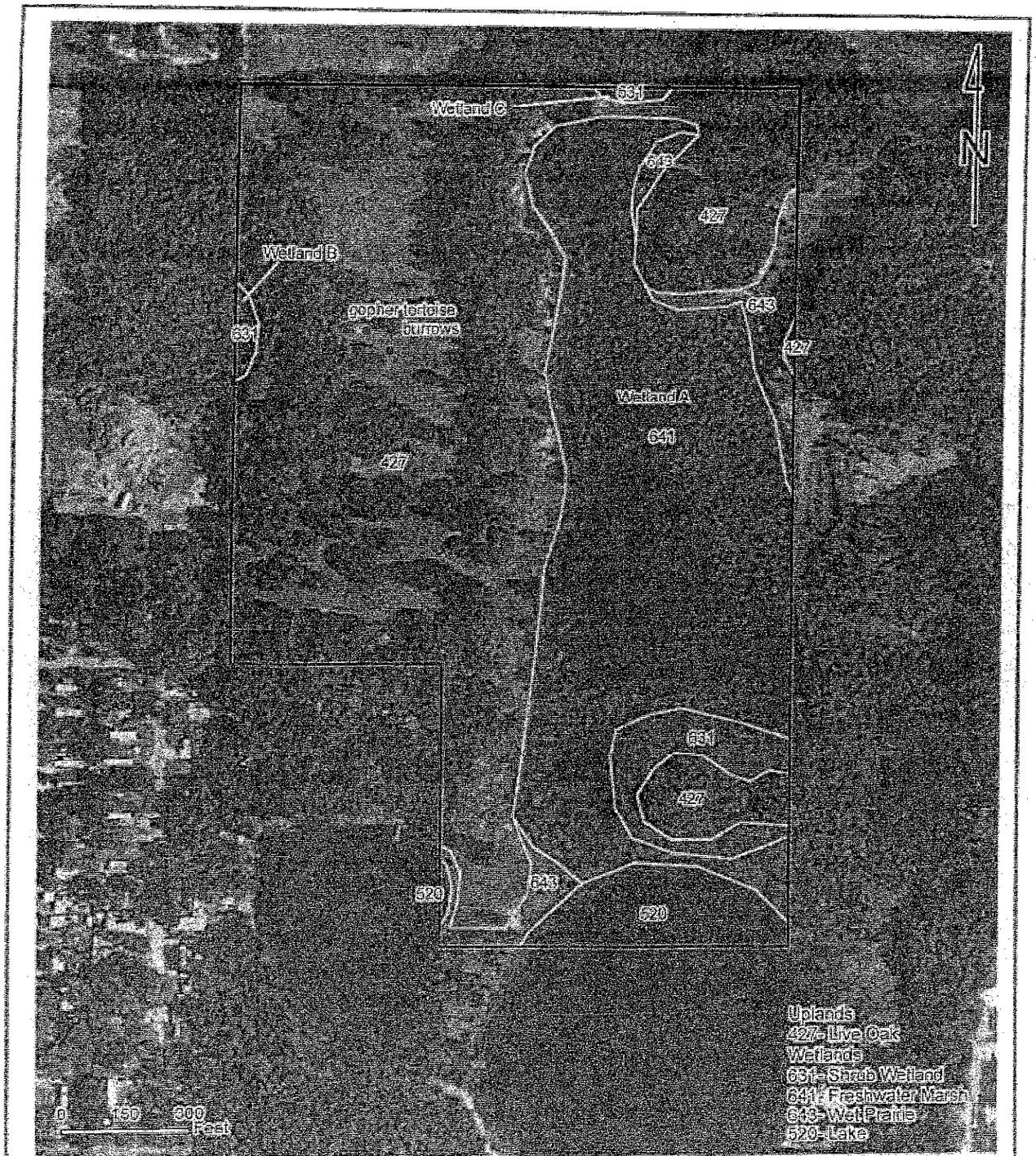
SECTION 10
CONCLUSIONS

While the presence of solid waste and debris located throughout the target property has been determined to constitute a de minimis condition, it is recommended that all debris and equipment present throughout the site be collected and disposed of and/or removed to an appropriately permitted facility.

Although there are no recognized environmental conditions associated with the target property; a complete Wetlands Delineation and Listed Species Assessment was conducted to determine and define any use limitations and permitting requirements for future development. Compliance with any recommendations of that Assessment should be accomplished.

Appendix E

Wetlands Delineation and Listed Species Assessment



2004 Digital Ortho Quarter Quad (DOQQ), (Lady Lake) Quad 4016se
Source: SJRWMD

ESciences	Lady Lake Landing Wetlands and Vegetative Communities Hartsock Sawmill Road S 27 T 18S R 27E Lake County, Florida	Figure 1 Project No. 1-689-01-701 Scale: as shown; Date: 10/10/2005 Drawn By: OM/H; Approved: AB

Table 1. Wildlife Observed on Subject Property
Lady Lake Landings, Lake County, Florida
E Sciences Project No. 1-689-01-701

COMMON NAME	SCIENTIFIC NAME
BIRDS	
northern cardinal	(*Cardinalis cardinalis*)
gray catbird	(*Dumotella carolinensis*)
red-bellied woodpecker	(*Melanerpes carolinus*)
pileated woodpecker	(*Dryocopus pileatus*)
blue jay	(*Cyanocitta cristata*)
fish crow	(*Corvus ossifragus*)
American crow	(*Corvus brachyrhynchos*)
red-winged blackbird	(*Agelaius phoeniceus*)
Carolina wren	(*Thryothorus ludovicianus*)
blue-grey gnatcatcher	(*Polioptila caerulea*)
tufted titmouse	(*Parus bicolor*)
palm warbler	(*Dendroica palmarum*)
red shouldered hawk	(*Buteo lineatus*)
MAMMALS	
raccoon	(*Procyon lotor*)
armadillo	(*Hyla cinerea*)
Florida wood rat	(*Neotoma floridana*)
REPTILES AND AMPHIBIANS	
bullfrog	(*Rana catesbeiana*)
pig frog	(*Rana grylio*)
southern leopard frog	(*Rana sphenocephala*)
green tree frog	(*Hyla cinerea*)
southeastern five-lined skink	(*Eumeces inexpectatus*)
rough green snake	(*Opheodrys aestivus*)
Eastern garter snake	(*Thamnophis sirtalis sirtalis*)
coral snake	(*Micrurus fulvius fulvius*)
banded water snake	(*Nerodia fasciata*)

Appendix F

Key Personnel Resumes

Resumes Key Personnel

Mr. Dane C. Wren, P.E. has over 32 years of practical experience in hazardous waste, industrial, environmental, and municipal engineering. He has prepared and managed hazardous waste site investigations, feasibility studies, and remediation of numerous sites throughout the United States, and provides experience with detailed design of industrial waste treatment, impoundments, landfills, and closures. Mr. Wren has supervised construction of various remediation projects and coordinated the work of remediation contractors in emergency situations. He has also conducted numerous, in-depth industrial environmental audits. He has experience in the design of water and sewer systems and in the construction of various ground water supply systems, wastewater treatment plants, and pumping stations.

Mr. Dana A. Wren has over 30 years experience in engineering and construction, as a consulting engineer, construction manager and inspector, surveyor, and contractor. His design and construction experience includes pre-stressed concrete reservoirs, steel reservoirs, hydraulic structures, water pumping stations, sewer pumping stations, pipelines, dam intake structures, water and wastewater treatment plants, hazardous waste, and heavy construction.

Mr. Jeffery T. Kipi has over 15 years experience providing legal consultation and representation to businesses and individual clients covering a wide array of legal issues. Representing clients through out the United States he has supervised, consulted, and litigated legal issues in all levels of federal and state courts. Mr. Kipi has participated in presenting two cases before the United States Supreme Court and has taken numerous cases before Federal Courts of Appeals, Federal District Courts, and all levels of State Courts. His expertise includes practical knowledge of all federal and state regulatory requirements and standards.

October 11, 2005

Mr. Dane Wren
Wren Engineering
725 Primera Blvd., Suite 110
Lake Mary, Florida 32746

Subject: **Wetland Delineation and Listed Species Assessment**
Lady Lake Landing
Parcel ID No. 27-18-0002-0000-0800
Lake County, Florida
E Sciences Project No. 1-689-01-701

Dear Mr. Wren:

E Sciences, Incorporated (E Sciences) is pleased to present this summary report detailing our wetland delineation and listed species assessment on the above-referenced undeveloped parcel totaling 52± acres located in Lake County, Florida. The on-site pedestrian surveys were conducted on September 30 and October 6, 2005 pursuant to E Sciences Proposal No 1-689-P authorized on September 29, 2005.

1.0 Site and Habitat Descriptions

The property is located at the eastern terminus of Hartsock Sawmill Road within Section 27, Township 18 South, and Range 24 East, outside the city limits of Lady Lake in Lady Lake, Florida. The surrounding land use consists of low-density residential, timber operations, agriculture, and equestrian facilities.

E Sciences staff delineated the onsite wetlands and approximated the locations of the wetland flags for the purpose of estimating acreage, as well as for surveying purposes. **Figure 1** depicts the approximate jurisdictional wetland boundaries and classifies the wetland and adjacent upland features on the property using Florida Land Use Cover and Forms Classification (FLUCFCS) designations. These delineation activities did not include verifying the wetland limits with the appropriate regulatory agencies, certified survey of wetland flag locations, or permitting.

Three wetlands were encountered onsite. Wetland A, occurring on the eastern half of the property consists of a freshwater marsh (FLUCFCS 641) and shrub wetland (FLUCFCS 631), fringed by wet prairie (FLUCFCS 643) in several areas. The freshwater marsh consists of wax myrtle (*Myrica cerifera*), button bush (*Cephalanthus occidentalis*), spatterdock (*Nuphar lutea*), pickerel weed (*Pontederia cordata*), and jointed spikerush (*Eleocharis equisetoides*). Hardwood species fringing the marsh include black gum (*Nyssa sylvatica*), dahoon holly (*Ilex cassine*), and bald cypress (*Taxodium distichum*). Wet prairie areas are dominated by blue maidencane (*Amphicarpum muhlenbergianum*), pale meadow beauty (*Rhexia mariana*), maidencane (*Panicum hemitomum*), red root (*Lachnanthes caroliniana*), goldenrod (*Solidago fistulosa*), and St. John's wort (*Hypericum* sp.). A shrub wetland occurs at the southeastern corner of the property and

E Sciences, INCORPORATED
228 South Hughey Ave. • Orlando, FL 32801
407-481-9006 fax 407-481-9627
www.escienceinc.com

consists of dense dahoon holly and wax myrtle. Small portions of shrub wetland also occur on the western (Wetland B) and northern (Wetland C) property boundaries and contain Carolina willow (*Salix caroliniana*) in addition to the species listed above. Portions of two small lakes (FLUCFCS 52) occur along the southern site boundaries, consisting of submerged and emergent aquatic vegetation including spatterdock and red ludwigia (*Ludwigia repens*).

The uplands within the property are classified as Live Oak (FLUCFCS 427). The canopy is dominated by mature live oak (*Quercus virginiana*) and laurel oak (*Q. laurifolia*). The subcanopy is open and consists of scattered black cherry (*Prunus serotina*), cherry laurel *(P. caroliniana)*, and cabbage palm (*Sabal palmetto*). The shrub layer is generally low and evenly scattered with winged sumac (*Rhus copallinum*) and beautyberry (*Callicarpa americana*). Ground cover consists of dense bahiagrass (*Paspalum notatum*), muscadine (*Vitis rotundifolia*), blackberry (*Rubus* sp.), morning glory (*Ipomoea* sp.), beggarticks (*Bidens alba*), ragweed (*Ambrosia artemisifolia*), dogfennel (*Eupatorium capillifolium*), elephant foot (*Elephantopus elatus*), pokeweed (*Phytolacca americana*), goldenrod (*Solidago* sp.), and blazing star (*Liatris spicata*). In addition, there appears to be an upland island within the southeastern corner of the marsh dominated by live oak. The project surveyors estimated the extent of this island area, as E Sciences staff were not able to access it.

2.0 Protected Species

The United States Fish and Wildlife Service (USFWS), through the Endangered Species Act and other regulatory instruments, and the Florida Fish and Wildlife Conservation Commission (FFWCC), through Chapter 68 of the Florida Administrative Code, regulate activities that may affect protected species. The property was evaluated on October 6, 2005 by E Sciences staff to address the occurrence or potential occurrence of Threatened, Endangered, and Species of Special Concern wildlife and plant species. The Florida Natural Areas Inventory (FNAI), USFWS, and FFWCC databases were consulted regarding current state and federally listed species that have the potential to occur within certain habitats found in the region. The purpose of the assessments was to determine if listed species are located within the limits of the parcel and verify if habitat conducive to the listed species is present on site.

Two active gopher tortoise (*Gopherus polyphemus*) burrows were observed onsite. The general location of these burrows has been depicted on **Figure 1**. Most uplands within the property contain habitat suitable for gopher tortoise, and it is believed that a small population exists onsite. The gopher tortoise is a state-listed Species of Special Concern, and therefore receives a level of protection. A quantitative gopher tortoise survey of the property is recommended to calculate the population size which would be used to evaluate permitting and mitigation options for proposed impacts to gopher tortoises and their habitat. Based on onsite habitats, other listed species with a moderate potential to occur include Sherman's fox squirrel (*Sciurus niger shermani*), Eastern indigo snake (*Drymarchon corias couperi*), gopher frog (*Rana capito*), and Florida mouse (*Podomys floridanus*).

The wetlands have a high likelihood to be used for forage and/or nesting by protected wading bird species, including snowy egret (*Egretta thula*), little blue heron (*Egretta caerulea*), and white ibis (*Eudocimus albus*), as well as by the Florida sandhill crane (*Grus canadensis pratensis*). The American alligator (*Alligator mississippiensis*) and alligator snapping turtle (*Macroclemys temminckii*) also have a high likelihood of occurring within the wetlands although none were observed during the site visit. As of October 4, 2005, the Florida Game and Freshwater Fish Commission (FWC) bald eagle (*Haliaeetus leucocephalus*) nesting database does not currently indicate an active or inactive bald eagle eagle nest within 1,500 feet of the subject site.

Aside from gopher tortoise, no species listed as threatened, endangered, or species of special concern were observed on site during our site visit. A list of all wildlife species observed onsite is presented in **Table 1**. Failure to establish listed species presence during our site visit should not be construed as listed species absence. Any future evidence of listed species occurring on the project and resulting impacts to habitat by proposed development should be coordinated with FFWCC and/or USFWS.

4.0 Summary

E Sciences staff conducted a wetland delineation and listed species assessment for the subject site. The large wetland system occupying the eastern half of the property in addition to the two smaller systems on the western and northern property boundaries were delineated. Active gopher tortoise burrows were encountered onsite, and a quantitative survey is recommended. E Sciences appreciates the opportunity to be of service to you. If you have any questions or require any additional information, please feel free to contact our office at (407) 481-9006.

Sincerely,
E SCIENCES, INCORPORATED

Angela M. Bowen
Senior Ecologist

Patricia Hardey for
Genesis M. Humphrey
Staff Scientist

Attachments: Figure 1
Table 1

P:\Projects\1-600-699\1-689-01-701 Lady Lake Landing Wetland Delineation\5_deliverables\Lady Lake ECO letter.doc

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: July 6, 2015- First Reading

---

SUBJECT: **Ordinance No. 2015-05 – Large Scale Comprehensive Plan Amendment – 53.14± Acres of Property Located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441– Requesting to Change from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) – LPG Urban & Regional Planners on Behalf of Sawmill Holdings, LLC (Alternate Key 1771358).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

Staff recommends approval of Ordinance No. 2015-05, a Large Scale Comprehensive Plan Amendment – Requesting to Change from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) to the Town Commission with the recommendation of approval.

Applicant, LPG Urban & Regional Planners, has filed an application on behalf of Sawmill Holdings, LLC; to amend the Future Land Use designation of property (AK# 1771358) located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441, which includes 53.14± acres within Town of Lady Lake limits, from Single Family Medium Density (SF-MD) to Commercial Tourist (CT).

The Large Scale Future Land Use Map Amendment application was received on April 28, 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 (13) within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015. The property was also posted Thursday, May 21, 2015.

The conceptual bubble plan dated May 22, 2015 submitted by LPG Urban and Regional Planners, Inc., highlights a complete facility to include clubhouse, bath house, registration/office building, and park with a Frame Vernacular Architectural Style. The projected density for the plan is 3.56 units/acre with a typical RV lot size of 3,600 (40' x 90') square feet. The lots will be individually sold for fee-simple ownership.

Impact on Town Services

Potable Water-

- Potable Water Systems – CUP allocation of 1.18 million gpd (2015)
- Current water systems usage – 687,016 gpd
- Demand Contingent on Occupants of Development (500,984 gdp available)

Sewer -

- 1,000 gpd is maximum capacity for sanitary sewer plant
- Current sanitary sewer usage – 240,000 ± gpd
- 480,000 gpd available for sanitary sewer
- At build-out the proposed RV Park would utilize 23,250 gpd for water and sewer.

Schools –

- Not factored for project – no foreseen impact of students.

Transportation –

- Traffic Analysis indicates a that the proposed Future Land Use designation of CT – RV park Only, will generate 125 fewer a.m. peak hour trips and 125 fewer p.m. peak hour trips than the current SF-MD Designation assuming maximum potential under the Future Land Use Classification.

Parks & Recreation –

- Addition in population will not cause P&R Level of Service to be exceeded.

Stormwater –

- Project will be required to adhere to SJRWMD guidelines.

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 justification statement has also been included as part of the Large Scale Comprehensive Plan Amendment Application, which the applicant submitted for justifying why the future land use should be amended for the development proposed.

The subject property involving approximately 53.14 ± acres lies in Section 27, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Property	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD)-Up to 9 du/ac and Lake County- Urban Medium Density
East	Lake County – Urban Low Density
North	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
South	Lake County – Urban Medium Density

Comments:

1.) Rezoning and Special Exception Use Applications have been submitted concurrently with this Large Scale Future Land Use Amendment Application.

2.) Applicant must submit a site plan for the proposed 185-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.

3.) Since the property to be developed is within a Special Flood Hazard Area-Flood Zone AE and Wetlands, a flood study will be required by the applicant establishing BFE during the site plan review and to mitigate compensation storage.

4.) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.

5.) Connection to Town Utilities will be required to service this RV Park Site.

6.) Prior to the initiation of development activities, the applicant will need to conduct a coverboard survey to identify the existence of Sand Skink and mitigate with a FWC permit accordingly if found.

7.) Mitigation may be necessary for site plan approval to address concurrency deficiencies associated with the impacts of this project.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-05 and provided comments on May 27, 2015, 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 2015-05 at their regular meeting on Monday, June 8, 2015, and recommended approval with a 4-0 vote.

Public Hearings

The **Local Planning Agency** is scheduled to consider Ordinance 2015-05 on Monday, July 6, 2015.

The **Town Commission** is scheduled to consider Ordinance 2015-05 for second and final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

FISCAL IMPACT: $_____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

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

[ ] Other

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

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6-29-15 **DEPARTMENT HEAD** **Submitted** 6/29/15 **Date**

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

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

TOWN MANAGER **Approved Agenda Item for:** 7/6/15 **Date**

BOARD ACTION: **[X] Approved as Recommended** RLC/HOL 4-0 **[ ] Disapproved**

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

[ ] Approved with Modification

cc: THAD - T.M. ✓

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

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

May 21, 2015

RE: Large Scale Comprehensive Plan Amendment Ordinance 2015-05, Rezoning Ordinance 2015-06, and Special Exception Use Ordinance 2015-07

Dear Property Owner:

This is to notify you that applications have been filed with the Town of Lady Lake, by LPG Urban and Regional Planners, on behalf of the Sawmill Holdings, LLC, to amend the future land use designation, to rezone, and to incorporate the Recreational Vehicle (RV) Park Land Use via a Special Exception Use application for property located at 3105 Hartsock Sawmill Road, East of South Highway 27/441, and North of Hartsock Sawmill Road. The rezoning and large-scale comprehensive plan amendment applications involve the entire 53.14 +/- acres. The applicant is seeking to rezone the property from Lady Lake Single Family Medium Density (RS-6) to Lady Lake Commercial Tourist (CT). The proposed large-scale comprehensive plan amendment is to change the future land use designation from Future Land Use of Lady Lake Single Family Medium Density (SF-MD) to Lady Lake Commercial Tourist (CT). Lastly, the Special Exception Use is to allow the applicant to establish a Recreational Vehicle (RV) Park Site under special conditions and provisions.

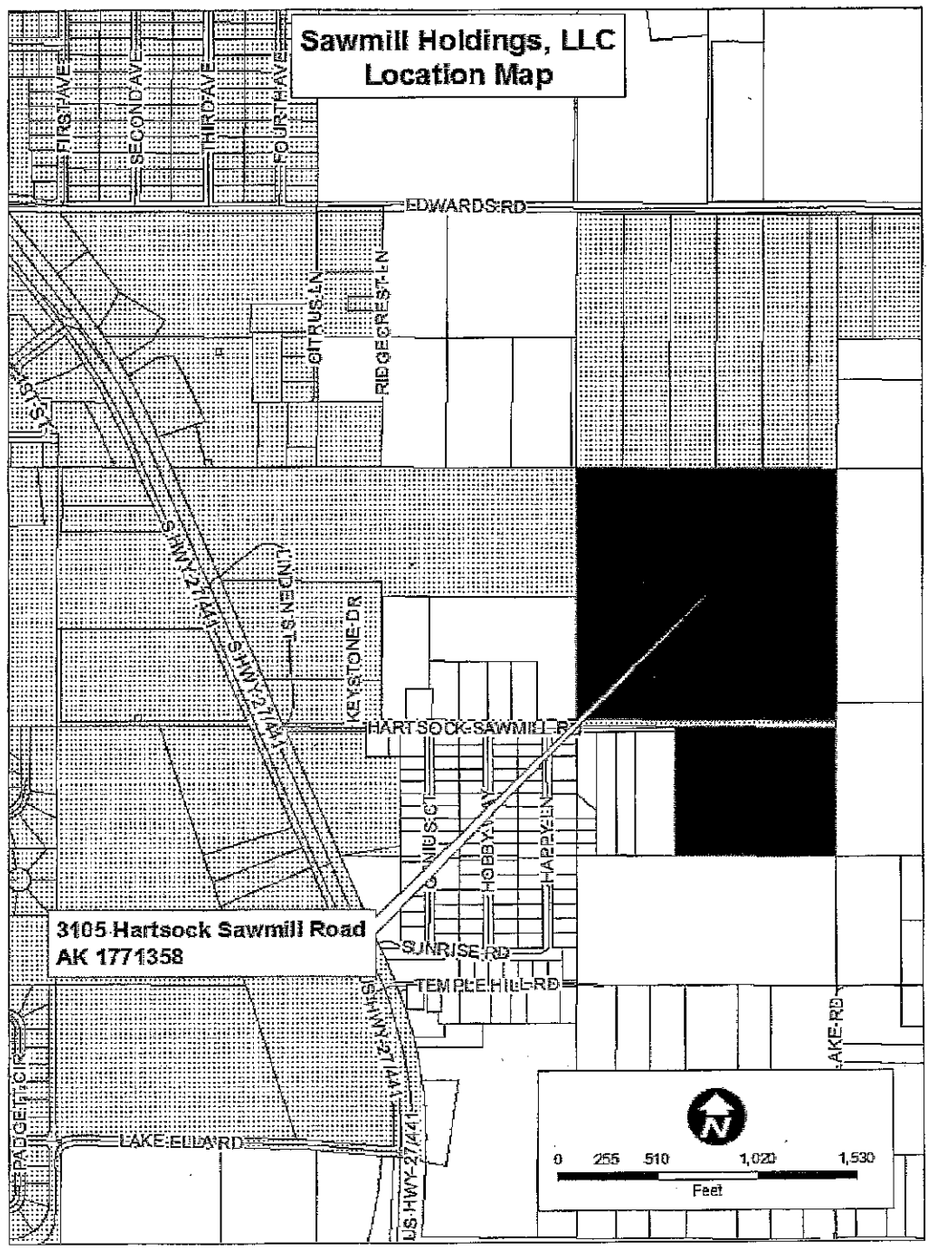
Public hearing dates on the petitions are scheduled for the following dates:

PLANNING AND ZONING BOARD - Monday, June 8, 2015 at 5:30 p.m.
LOCAL PLANNING AGENCY – Monday, July 6, 2015 at 5:30 p.m.
1st TOWN COMMISSION MEETING - Monday, July 6, 2015 at 6:00 p.m.
2nd TOWN COMMISSION MEETING- Pending Review from the Dept. of Economic Opportunity (DEO).

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


Sawmill Holdings, LLC
Location Map
FIRST AVE
SECOND AVE
THIRD AVE
FOURTH AVE
EDWARDS RD
CITRUS LN
RIDGECREST LN
U.S. HWY 27/441
KEYSTONE DR
HARTSOCK SAWMILL RD
HOBBY LN
HARRY LN
3105 Hartsock Sawmill Road
AK 1771358
SUNRISE RD
TEMPLE HILL RD
LAKE RD
PADGETT CIR
LAKE EDDA RD
0 255 510 1,020 1,530
Feet

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

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

July 9, 2015

Mr. D. Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building Processing
107 East Madison – MSC 160
Tallahassee, FL 32399-4120

Re: Large Scale Comprehensive Plan FLU Amendment Transmittal 15-L-01

Dear Mr. Eubanks:

Enclosed for your review is a transmittal package of amendment 15-L-01 to be reviewed under the Expedited Review Process for the Town of Lady Lake. The package includes one (1) amendment to the Future Land Use Map for the Town. Included are copies of the staff report, ordinance, proof of advertisements, and supporting documentation.

Public hearings to review the proposed Comprehensive Plan change for this amendment and to transmit the proposed changes to the State Land Planning Agency for review were held as follows:

Ordinance 2015-05

Advertised in *Orlando Sentinel, Lake Edition*	June 26, 2015
Planning & Zoning Board	June 8, 2015
Local Planning Agency	July 6, 2015
Town Commission	July 6, 2015

A copy of the complete amendment package, including support data and analysis, has been submitted to the Department of Economic Opportunity – Bureau of Economic Development, Department of Education, Department of Environmental Protection, Department of State, Department of Transportation – District 5, East Central Florida Regional Planning Council, St. Johns River Water Management District, Lake-Sumter Metropolitan Planning Organization, and Lake County Economic Growth Department. A copy of each item was mailed to these agencies as listed below on July 9, 2015.

It is anticipated that the final adoption of this amendment will take place in October 2015. The Town of Lady Lake is not subject to the Wekiva River Protection Area and is not within an area of critical state concern. The property is located within the Town of Lady Lake and the Lake County Joint Planning Area.

The local contact for these amendments is Ms. Kristen Kollgaard, Town Manager, Town of Lady Lake, 409 Fennell Boulevard, Lady Lake, FL 32159. The phone number is (352) 751-1545 and the fax number is (352) 751-1549.

The Town of Lady Lake appreciates your review of these transmittal documents and eagerly awaits direction from your office. If you have question regarding any this submission, feel free to contact Thad Carroll, Growth Management Director, at (352) 751-1521.

Respectfully,

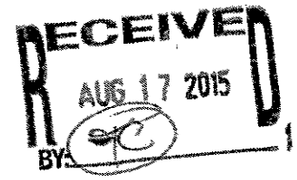
Kristen Kollgaard
Town Manager

Cc: Mayor Ruth Kussard, Town of Lady Lake
Derek Schroth, P.A., Town Attorney
Department of Economic Opportunity - Bureau of Economic Development
Department of Education
Department of Environmental Protection
Department of State
Department of Transportation – District 5
East Central Florida Regional Planning Council
St. Johns River Water Management District
Lake-Sumter Metropolitan Planning Organization
Lake County Economic Growth Department

Rick Scott
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Jesse Panuccio
EXECUTIVE DIRECTOR



August 11, 2015

The Honorable Ruth Kussard, Mayor
Town of Lady Lake
409 Fennell Boulevard
Lady Lake, Florida 32159

Dear Mayor:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for the Town of Lady Lake, Amendment No. 15-1ESR (Ordinance Number 2015-05), which was received on July 13, 2015. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comments related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendment if adopted.

Pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the Town of Lady Lake. If other reviewing agencies provide comments, we recommend the Town of Lady Lake consider appropriate changes to the amendment based on those comments. If unresolved, such reviewing agency comments could form the basis for a challenge to the amendment after adoption.

The Town should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions concerning this review, please contact Dan Pennington, at (850) 717-8524, or by email at dan.pennington@deo.myflorida.com.

Sincerely,

Ana Richmond, Chief
Bureau of Community Planning

AR/dp

Enclosure(s): Procedures for Adoption

cc: Thad Carroll Growth Management Director, Town of Lady Lake
Hugh W. Harling, Jr., P.E., Executive Director, East Central Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

> The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

_____ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity.

St. Johns River
Water Management District
Ann B. Shortelle, Ph.D., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
On the Internet at floridaswater.com.

July 23, 2015

Thad Carroll
Growth Management Director
Town of Lady Lake Municipal Complex
409 Fennell Boulevard
Lady Lake, FL 32159

Re: Town of Lady Lake Proposed Comprehensive Plan Amendment #15-1ESR

Dear Mr. Carroll:

St. Johns River Water Management District (District) staff have reviewed the above-referenced proposed comprehensive plan amendment. District staff review, as outlined in *Florida Statutes*, focused on flood protection and floodplain management, wetlands and other surface waters, and regional water supply as they relate to important state resources and facilities that will be adversely impacted by the amendment if adopted. District staff have no comments on the proposed amendment because no adverse impacts to important state resources and facilities were identified. However, technical assistance related to surface water is provided below.

Technical assistance
According to District maps, the property subject to the proposed future land use map change is located within the District's Ocklawaha River Hydrologic Basin. Please note that any environmental resource permit (ERP) application for the property must meet the District's additional surface water management basin criteria in Rule 40C-41, *Florida Administrative Code,* in addition to the basic ERP criteria in other rules.

If you have any questions or need additional information, please contact me at (386) 312-2369 or *sfitzgib@sjrwmd.com.*

Sincerely,

Steve Fitzgibbons, AICP, Intergovernmental Planner
Office of Communications and Intergovernmental Affairs

cc: Ray Eubanks, Florida Department of Economic Opportunity
James Stansbury, Florida Department of Economic Opportunity
Andrew Landis, East Central Florida Regional Planning Council

GOVERNING BOARD

John A. Miklos, CHAIRMAN ORLANDO
Fred N. Roberts Jr., VICE CHAIRMAN OCALA
Chuck Drake, SECRETARY ORLANDO
Carla Yetter, TREASURER FERNANDINA BEACH
Douglas C. Bournique VERO BEACH
Douglas Burnett ST. AUGUSTINE
Maryam H. Ghyabi ORMOND BEACH
Ron Howse COCOA
George W. Robbins JACKSONVILLE

From: Ray, Suzanne E. <Suzanne.E.Ray@dep.state.fl.us>
Sent: Tuesday, August 11, 2015 2:10 PM
To: Thad Carroll; DCPexternalagencycomments@DEO.myflorida.com
Subject: Lady Lake 15-1ESR Proposed

Follow up
Flagged

To: Thad Carroll, Growth Management Director

Re: Lady Lake 15-1ESR - Expedited Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Feel free to contact me at Suzanne.e.ray@dep.state.fl.us or (850) 245-2172 for assistance or additional information. Please send all amendments, both proposed and adopted, to Plan.review@dep.state.fl.us.

Florida Department of Environmental Protection
Office of Intergovernmental Programs, Plan Review
3900 Commonwealth Blvd., MS 47
Tallahassee, FL 32399-3000

From: Richmond, Pamela <prichmond@lakesumtermpo.com>
Sent: Thursday, September 10, 2015 4:57 PM
To: Thad Carroll
Subject: RE: Sawmill Holdings, LLC- Large Scale FLUM Amendment and Rezoning

Good Afternoon Thad and Wendy,

I have reviewed the Technical Memorandum submitted to support a Comprehensive Plan Amendment for a project known as Sawmill Holdings. The proposed amendment would change the future land use designation of the 52 acre site located in the Town of Lady Lake from Single Family – Medium Density to Commercial Tourist Services. The maximum allowable development under the existing future land use is 6 single family dwelling units per acre. The maximum allowable development under the proposed land use is 12 RV sites per acre.

My review included verification of the accuracy of all calculations, including the maximum allowable development scenarios for both the existing and proposed future land use designations and trip generation presented for both scenarios. Finding all information correct, I agree with the conclusion of the analysis that the proposed comprehensive plan amendment will result in a reduction of potential impact to the roadway network. Maximum trip generation will be reduced for daily, a.m. peak hour, and p.m. peak hour conditions.

If you have question about this review, please contact me to discuss when it is convenient for you.

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.

From: Thad Carroll [mailto:tcarroll@ladylake.org]
Sent: Thursday, September 10, 2015 8:06 AM
To: Richmond, Pamela
Subject: FW: Sawmill Holdings, LLC- Large Scale FLUM Amendment and Rezoning

Florida Department of Transportation

RICK SCOTT
GOVERNOR

719 South Woodland Boulevard
DeLand, Florida 32720

JIM BOXOLD
SECRETARY

July 28, 2015

Ms. Kristen Kollgaard, Town Manager
Town of Lady Lake
409 Fennell Boulevard
Lady Lake, Florida 32159

Subject: **Proposed Comprehensive Plan Amendment**
Local Government: **Town of Lady Lake**
DEO #: **15-1ESR**

Dear Ms. Kollgaard:

The Department of Transportation has completed its review of the above proposed Comprehensive Plan Amendment as requested in your letter dated July 9, 2015, and received by the Department on July 10, 2015.

We appreciate the opportunity to participate in this review process and we offer our comments attached with this letter. Since the amendment does not appear to have significant adverse impacts to the State Highway System or the Strategic Intermodal System, the Department does not have any concerns at this time.

If you have any questions, please contact John Moore at (386) 943-5099 or email at john.moore@dot.state.fl.us.

Sincerely,

Heather S. Garcia
Planning & Corridor Development Manager

Attachment

C: Robert Chandler IV, Lake County
Maria Cahill, FDOT
Andrew Landis, ECFRPC
James Stansbury, DEO
Ray Eubanks, DEO

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COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS

Local Government:	Town of Lady Lake
DEO Amendment #:	Lady Lake 15-1ESR
Date FDOT Received:	July 10, 2015
Review Comments Deadline:	August 8, 2015
Today's Date:	July 27, 2015

GENERAL BACKGROUND INFORMATION

The Town of Lady Lake has transmitted a proposed amendment to their Comprehensive Plan; specifically an amendment to their Future Land Use Map. The amendment proposes to change the future land use of a 53.14 acre property from Single Family Medium Density to Commercial Tourist Services.

AMENDMENT – Lady Lake 15-1ESR

Elements: Future Land Use Map

Statutory Reference: Chapter 163.3177, F.S., Required and optional elements of comprehensive plan
Chapter 163.3184, F.S., Process for adoption of plan amendment

Background:

The 53.14 acre subject property currently has a future land use of Single Family Medium Density. Pending approval of the amendment, the future land use is proposed to be changed to Commercial Tourist Services. The anticipated use of the property is to build an RV park that would include a clubhouse, bathhouse, office building, and 185 RV sites. The property is located approximately 0.30 miles east of SR 25/US 27 off of Hartsock Sawmill Road. The Commercial Tourist Services (CT) land use category is limited to RV parks, motels, and hotels with a maximum floor area ratio (FAR) of 0.60.

COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS

Local Government:	Town of Lady Lake
DEO Amendment #:	Lady Lake 15-1ESR
Date FDOT Received:	July 10, 2015
Review Comments Deadline:	August 8, 2015
Today's Date:	July 27, 2015

Figure 1: Project Site Location Map

FDOT Contact: John P. Moore, E.I.
Planning Project Manager
FDOT D5
Telephone: 386-943-5099
E-mail: John.Moore@dot.state.fl.us

Reviewed by: Clif Tate, PE
Kimley-Horn and Associates, Inc.
407-898-1511
clif.tate@kimley-horn.com

COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS

Local Government:	Town of Lady Lake
DEO Amendment #:	Lady Lake 15-1ESR
Date FDOT Received:	July 10, 2015
Review Comments Deadline:	August 8, 2015
Today's Date:	July 27, 2015

The transportation analysis submitted with the amendment assumed the future land use designation would be limited to RV Park use only; however, the proposed amendment did not include this restriction. If the site is developed as an RV Park, the proposed future land use is expected to generate fewer trips than the existing future land use. As proposed, the property can be developed as RV Park, motel or hotel. The transportation analysis submitted with the amendment did not analyze the highest use (i.e., hotel) for the parcel nor did it analyze the short-term (i.e., 2020) and long-term (i.e., 2025) operating conditions for SR 25/ US 27.Therefore, an analysis of the likely trip generation and projected operating conditions for 2020 and 2025 was conducted.

Table 1 summarizes the existing and future annual average daily traffic (AADT) volumes and level of service (LOS) on SR 25/US 27 in the vicinity of the proposed amendment. SR 25/US 27 is located approximately 0.30 miles west of the site. The volumes and LOSs are projected without considering the impact of the proposed amendment. Without the project, SR 25/US 27 is projected to operate at acceptable levels of service in 2015, 2020, and 2025 (the City's LOS Standard is D).

Table 1 – 2015 (Estimated) and Future Conditions without the Proposed Amendment

Road	From	To	LOS Std.	2015 AADT	2015 LOS	2020 AADT	2020 LOS	2025 AADT	2025 LOS
SR 25/US 27	Lake Ella Road	CR 25/ Teague Trail	D	27,800	C	31,200	C	36,700	C

Source: FDOT District Five 2013 LOS_ALL Tables

The full trip generation potential of the property was analyzed using the ITE Trip Generation Manual, 9th Edition. Under the existing future land use designation, the maximum development potential is six dwelling units per acre for Single Family Medium Density. Under its existing land use, the property could yield 319 dwelling units.

The planned development program for the subject property includes a clubhouse, bathhouse, office building, and 185 RV sites.

Under the proposed Future Land Use designation of Commercial Tourist, the maximum development potential of the property is subject to a FAR of 0.6. For a Hotel land use, this yields approximately 31.88 acres of developable building coverage.

As summarized in Table 2, the amendment increases the daily trips by 19,007 trips.

COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS

Local Government: Town of Lady Lake

DEO Amendment #: Lady Lake 15-1ESR

Date FDOT Received: July 10, 2015

Review Comments Deadline: August 8, 2015

Today's Date: July 27, 2015

Table 2 – Trip Generation

Scenario	Future Land Use Designation	Land Use Assumed	ITE Land Use Code	Size	Units	Daily Trips
Existing	Single Family Medium Density	Single Family Residential	210	319	DU	3,052
Existing Trip Potential						**3,052**
Proposed	Commercial Tourist	Campground/ Recreational Vehicle	416	185	Sites	555
Proposed Trip Potential						**555**
Maximum	Commercial Tourist	Hotel	310	2,700	Rooms*	22,059
Proposed Maximum Trip Potential						**22,059**
Change in Trip Potential						**19,007**

Source: ITE Trip Generation Manual, 9th Edition

*Assuming 1.95 Rooms per 1,000 SF Hotel Land Use

The projected background AADTs (from Table 1) were combined with the projected trip generation from the proposed amendment (from Table 2) using an estimated traffic distribution. A summary of traffic conditions with the proposed amendment is provided in Table 3.

Table 3 – Future Conditions with Proposed Amendment

Road	From	To	Distribution of Traffic	LOS Std.	Scenario	2015		2020		2025	
						AADT	LOS	AADT	LOS	AADT	LOS
SR 25/ US 27	Lake Ella Road	Hartsock Sawmill Rd.	50%	D	Background	27,800	C	32,800	C	37,500	C
					Amendment	9,504		9,504		9,504	
					Total	**37,304**	**C**	**42,304**	**C**	**47,004**	**C**
	Hartsock Sawmill Rd.	CR 25/ Teague Trail	50%	D	Background	27,800	C	32,800	C	37,500	C
					Amendment	9,504		9,504		9,504	
					Total	**37,304**	**C**	**42,304**	**C**	**47,004**	**C**

FDOT Contact: John P. Moore, E.I.
Planning Project Manager
FDOT D5
Telephone: 386-943-5099
E-mail: John.Moore@dot.state.fl.us

Reviewed by: Clif Tate, PE
Kimley-Horn and Associates, Inc.
407-898-1511
clif.tate@kimley-horn.com

File: C:\Users\En501mj\Appdata\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\CDSKKKCB\Lady Lake 15-1ESR Proposed Review Comments07282015.Doc

COMPREHENSIVE PLAN AMENDMENT EXPEDITED STATE REVIEW COMMENTS

Local Government:	Town of Lady Lake
DEO Amendment #:	Lady Lake 15-1ESR
Date FDOT Received:	July 10, 2015
Review Comments Deadline:	August 8, 2015
Today's Date:	July 27, 2015

As shown in Table 3, SR 25/US 27 is projected to operate acceptably through 2025 with the proposed future land use amendment. It is noted that SR 25/US 27 is anticipated to be widened to six lanes by 2020.

Review Comments:

Pursuant to F.S. 163.3184(3)(b), the Florida Department of Transportation (FDOT) does not have concerns at this time regarding the City's proposed amendment. The proposed change does not appear to adversely impact designated transportation resources and facilities of state importance; therefore, FDOT has does not have concerns at this time regarding the proposed amendment.

The FDOT respectfully requests a copy of the adopted plan. Please provide within two weeks of adoption in order to assist in facilitating review within the required 30-day time frame from adoption, as required by Statute (Expedited State Review Amendment Process Section 163.3184(3) and (5), Florida Statutes).

FDOT Contact:	John P. Moore, E.I. Planning Project Manager FDOT D5	Reviewed by:	Clif Tate, PE Kimley-Horn and Associates, Inc.
Telephone:	386-943-5099		407-898-1511
E-mail:	John.Moore@dot.state.fl.us		clif.tate@kimley-horn.com
File:	C:\Users\En501mj\Appdata\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\CDSKKKCB\Lady Lake 15-1ESR Proposed Review Comments07282015.Doc		

State Board of Education

Marva Johnson, *Chair*
John R. Padget, *Vice Chair*
Members
Gary Chartrand
John A. Colón
Rebecca Fishman Lipsey
Michael Olenick
Andy Tuck

FLORIDA DEPARTMENT OF EDUCATION
fldoe.org

Pam Stewart
Commissioner of Education

July 21, 2015

Mr. Thad Carroll, AICP
Growth Management Director
Town of Lady Lake
409 Fennell Boulevard
Lady Lake, Florida 32159
Via E-mail: tcarroll@ladylake.org

Re: Town of Lady Lake 15-1ESR

Dear Mr. Carroll:

Thank you for the opportunity to review the Town of Lady Lake's proposed 15-1ESR amendment package, which the Florida Department of Education received on July 13, 2015. According to the department's responsibilities under section 163.3184(3)(b), Florida Statutes, I reviewed the amendment considering the provisions of chapter 163, part II, F.S., and to determine whether the proposal, if adopted, would have the potential to create adverse effects on public school facilities.

The proposal would amend the town's future land use map to apply the Commercial Tourist designation to a 53.14-acre parcel. The effect of the amendment would be to permit development of a recreational vehicle park with associated amenities, which is not expected to generate additional students due to its proposed seasonal use. Because the amendment does not appear to have the potential to adversely affect public school facilities, I offer no comment.

Again, thank you for the opportunity to review and comment. Please contact me at 850-245-9312 or Tracy.Suber@fldoe.org, if you have questions about this letter, or if I may be of assistance.

Sincerely,

Tracy D. Suber
Growth Management and Facilities Policy Liaison

TDS/

cc: Ms. Dawn McDonald and Mr. Harry Fix, Lake County School District
Mr. James Stansbury, DEO/State Land Planning Agency

Thomas H. Inserra
Director, Office of Educational Facilities

www.fldoe.org
325 W. Gaines Street, Suite 1014 | Tallahassee, FL 32399-0400 | 850-245-0494

ORDINANCE 2015-05

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 LARGE 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 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 July 6, 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. Large 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 large scale amendment as indicated below:

(A)

Applicant/Owner:	Sawmill Holdings, LLC
General Location:	3105 Hartsock Sawmill Road, approximately 1,500 ft. east of S. Highway 27/441, Lady Lake, Florida 32159
Acres:	53.14 +/-
Future Land Use	
Change From:	Single Family Medium Density (SF-MD)
To:	Commercial Tourist (CT)

Graphic representation of this Large 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**, 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

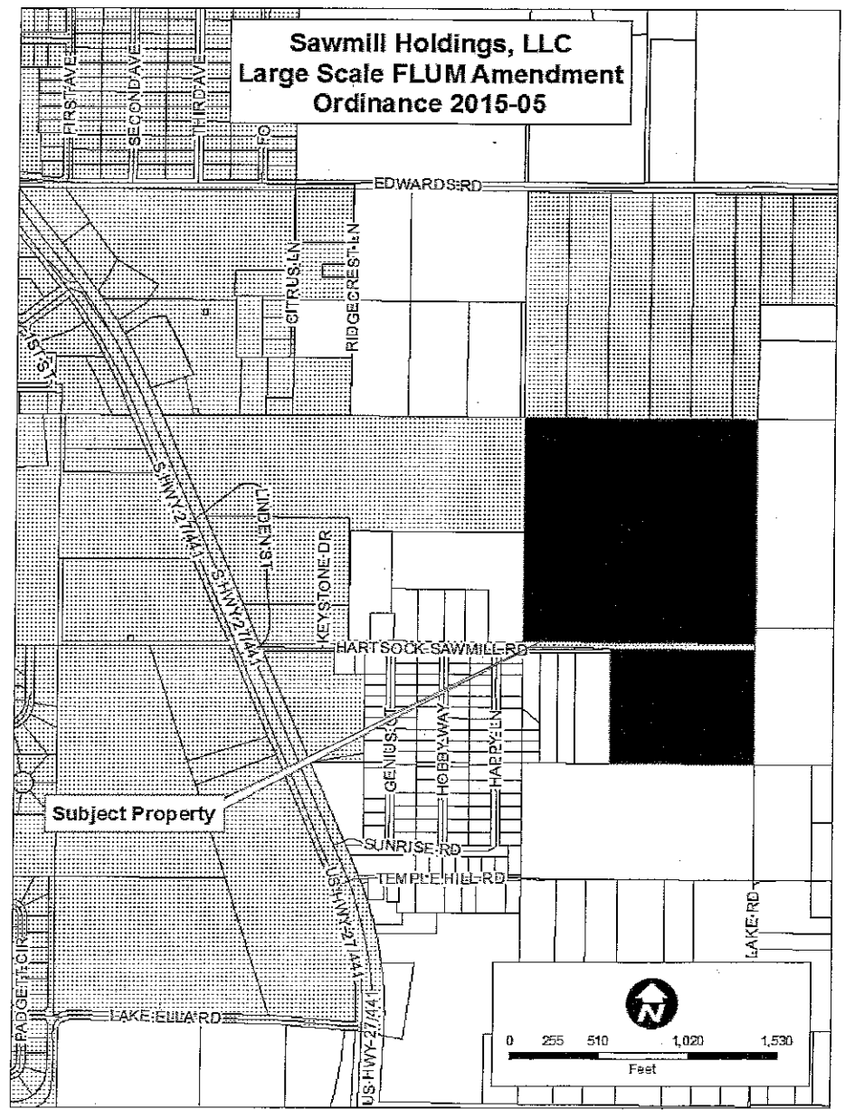
APPROVED AS TO FORM:

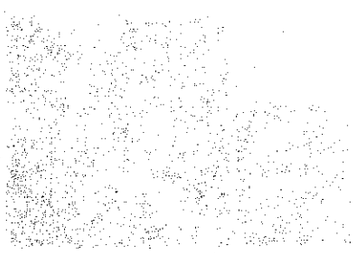
_____
Derek Schroth, Town Attorney

EXHIBIT "A"
Legal Description

The Southwest ¼ of the Northwest ¼, Section 27, Township 18 South, Range 24 East, Lake County, Florida, subject to a Non-Exclusive Easement for Roadway Purposes over and across the South 30 feet; and

The North ½ of the Northwest ¼ of Southwest ¼ of Section 27, Township 18 South, Range 24 East, Lake County, Florida, Less the West 500 feet thereof. Subject to a Non-Exclusive Easement for Roadway Purposes across the North 30 feet thereof.





Sawmill Holdings, LLC, a Florida RV Resort

The RV lifestyle is one that has shown a steady increase in popularity as America takes to the wheel in search of popular destinations including National Parks and locations within the Sunbelt States. Most of the RV community is comprised of retirees, like the swelling Baby Boomer generation, and, therefore, our site selection process was focused on locations that are welcoming to retirees and offer the types of amenities that they seek such as golf, boating, and shopping conveniences. Of course, the proximity to the major tourism in Orlando and access to the coastal Florida beaches and cities was part of the site selection process as well. After searching for prospective locations, we determined that the Town of Lady Lake was a location that fit the parameters of our search.

The specific site attracted us in that it offers natural features such as lake views, beautiful trees, and gentle topography, as well as its close proximity to the highway network. These are the same characteristics that have made some of the other RV resorts successful in the area.

Our analysis revealed the RV communities' patrons have increasing discretionary income for their leisure and amenities associated with the leisure. In order to cater to that market, we intend to have exceptional amenities.

We found that the Town of Lady Lake and the surrounding areas had very little vacancy for a product that contained relatively small pads. Further, our research showed the site would provide another complimentary alternative to the Villages for our target market. Plus, with the advent of new technologies, this site would provide exceptional connectivity for the ever-increasingly tech-savvy traveler / RVer.

Aside from our market evaluation, we performed our preliminary due diligence of the site for over a year prior to purchasing and held a preliminary application meeting with the Town staff.

After completing our investigations, it is our conclusion that the market demand for this project is strong, and this type of development shall serve as a good fit for the community of Lady Lake.

Please see the recent market report from the RVIA on the sales.

Market Report

February 2015

RV wholesale shipments to retailers continued to improve in February reaching 32,045 units during the second month this year, a 12.5% increase over last month and a 4% increase over this same month one year ago. Reacting to an improved economic climate and rising consumer sentiment wholesale shipments responded with the highest February total since 2006.

In spite of winter's disruptive patterns RV shipments have consistently outperform recent history and continue to set new records. Through the first two months this year shipments have reached 60,539 units, a gain of 7.5% compared to the same period last year. On a seasonally adjusted basis, shipments through February were at an annual rate of more than 395,000 units, more than 10% ahead of the actual 2014 total.

APPLICATION FOR LARGE SCALE DEVELOPMENT AMENDMENTS TO THE 2030 COMPREHENSIVE PLAN
Town of Lady Lake

Large scale amendments must meet the following criteria of (Ch. 163.3187, F.S.):

The proposed amendment must involve a property of more than ten (10) acres.

Applications for large scale amendment accepted Monday through Thursday from 7:30 AM to 6:00 PM. One (1) notarized and eight (8) copies of the application, eight (8) sets of any required exhibits and any attachments, together with an application fee of $2,000.00 (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* Randy Bates, Manager	Agent/Applicant Greg Beliveau
Sawmill Holdings, LLC	LPG Urban & Regional Planners, Inc.
Address P.O. Box 1266	Address 1162 Camp Ave.
City Mt. Pleasant	City Mount Dora
State SC Zip 29465	State FL Zip 32757
Phone (H) 843-452-7788	Phone (H) 352-516-1782 (cell)
Phone (W)	Phone (W) 352-385-1940
Fax	Fax 352-383-3824

Adopted Future Land Use Designation(s) Single Family Medium Density (SF-MD)

Requested Future Land Use Designation(s) Commercial Tourist (CT)

*If someone other than the property owner is submitting this application, then the attached Agent Authorization Form must be completed.

PROPERTY LOCATION:

Section 27	Township 18	Range 24
Lot/Parcel#	Block	Subdivision
Address (if available) 3105 Hartsock Sawmill Road, Lady Lake, FL 32159		
Tax Identification Number and Alternate Key # 1771358		
Existing Zoning RS-6	Anticipated Zoning CT	

Existing Use of Subject Property: Undeveloped

Proposed Use of the Subject Property:
RV park with associated amenities

Total Gross Acreage of Parcel (including wetlands and water bodies): 53.14 +/- acres

Developable Acreage to be amended: 32 +/- acres

If Conservation Areas (wetlands) or natural water bodies exist on-site, give estimated acreage of each:
Lakes - 2 +/- acres and freshwater marsh - 19 +/- acres
(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: N/A

Is this proposal a Certified Lady Lake Affordable Housing Project? Yes_____ No__X__
(If yes, attach certification).

Has an application for re-zoning or other development permit been submitted to the Town?
Yes __X__ No _____
(If yes, type and date submitted) Rezoning application submitted April 2015

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) _____

AGENT AUTHORIZATION FORM

APPLICATION FOR THE LARGE SCALE DEVELOPMENT AMENDMENTS TO THE TOWN OF LADY LAKE COMPREHENSIVE PLAN

I, (please print property owner's name) Randy Bates for Sawmill Holdings, LLC, as the property owner of the property described below, hereby give my permission for (print agent name) Greg Beliveau, LPG Urban & Regional Planners, Inc. to act as my agent for the purpose of applying for an amendment to the Town of Lady Lake Comprehensive Plan.

Legal description (if applicable):
Alternate Key # 1771358

Signature of the Property Owner — Date: 4/22/15

Randy Bates
Printed Name

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

THE FOREGOING INSTRUMENT was acknowledged before me this 22nd day of April, 2015, by Randy Bates, as an individual/officer/agent, on behalf of himself/herself Sawmill Holdings, LLC, a corporation/partnership. He/she is personally know to me or has produced Drivers License as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of April, 2015.

Charles E. Salmonsen (SEAL)
Notary Public
CHARLES E. SALMONSEN
Printed Name
Commission No.: N/A in S.C.
My Commission Expires: 7/7/18

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.

Randy Bates FOR SAWMILL HOLDINGS LLC — 4/22/15

Signature of the Property Owner — Date

Randy Bates , Manager Sawmill Holdings, LLC

Printed Name

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

THE FOREGOING INSTRUMENT was acknowledged before me this 22nd day of April, 2015, by Randy Bates, as an individual/officer/agent, on behalf of himself/herself Sawmill Holdings, LLC, a corporation/partnership. He/she is personally know to me or has produced Driver's License as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of April, 2015.

Chad Salmon (SEAL)

Notary Public

CHARLES E. SALMONSEN

Printed Name

Commission No.: N/A in S.C.

My Commission Expires: 7/7/18

Lassiter Transportation Group, Inc.
Engineering and Planning

Via E-Mail: (randy@evergreenendeavors.com)

Ref: 4067.01

TECHNICAL MEMORANDUM

To: Randy Bates, Sawmill Holdings, LLC

From: Matthew West, AICP

Subject: Sawmill Holdings Comprehensive Plan Amendment Trip Generation Analysis

Date: March 31, 2015

Lassiter Transportation Group, Inc. (LTG) has been retained by Sawmill Holdings, LLC, to prepare a trip generation analysis in support of an Expedited State Review Comprehensive Plan Amendment known as Sawmill Holdings Comprehensive Plan Amendment (CPA), which amends the Future Land Use Map (FLUM) designation for 52 acres from Single Family – Medium Density (SF-MD) to Commercial Tourist Services (CT). The proposed development is a Recreational Vehicle Park (RV Park). The subject property is located in the Town of Lady Lake, the east end of Hartsock Sawmill Road.

TRIP GENERATION FOR THE EXISTING VS PROPOSED FLUM DESIGNATION

The trip generation for the maximum development scenarios for both the existing FLUM designation and the proposed FLUM designation were calculated using the nationally accepted trip generation publication, the *Trip Generation Manual, 9th* Edition, prepared by the Institute of Transportation Engineers (ITE). The Town's Comprehensive Plan and the Lake Sumter Metropolitan Planning Organization's Traffic Impact Study Methodology Guidelines measure roadway level of service based on peak hour directional volumes. This analysis is based upon the assumption that the proposed FLUM designation will be limited to RV Park use only.

The existing analysis is based on the existing FLUM designation of SF-MD as outlined in the Future Land Use Element (FLUE) of the Town of Lady Lake's Comprehensive Plan. SF-MD has a maximum density of six single family dwelling units per acre. Therefore, the 52-acre site could generate a maximum of 312 dwelling units (52 X 6 = 312).

Based on this assumption and as indicated in Table 1, the potential development of the property under the existing land use would generate 228 a.m. peak-hour trips and 293 p.m. peak-hour trips.

Table 1
Peak-Hour Trip Generation – Existing FLUM Designation
Sawmill Holdings – ESRCPA

	Time Period	Land Use	ITE Land Use Code	Quantity	Units	Trip Rate Equation	Total Trips	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting
SF-MD	A.M. Peak-hour	Single Family Dwelling	210	312	Dwelling Units	T=0.70(X)+9.74	228	25%	75%	57	171
	P.M. Peak-hour			312	Dwelling Units	Ln(T)=0.90 Ln(X) + 0.51	293	67%	33%	196	97

Source: ITE Trip Generation Manual, 9th Edition

Randy Bates
March 31, 2015

The proposed analysis is based on the requested FLUM designation of CT as outlined in the FLUE of the Town's Comprehensive Plan with a limitation of RV Park use only. CT permits a maximum of 12 RV sites per acre (12 dwelling units per acre). Applying this maximum density to the 52-acre site would permit 624 RV sites. As indicated in Table 2, maximum development of the property under the proposed land use would generate 103 a.m. peak-hour trips and 168 p.m. peak-hour trips.

Table 2
Peak-Hour Trip Generation for Proposed FLUM Designation
Sawmill Holdings - ESRCPA

Future Land Use	Time Period	Land Use	ITE Land Use Code	Quantity	Units	Trip Rate Equation	Total Trips	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting
CT	A.M. Peak-hour	Campground/ Recreational Vehicle Park	416	624	Camp Sites	T=0.16(X)+2.93	103	36%	64%	37	66
	P.M. Peak-hour			624	Camp Sites	T=0.27(X)	168	65%	35%	110	59

In comparing the maximum potential peak-hour trip generation for the existing FLUM designation (SF-MD) with the proposed FLUM designation (CT – RV Park only), the proposed FLUM designation will generate potentially fewer a.m. peak-hour (125 fewer) and p.m. peak-hour trips (125 fewer). In addition, a.m. and p.m. peak-hour trips are reduced in each direction.

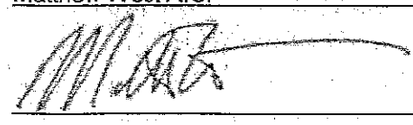
This analysis is corroborated by the Lake Sumter MPO worksheet attached to this memorandum as Exhibit A.

CONCLUSION

The study was conducted to evaluate the impact the proposed Comprehensive Plan Amendment would have on area roadways based on trip generation of the maximum development potential of the existing land use designation as compared to the maximum development potential of the proposed land use designation (for a RV Park only). There will not be an increase in traffic over what is currently allowed. Therefore, this Comprehensive Plan Amendment is recommended for adoption. Concurrency and any required mitigation to support a proposed development plan will be assessed in greater detail during the final development permitting process.

I affirm by my signature that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

Name: Matthew West AICP

Signature: 

Date: March 31, 2015

EXHIBIT A

Lake-Sumter MPO

ITE Trip Generation Rates - 9th Edition
Pass-by rates from ITE Trip Generation Handbook - 2nd Edition
(copyrights, Insitute of Transportation Engineers)

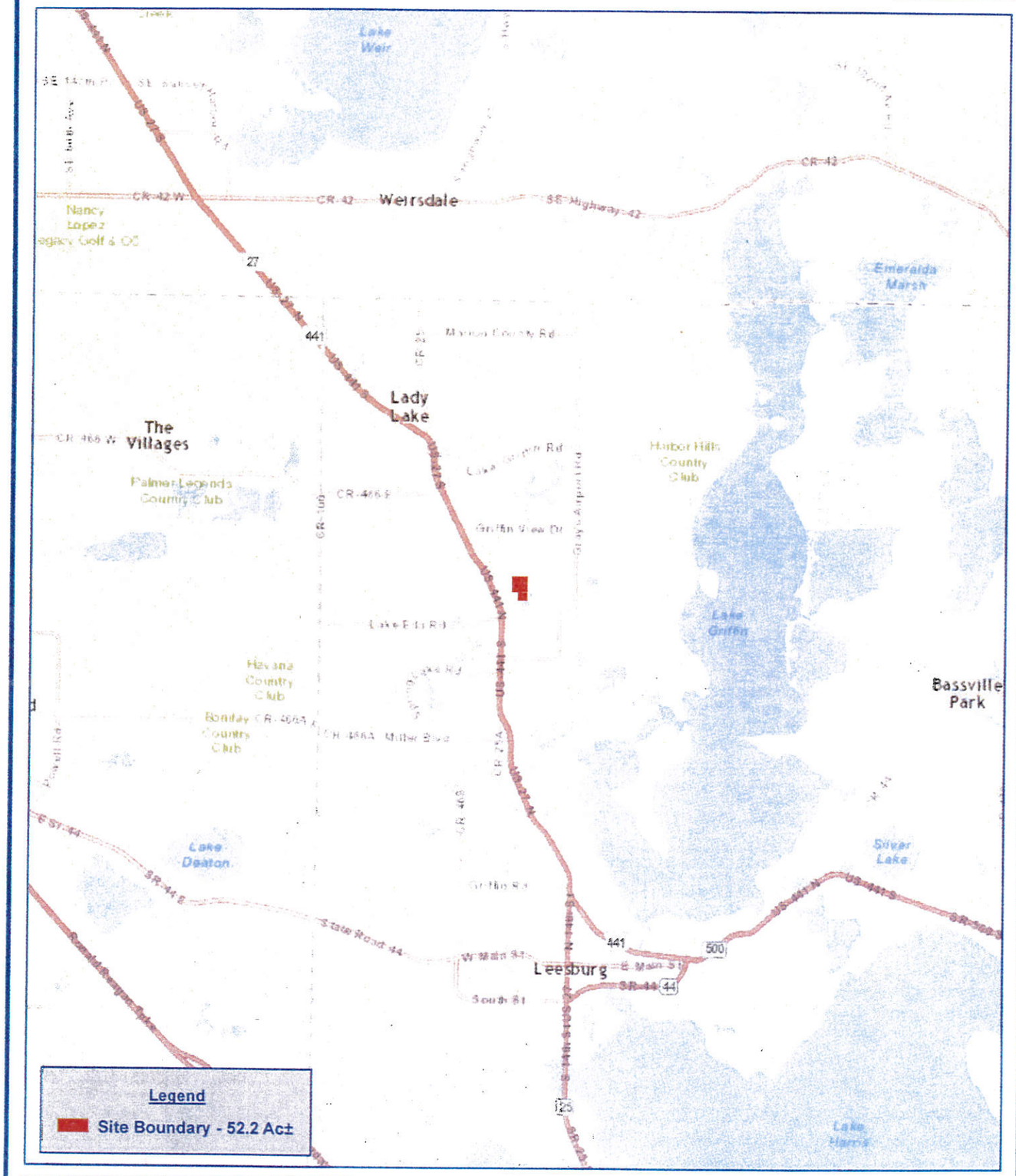
Instructions: Enter Expected Unit Volumes into Column "E"
Notes on Color Coding at Bottom

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)								Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Single Family Homes 210	DU	9.52	0.75	1.00		25%	75%	63%	37%	312.0	2,970	234	312	59	176	0	197	115	0
Campground/RV Park 416	Acres	NA	0.48	0.96		44%	56%	69%	31%	37.0	0	25	51	10	14	0	35	16	0

RED Rates = CAUTION - Use Carefully - Small Sample Size
Green Rates = Peak Hour of Generator - (no peak rate for the rush hour of adjacent street traffic)
Blue Rates = Saturday Daily total - (no weekday daily rate)
Added to 9th Edition
*Pass-By % are Rates from Weekay PM Peak Period
"The Total Pass-By Trips will be Distributed: 50% IN / 50 % OUT

NA = Not Available
DU = Dwelling Unit
Occ.Room = Occupied Room

KSF = Units of 1,000 square feet
Fuel Position = the number of vehicles that could be fueled simultaneously

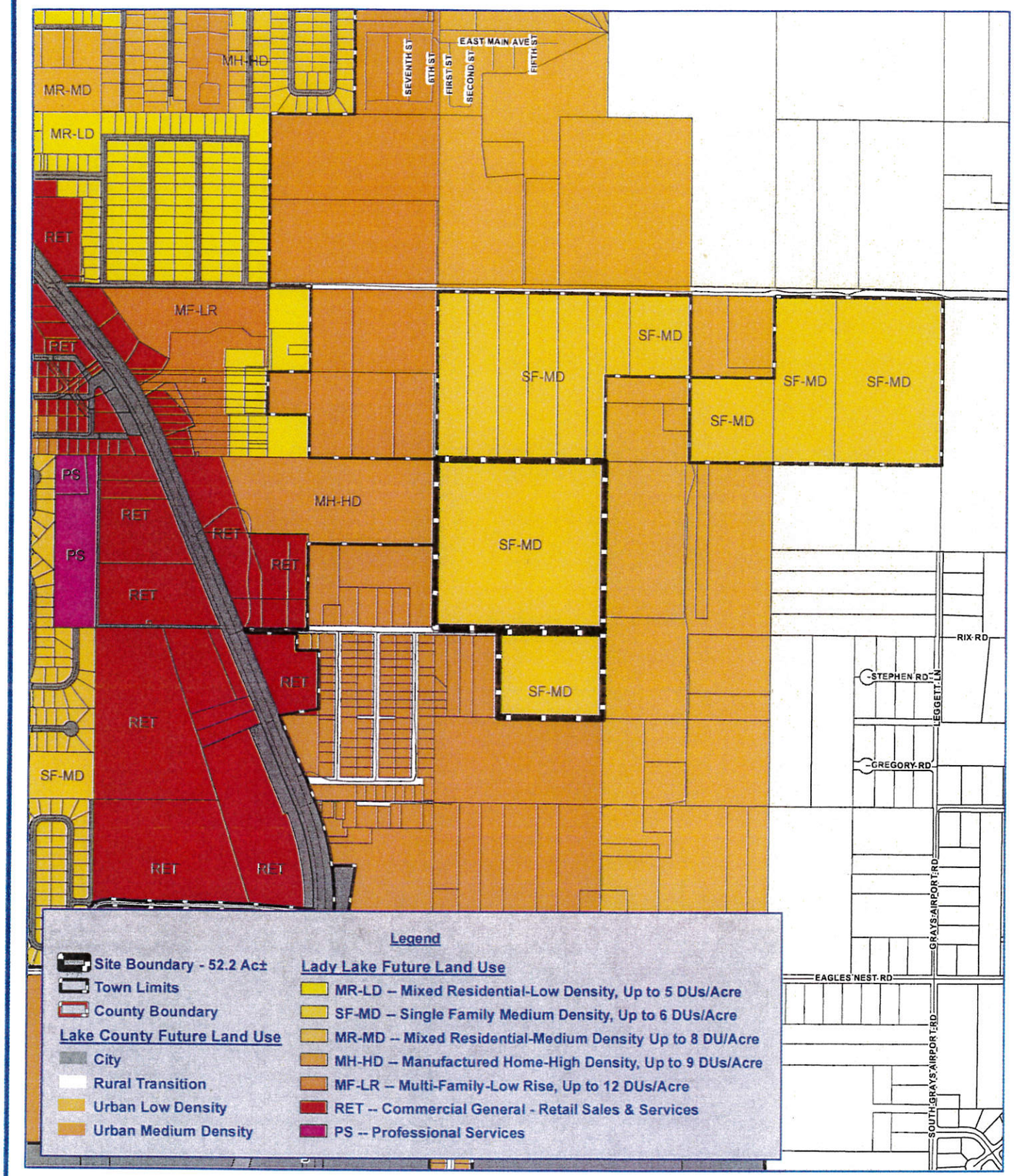


Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Location

Project: 1615-1
File: Location.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Cuna Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824



N
W E
S

500 0 500 Feet

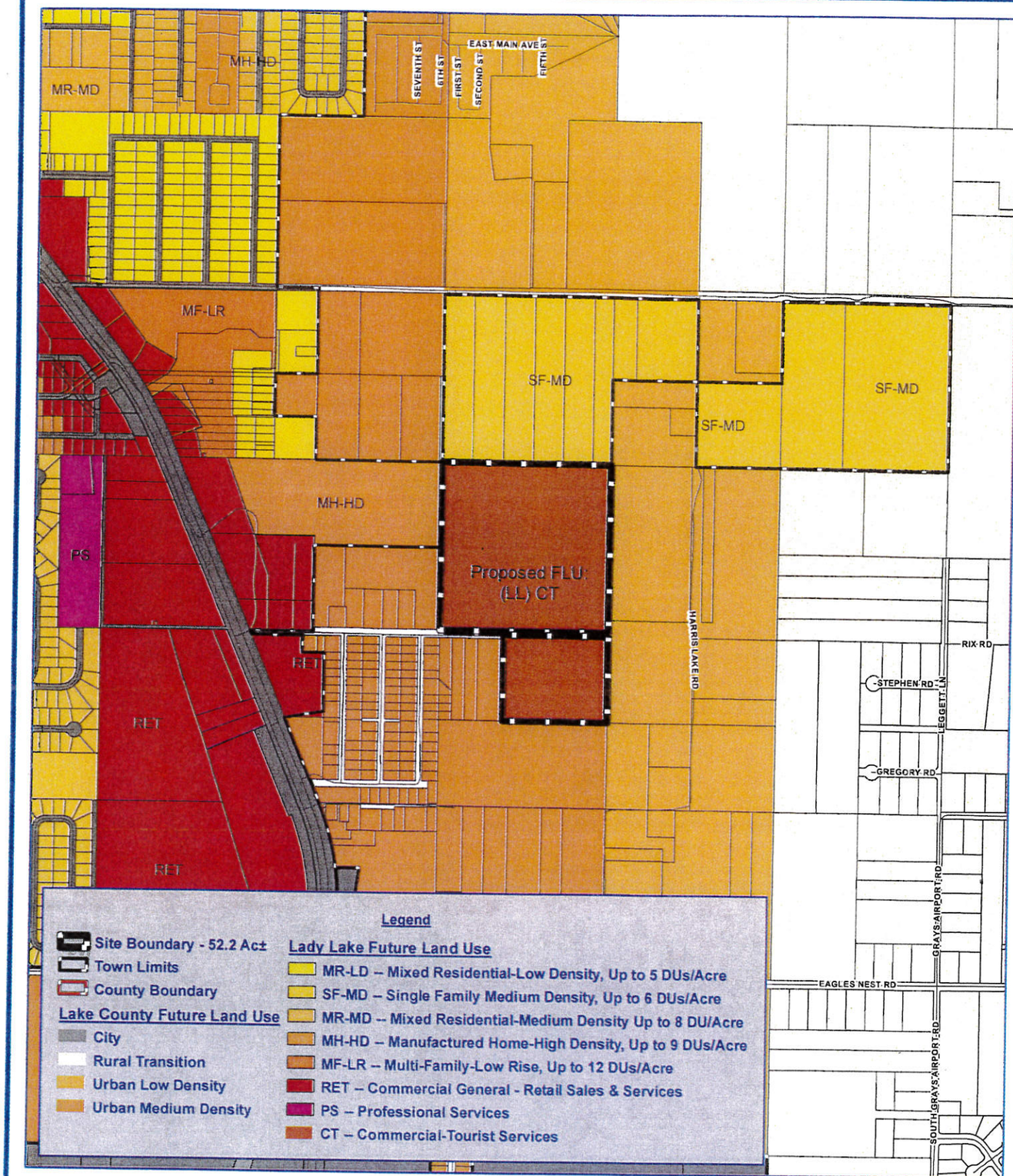
1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Existing Future Land Use

Project: 1615-1
File: Existing FLU.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824

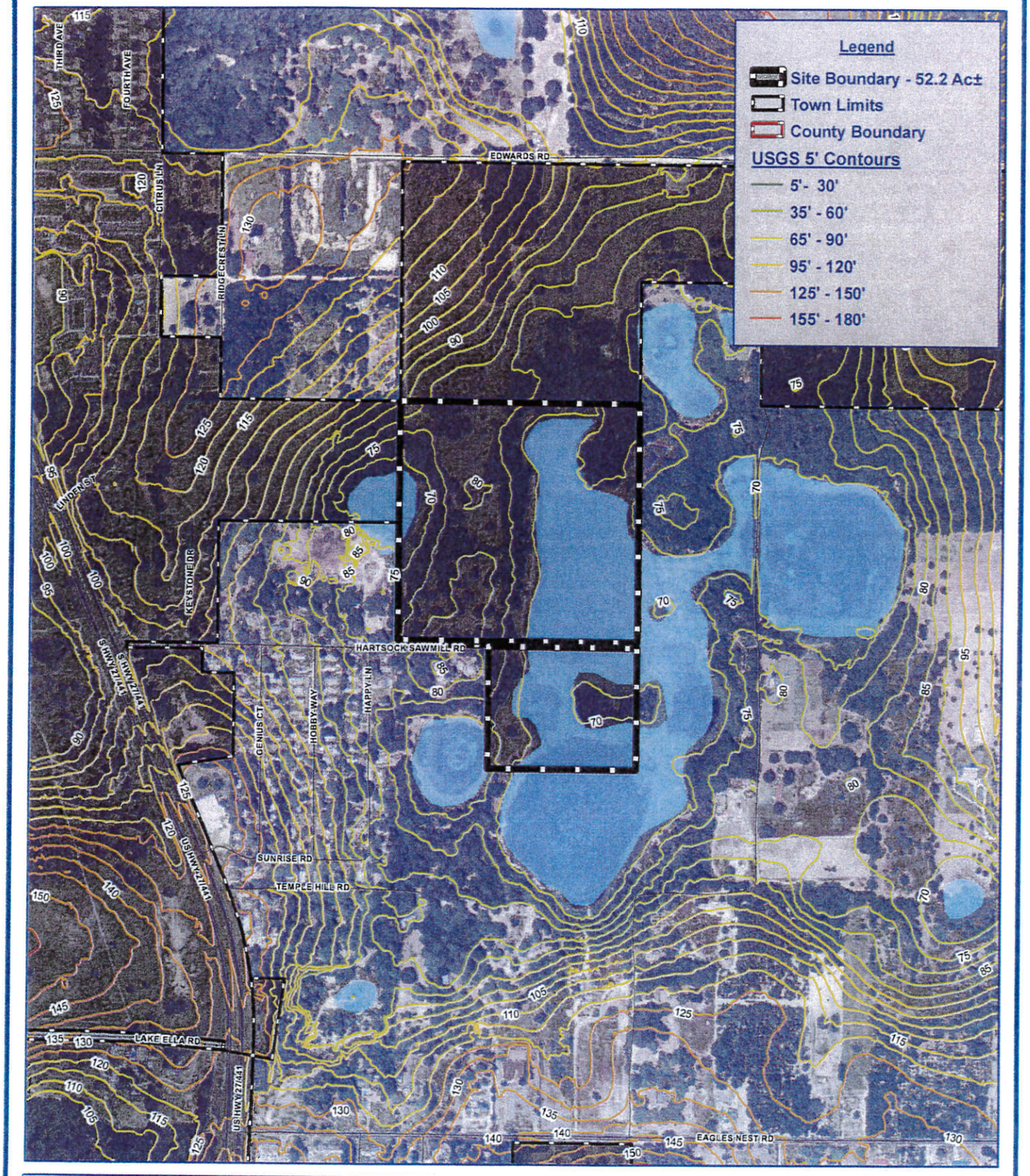


Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Proposed Future Land Use

Project: 1615-1
File: Proposed FLU.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1949 / Fax: (352) 383-4824



N
W E
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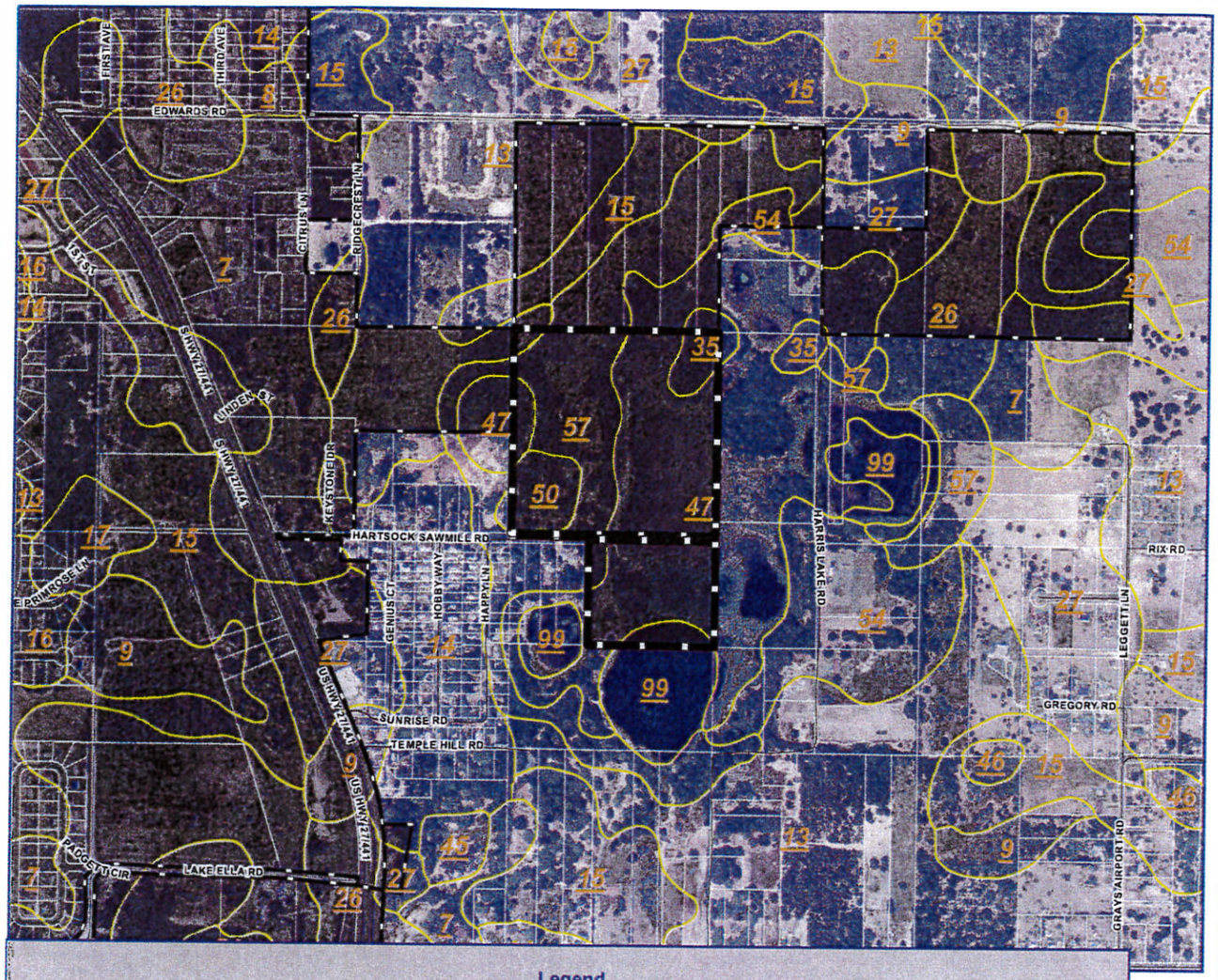
500 0 500 Feet

1 inch = 700 feet

Town of Lady Lake
Sawmill Holdings, LLC
Lake County, Florida
Topography

Project: 1615-1
File: Topo.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Cama Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824



Legend

- Site Boundary - 52.2 Ac±
- Town Limits
- County Boundary

Lake County Soils

- 7 - Apopka sand, 0 to 5 percent slopes
- 8 - Apopka-Urban land complex, 0 to 5 percent soils
- 9 - Apopka sand 5 to 12 percent slopes
- 13 - Candler sand, 0 to 5 percent slopes
- 14 - Candler-Urban land complex, 0 to 5 percent slopes
- 15 - Candler sand, 5 to 12 percent slopes
- 16 - Candler-Urban land complex, 5 to 12 percent slopes
- 17 - Candler sand, 12 to 25 percent slopes
- 26 - Kendrick sand, 0 to 5 percent slopes
- 27 - Kendrick sand, 5 to 8 percent slopes
- 35 - Myakka sand
- 40 - Orlando fine sand, 0 to 5 percent slopes
- 45 - Pits Water Complex
- 46 - Placid sand, depressional
- 47 - Placid and Myakka sands, depressional
- 50 - Pompano sand
- 54 - Seffner Sand
- 57 - Tavares sand, 0 to 5 percent slopes
- 99 - Water

N W E S

500 0 500 Feet

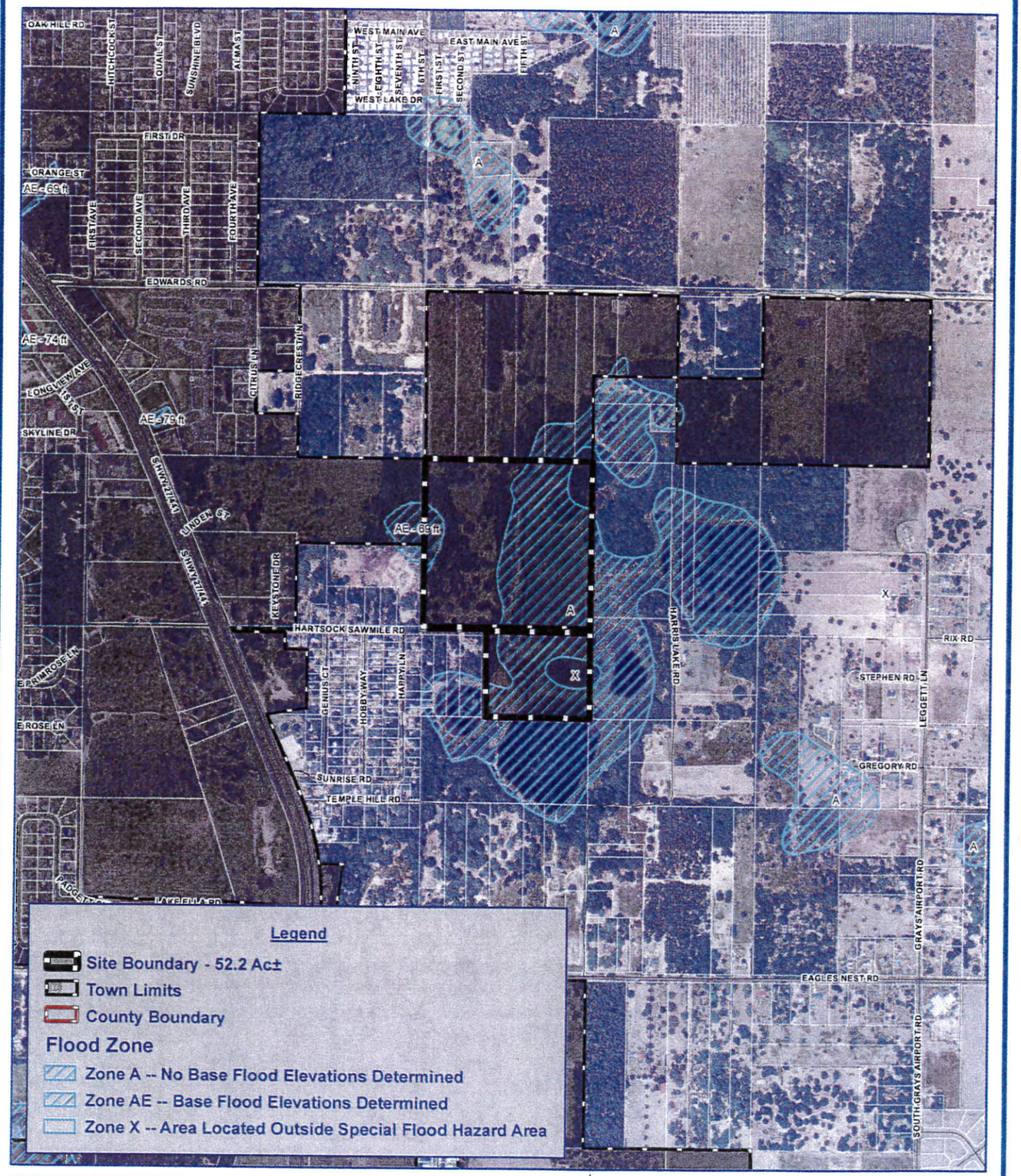
1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Soils

Project: 1615-1
File: Soils.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1142 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824



Legend

- Site Boundary - 52.2 Ac±
- Town Limits
- County Boundary

Flood Zone

- Zone A -- No Base Flood Elevations Determined
- Zone AE -- Base Flood Elevations Determined
- Zone X -- Area Located Outside Special Flood Hazard Area

N W E S

500 0 500 Feet

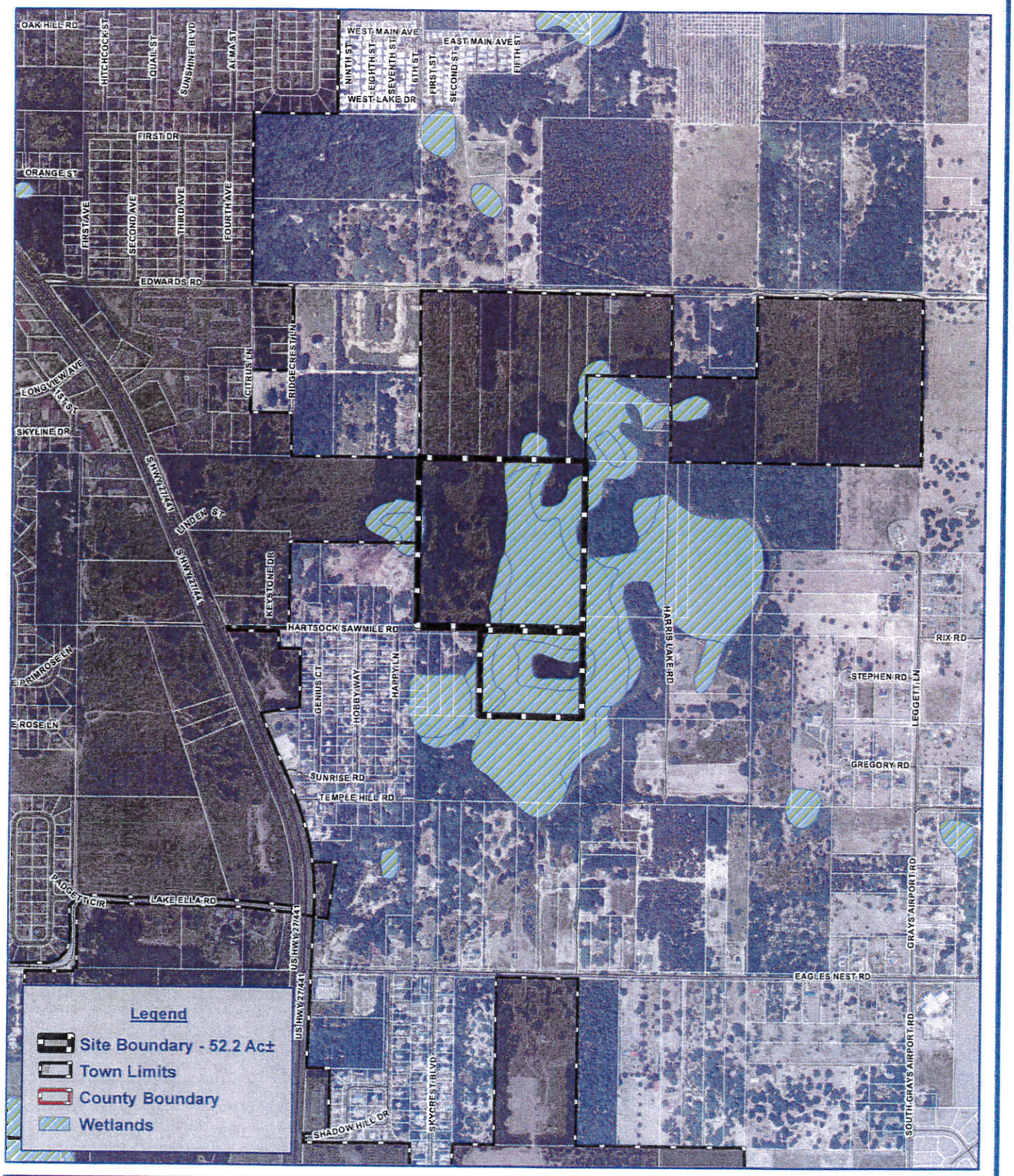
1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Flood Zone

Project: 1615-1
File: Flood.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Camp Avenues, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4874



N
W E
S

500 0 500 Feet

1 inch = 1,000 feet

Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Wetlands

Project: 1615-1
File: Wetlands.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824

SAWMILL HOLDINGS
LAKE COUNTY, FLORIDA

ECOLOGICAL SITE ASSESSMENT

MODICA & ASSOCIATES

ENVIRONMENTAL
PLANNING
DESIGN &
PERMITTING

Prepared for:

C/O Sherie Lindh
Randy Bates, Manager
Sawmill Holdings, LLC
P.O. Box 1266
Mt. Pleasant, SC 29465

March 2015

PHONE 352.394.2000 FAX 352.394.1159
MODICA & ASSOCIATES

SAWMILL HOLDINGS
LAKE COUNTY, FLORIDA

ECOLOGICAL SITE ASSESSMENT

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Figure 4 Land Use Map
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EXHIBITS

Exhibit A FNAI Tracking List – Lake County

SAWMILL HOLDINGS
LAKE COUNTY, FLORIDA

ECOLOGICAL SITE ASSESSMENT

1.0 INTRODUCTION

Modica & Associates (M&A) conducted an ecological assessment of the approximately 51± acre Sawmill Holdings project site (herein referred to as "Subject Parcel") on March 23, 2015. The Subject Parcel is identified by the Lake County Property Appraiser with Alternate Key number 1771358. The project site is specifically located within Section 2, Township 26 South, Range 27 East, Lady Lake, Florida (**Figures 1 and 2**).

The intent of the Ecological Site Assessment was to preliminarily evaluate on-site habitats and vegetative communities, to identify the presence or potential for occurrence of protected wildlife species, and to identify potential ecologically-related development constraints associated with the property. The findings of our assessment presented herein reflect on-site conditions at the time of the investigation and do not preclude the possibility that conditions may change over time.

This assessment does not include a detailed soil analysis/survey, wetland delineation, formal protected species surveys, archaeological/historical structure survey, and/or environmental/hazardous waste review.

2.0 PROJECT SITE CONDITIONS

Prior to inspecting the Subject Parcel, published literature and publicly available ArcView™ GIS data layers were reviewed in an effort to obtain an understanding of site topography, soils, vegetation, and anticipated/documented wildlife use in the vicinity of the property. The following resources were accessed as part of the subject assessment:

- 2013 Aerial Photographic Imagery, ESRI Online Basemap Options, Bing Maps;
- U.S. Department of Agriculture (USDA) *Soil Survey of Lake County Florida*;
- Florida Natural Areas Inventory (FNAI) – Species Occurrence Tracking List, Lake County;
- *Florida's Endangered and Threatened Species*, January 2013, Florida Fish & Wildlife Conservation Commission (FWC);
- *Florida Land Use, Cover and Forms Classification System (FLUCFCS) Handbook*, 1999, U.S. Department of Transportation;
- ArcView™ shapefiles containing the following wildlife occurrence records:
  - U.S. Fish & Wildlife Service (USFWS) 2010-2011 bald eagle survey results (eaglenest11.shp)
  - USFWS wildlife observation database (Wildobs2006.shp)
- Florida Association of Environmental Soil Scientists. 2000. Hydric Soils of Florida

Handbook, Third Edition;
- Florida Fish and Wildlife Conservation Commission, Eagle Nest Locator (https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx);

M&A conducted a field inspection of the Subject Parcel on March 23, 2015. The property was traversed via pedestrian and vehicular transects for the purpose of identifying any listed wildlife species and to map the onsite land uses and vegetative communities. The findings of the survey are discussed in greater detail below.

2.1 Soils

According to the *Soil Survey of Lake County, Florida*, prepared by the USDA, Soil Conservation Service (SCS), five (5) soil types (plus "Water") occur within the Subject Parcel boundaries (**Figure 3**). The soil descriptions below are excerpts from the SCS *Soil Survey of Lake County, Florida.*

Candler sand, 0 to 5 percent slopes (8). This is a nearly level to gently sloping, excessively drained sandy soil. It is on the undulating upland ridge. The water table is at a depth of more than 120 inches. Permeability is very rapid throughout the profile, and available water capacity is very low. Organic-matter content and natural fertility are low.

Myakka sand (28). The Myakka series consists of nearly level, poorly drained, sandy soils that have a layer stained by organic matter at a depth of less than 30 inches. These soils occur mainly as broad areas in the flatwoods. They are also in low areas between lakes, ponds, swamps, and marshes and on the upland ridge. The organic-stained layers have moderate permeability, medium available water capacity, moderately high organic-matter content, and low natural fertility. The surface and subsurface layers and the layers at depths between 56 and 85 inches have rapid permeability, very low available water capacity, and very low natural fertility. The surface layer is moderate in organic-matter content. The rest are very low.

Placid and Myakka sands, depressional (40). These are nearly level, very poorly drained and poorly drained soils in low, marshy depressions. The water table in these soils is nearer the surface for longer periods than in Myakka sand, and the soil is covered with water for 4 to 6 months in most years.

Pompano sand (42). This is a nearly level to gently sloping, moderately well drained sandy soil. The water table is at a depth of 40 to 60 inches for about 8 months of the year and at a depth of 30 to 40 inches for about 4months. Pompano sand has very rapid permeability and very low available water capacity and organic-matter content in the surface and subsurface horizons. The organic-stained layer has moderately rapid permeability and moderate organic-matter content. This soil is very low in natural fertility.

Tavares sand, 0 to 5 percent slopes (45). This is a nearly level to gently sloping, moderately well drained soil. It has a very dark grayish-brown sand surface layer about 7 inches thick. Below this is a layer of very pale brown sand that has faint yellowish-brown mottles to a depth of 25 inches. The next layer, to a depth of 34 inches, is light yellowish-brown sand. Very pale brown sand that has faint yellow mottles is at depths between 34 and 61 inches. Below this is white sand mottled with very pale brown. The water table is at a depth of 40 to 60 inches for more than 6 months of the year. During periods of drought, it is below 60 inches. Tavares sand is very rapidly permeable. Available water capacity and organic-matter content are very low. Natural fertility is low.

Water (99). The water designation is associated with the lake located on the southern boundary of the Subject Parcel.

2.2 Land Use Types & Vegetative Communities

The Sawmill Holdings project site currently supports three (3) land use types/vegetative communities within its boundaries (**Figure 4**). The land use types/vegetative communities were identified using the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999). The following provides a brief description of the land use types/vegetative communities identified on the site:

Uplands

427 – Live Oak (31± acres)

The majority of the uplands consist of live oak hammocks; it is estimated that this community type makes up 31± acres of the Subject Parcel. The understory in these areas include sparse beautyberry (*Callicarpa americana*), blueberry (*Vaccinium* spp.), stagger bush (*Lyonia fruticosa*) and Cherokee bean (*Erythrina herbacea*). Herbaceous species in the central portions of this vegetative community primarily include bracken fern (*Pteridium aquilinum*), gopher apple (*Licania michauxii*), bull nettle (*Cnidoscolus stimulosus*), Chapman pea (*Chapmannia floridana*), and Chapman goldenrod (*Solidago odora*). Additional shrub vegetation found along the wetland periphery includes saltbush (*Baccharis* sp.), wax myrtle (*Myrica cerifera*), wild grape and slash pine (*Pinus elliottii*)

Wetlands and Surface Waters

523 –Lake (2± acres)

There are two (2) freshwater lakes occupying the south portion of the subject property. It is estimated that approximately 2± acres of this community type are located on the Subject Parcel. The easternmost lake appears to stay inundated, but the water levels in the westernmost lake appears to fluctuate greatly. In general the lakes consist primarily of open water with a densely vegetated littoral zone found to support button-weed (*Diodia virginiana*), dog fennel (*Eupatorium capillifolium*), white water lily (*Nymphaea odorata*), spatterdock (*Nuphar* sp.), long-stalked seedbox (*Ludwigia arcuata*), pickerelweed (*Pontedaria cordata*), maidencane (*Panicum*

hemitomon), marsh pennywort (*Hydrocotyle umbellata*), and spikerush (*Eleocharis* sp.).

641 Freshwater Marshes (19± acres)
There is a large wetland located in the eastern portion of the site. Although not delineated during the site inspection, it is estimated that on-site wetlands comprise approximately 19± acres of the Subject Parcel. The on-site wetland community was documented to include the following plant species: maidencane, muskgrass (*Chara* spp.), pickerelweed, wax myrtle, soft rush (*Juncus effuses*), marsh pennywort, white water lily, spatterdock, spikerush, and pondweed (*Potamogeton* spp.). Other wetland species included torpedograss (*Panicum repens*), arrowhead (*Sagittaria latifolia*), blue maidencane (*Amphicarpum muehlenbergianum*), yellow-eyed grass (*Xyris* sp.), St. John's wort (*Hypericum fasciculatum*), hatpins (*Syngonanthus flavidulus*), dahoon holly (*Ilex cassine*) and bald cypress (*Taxodium distichum*).

2.3 Wildlife

A qualitative review of the Subject Parcel was conducted to determine if any wildlife species using the property are listed as protected by the USFWS or the FWC. To assist in documenting the potential protected species on the project site, the FNAI Tracking List for Lake County was obtained and reviewed (**Exhibit A**). Using this information, an evaluation of the site was conducted to determine the need and extent of formal survey for any particular wildlife species. The following list of wildlife was observed on the Subject Parcel either directly or through indirect evidence such as tracks, birdcalls, etc. Those species presented in bold type are listed as protected by the USFWS and/or the FWC.

BIRDS
American crow (*Corvus brachyrhynchos*)
Great blue heron (*Ardea herodias*)
Red tailed hawk (*Buteo jamaicensis*)

REPTILES AND AMPHIBIANS
Black racer (*Coluber constrictor priapus*)

Based on research conducted prior to going to the site, is was determined that the Subject Parcel may contain habitat suitable for two (2) protected species: the gopher tortoise (*Gopherus polyphemus*) and the sand skink (*Neoseps reynoldsi*).

The gopher tortoise is listed as "Threatened" by the FWC. Although a formal survey was not conducted, all areas that appear to be gopher tortoise habitat were evaluated and zero (0) gopher tortoise burrows were found within the Subject Parcel.

The sand skink is listed as "Threatened" by both the FWC and the USFWS. Additional information about this protected species is discussed in Section 4.3 below.

2.4 Listed Flora

An evaluation was conducted to document the presence of any protected plant species within the Subject Parcel. This floral species evaluation was conducted in conjunction with the assessment on March 23, 2015.

No plant species listed by either the Florida Department of Agriculture or USFWS were observed on the site during the survey. The majority of the site is actively maintained, therefore the likelihood for the presence of protected plant species is very low.

3.0 REGULATORY AGENCY PERMITTING

Agencies with regulatory authority of the Subject Parcel include the Town of Lady Lake, the St. Johns River Water Management District (SJRWMD) and U.S. Army Corps of Engineers (ACOE).

3.1 Town of Lady Lake

The Town of Lady Lake has a Land Development Code (LDC), which is a codified ordinance (No. 2013-07) and was enacted on July 1, 2013. Pertinent sections of the LDC as they relate to ecological and natural resources are discussed below.

Chapter 3 – LDC Section 3.9, Clearing and Tree Permit

The Town of Lady Lake requires that applicants for new subdivisions prepare and submit an application for land clearing and tree removal. This is required "at the time of initial submittal of the preliminary subdivision plan so that consideration may be given to the protection of native trees and vegetation." The Subject Parcel does contain several native oak trees that may need to be located by a surveyor for consideration during the preliminary subdivision plan approval process.

Chapter 12 – Environmental Regulations

Chapter 12 of the LDC sets forth protection measures for wetlands, shorelines, native vegetation, aquifer, air quality and consideration for hazardous waste.

The Subject Parcel does contain jurisdictional wetlands, surface waters and a shoreline associated with a lake. Accordingly, Chapter 12, Articles I, II and III apply. Additionally, Articles IV through VII may be applicable to this project, but would need to be addressed by the appropriate consultant (i.e. engineer).

Article I – Wetlands Protection

Section 12-2 of the LDC requires that any alteration to wetlands or wetland buffers must be authorized by permit(s) from the appropriate

jurisdictional agency. The Town of Lady Lake "shall accept decisions made by federal, state or regional agencies concerning wetland alterations where their issued permits are deemed to completely address the requirements of this article." As discussed in Sections 3.2 and 3.3 of this report, any proposed wetland impacts will require permitting through the St. Johns River Water Management District (SJRWMD) and potentially the U.S. Army Corps of Engineers (ACOE). Accordingly, the intent of Section 12-2 of the Town of Lady Lake's LDC will be met and no further action should be required to facilitate development of the Subject Parcel.

Article II – Shoreline Protection

This Article of the LDC sets forth protection measures for the shoreline areas within the Town of Lady Lake. Section 12.52 requires a 35-foot setback from the Ordinary High Water Line (OHWL) for all habitable structures and septic tank drainfields must be 100-feet from the OHWL, or as far as possible based on the depth of the lot.

Section 12-53 requires a 25-foot minimum upland buffer measured from the OHWL. This is consistent with the SJRWMD regulations.

Sections 12-54 and 12-55 limit the amount of clearing that can be conducted along the shoreline to 25 linear feet along any one lot, and require a permit from the state or federal agency to authorize any clearing or development along a shoreline. Any such activities would require federal and state permitting; accordingly, the requirements of these sections will be met.

Article III – Listed Species and Native Vegetation Protection

This Article is set forth to protect listed plants and animals and native vegetation. The Subject Parcel does not contain listed plants or areas of native vegetation.

The Subject Parcel does contain habitat for the state-listed gopher tortoise, but no evidence of the presence of gopher tortoises was documented during the March 23, 2015 site inspection. The FWC considers these survey results to be valid for a period of 90 days. If permitting for development has not commenced before the expiration of this survey data (June 23, 3015), it may be necessary to repeat the survey to confirm that gopher tortoises are not present on-site. In the event tortoises are documented on-site, Section 12-83 (c) of the LDC requires a permit to be obtained from the relevant regulatory agency for any listed wildlife species. A permit will be obtained from the FWC for the relocation of gopher tortoises from the Subject Parcel.

The Subject Parcel also contains approximately 0.05 acre of potentially suitable habitat for the state and federally protected sand skink. Because the potential habitat is so limited and does not exhibit optimal conditions for the presence of sand skinks, it is likely that the USFWS will grant an exemption from survey requirements for the Subject Parcel. Please refer to Section 4.3 of this report for a more detailed discussion on this issue.

Article IV – Prime Recharge Areas Aquifer Protection Standards
This Article restricts "large quantity generators of hazardous waste as designated by the U.S. Environmental Protection Agency (EPA) and the FDEP" within areas designated as high or prime recharge areas identified by the SJRWMD. The development/land use proposed for the Subject Parcel would not be considered to be a generator of hazardous waste and therefore this Article should not be applicable.

Article V – Sinkhole Protection
This Article is set forth to restrict development within areas adjacent to sinkholes. The applicability of this Article should be addressed by the Project Engineer at the appropriate time of development permitting.

Article VI – Air Quality and Open Burning
This Article prohibits the "open burning of material discarded incidental to land clearing or construction practices." This restriction should be noted by the Contractor and alternate disposal methods of land clearing debris will have to be considered.

Article VII – Hazardous Waste and Materials
This Article sets forth protection measures to handle generation and storage of hazardous materials for new developments. The development/land use proposed for the Subject Parcel would not be considered to be generate or handle hazardous materials and therefore this Article should not be applicable.

3.2 St. Johns River Water Management District

The SJRWMD administers regulatory authority for proposed developments through the Environmental Resource Permitting (ERP) program. Development of the Subject Parcel will require an ERP application to be submitted to the SJRWMD for stormwater management and environmental regulatory review. The SJRWMD exerts regulatory jurisdiction over wetland and surface water areas.

Any proposed impacts to the on-site wetlands will require authorization from SJRWMD. An Ecological Considerations report will need to accompany the ERP application and engineering drawings and calculations. Mitigation will

be required for any impacts to wetlands within the Subject Property.

3.3 U.S. Army Corps of Engineers

The on-site wetlands will be also regulated by the ACOE. The type of permit required by this agency will depend on the amount of wetland impact. The ACOE will also require mitigation for wetland impacts.

4.0 PROTECTED SPECIES REGULATIONS AND PERMITTING

M&A conducted a qualitative review of the Subject Parcel to determine if any wildlife species using the property are listed as protected by the USFWS or the FWC. Surveys were performed by conducting transects through the use of an ATV across the site.

The gopher tortoise, listed as "Threatened" by the FWC was not observed during the site inspection. The environmental constraints associated with this species' presence on-site are discussed in greater detail below.

No additional listed species were documented on-site during the investigations. It should be noted that these findings reflect the site conditions at the time of the investigation and do not preclude listed species from inhabiting the project site in the future.

4.1 Gopher Tortoise

The gopher tortoise is listed by the FWC as a threatened species. Gopher tortoises are commonly found in areas occurring on well-drained sandy soils associated with xeric pine-oak hammock, scrub, pine flatwoods, pastures and citrus groves. No evidence of gopher tortoises was documented on the Subject Parcel during the March 23, 2015 site inspection. It is not anticipated that permitting for this species will be required for development of the Subject Parcel.

FWC regulations prohibit development within a 25-foot radius of any potentially occupied gopher tortoise burrow. A permit will need to be obtained from the FWC authorizing the relocation of any gopher tortoises within 25-feet of the footprint of development prior to the initiation of any land clearing or construction activities.

All areas that appeared to be potential gopher tortoise habitats were reviewed and no gopher tortoise burrows were documented during the March 23, 2015 site inspection. The site review was comprehensive and covered the majority of the Subject Parcel. However, this review did not constitute a formal gopher tortoise survey, which should be conducted at least 90 days prior to any development activities to determine if any gopher tortoises exist on the site and what permitting will be required. If no gopher tortoises are found onsite, no permitting will be required.

4.2 American Bald Eagle

In addition to the on-site evaluation for wildlife, the FWC's *Eagle Nest Locator* website (https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx) was used to see if any documented eagle nests are located within or near the Subject Parcel. The closest confirmed eagle nest is located approximately 1.5 miles east of the subject parcel. This nest is identified as, Nest ID# LA-006 and was last documented as active in 2011 by the FWC. The associated management zones do not extend onto or near the Subject Parcel. Therefore, project development should not have any adverse impact on eagle breeding or nesting activities. No coordination with FWC or USFWS is anticipated for the presence of this species.

4.3 Sand Skink

The sand skink is listed as "Threatened" by both the FWC and the USFWS. Even though this species is on both the state and federal protected species list, the USFWS is the permitting authority for this species. The sand skink is a small nearly legless lizard that spends its entire lifecycle beneath the surface of the sandy soils that are characteristic of Central Florida's sandy ridges. Its presence on a property is detected by observing the sinusoidal tracks left in the sand due to the unique manner in which this species moves through the substrate.

In accordance with the USFWS's *Sand Skink and Blue-tail Mole Skink Survey Protocol, Peninsular Florida* (Protocol) dated February 7, 2012, properties having suitable location, elevation (82 feet above sea level) and soils are assumed to support the federally protected sand skink. The Sawmill Holdings project site is located within the USFWS Sand Skink Consultation Area and contains two (2) of the soil types identified in the Protocol as suitable soils (Candler and Tavares soil types), but virtually all of the site falls below the 82-foot elevation criteria (**Figures 5 and 6**). It is estimated that less than 0.05 acre of the Subject Parcel has suitable elevations and soils for the potential presence of sand skinks.

A formal survey was not conducted and based on our experience it is anticipated that a survey should not be required for this species. However, the presence or absence of this species cannot be conclusively ascertained until a formal coverboard survey is conducted. Because this site is in the Formal Consultation Area, it contains suitable soils and a portion of the property appears to be above the required elevation, it is our recommendation that a consultation be conducted with the USFWS to confirm that the property is exempt from the formal survey requirement. If a survey is needed, the Protocol is provided below.

According to the Protocol, areas meeting the location, elevation and soils criteria must be subjected to a formal coverboard survey in order to demonstrate *absence* of this species. The USFWS *assumes presence* of sand skinks unless a formal coverboard survey fails to reveal sand skink activity. The Protocol requires that coverboard surveys be conducted between March 1st and May 15th of a calendar year.

To conduct the survey, coverboards surveys are placed within suitable soil areas at a minimum density of 100 coverboards per hectare (40 per acre), and checked once weekly for underlying signs of sand skink activity over a period of four (4) weeks. Once completed, the results of this survey are generally valid for a period of one (1) year.

In the event that a sand skink population is identified on the Sawmill Holdings site, it will be necessary to informally consult with USFWS to determine whether a proposed development will adversely impact the species. It will not be necessary to consult and/or permit with FWC related to this species, as the state agency will defer to the federal agency when a species is protected by both agencies. If the USFWS determines that site development "may affect" this species, *formal consultation* will be necessary to initiate the Incidental Take Permitting (ITP) process. If federally-jurisdictional wetland impacts are also proposed, the ITP process will be conducted pursuant to Section 7 of the Endangered Species Act. If no federally-jurisdictional wetland impacts are proposed, the ITP process will be conducted pursuant to Section 10 of the Endangered Species Act. It should be noted that the Section 10 consultation process can be time-consuming; any required consultation and permitting should be initiated early in the planning and project development process.

Mitigation for impacts is *generally* provided through purchase of credits from an approved Conservation Bank at a ratio of 2 credits per 1 acre of impact to occupied habitat. Conservation Banks are presently selling credits at a cost of $22,500/credit.

5.0 SUMMARY

M&A conducted an Ecological Assessment of the 51± acre Sawmill Holdings project site on March 23, 2015.

Wetland cover types were documented within the Subject Property. Any impacts to these systems will require approval and/or review through the Town of Lady Lake, SJRWMD and the ACOE. Mitigation will be required for wetland impacts, as well.

No gopher tortoises or sand skinks were found during the site inspection. Prior to initiation of any land clearing or development, it may be necessary to conduct another gopher tortoise survey. It is recommended that coordination with the UFWS be conducted to confirm that the Subject Parcel is exempt from a sand skink coverboard survey.

No other listed species of wildlife were identified on the property. It should be noted that these results reflect site conditions at the time of the investigation and do not preclude the possibility of any additional listed species using or inhabiting the site in the future, especially if vegetative habitat characteristics become more favorable for listed species in the future.

This ecological assessment does not constitute a Phase I Environmental Assessment and this report makes no representation as to the presence or absence of hazardous materials in association with the project site.

6.0 REFERENCES

Florida Association of Environmental Soil Scientists. 2000. Hydric Soils of Florida Handbook, Third Edition.

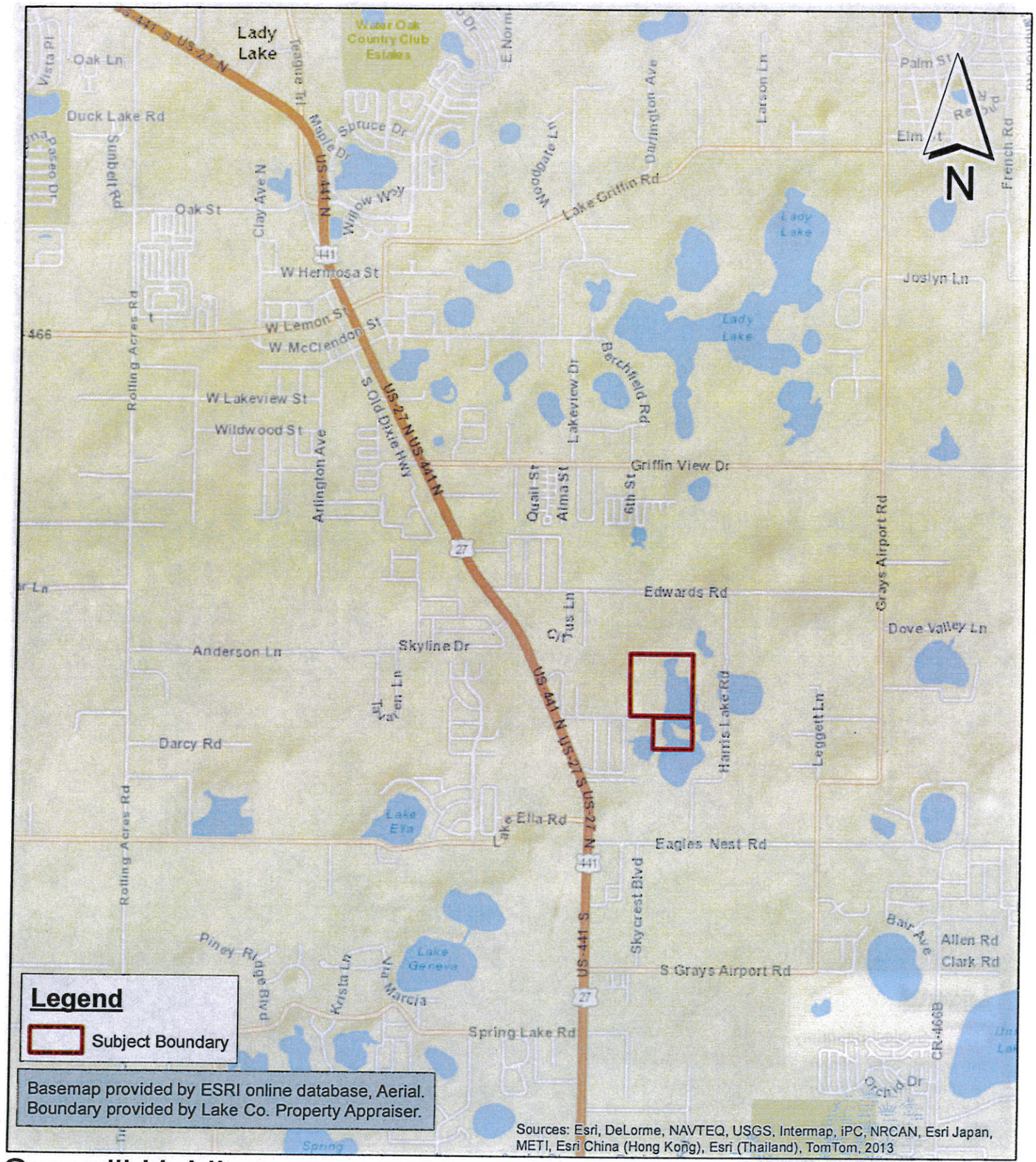
Florida Fish and Wildlife Conservation Commission, Eagle Nest Locator (https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx)

Florida Fish and Wildlife Conservation Commission. 2013. Florida's Endangered and Threatened Species.

United States Department of Agriculture: Soil Conservation Service. 1990. Soil Survey of Lake County, Florida.

FIGURES

MODICA
& ASSOCIATES



Sawmill Holdings

Ecological Assessment
Figure 1 - Location Map
Located in Section 27, T18S, R24E
Lake County, Florida

0 1,500 3,000 6,000 Feet

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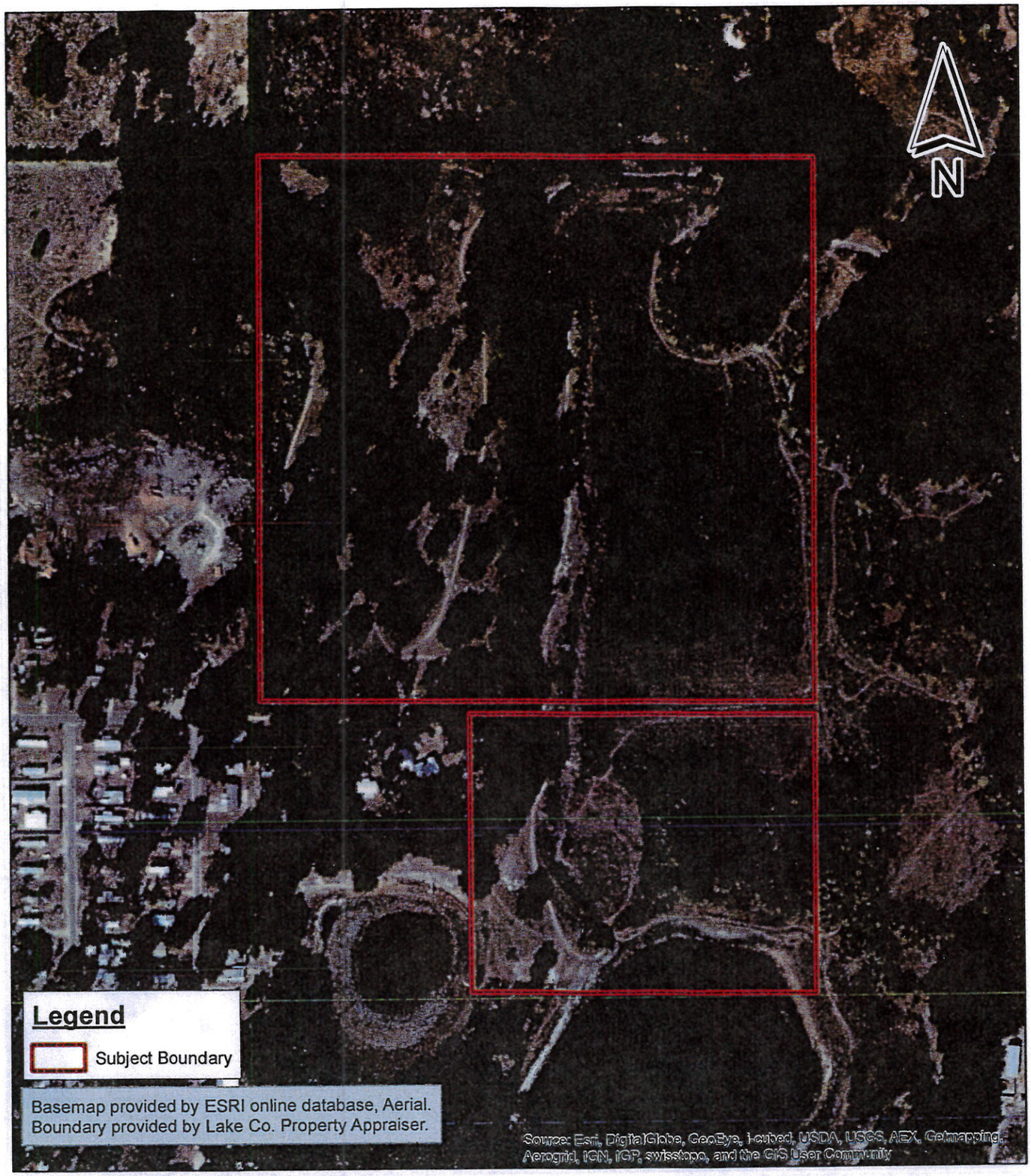

Sawmill Holdings

Ecological Assessment
Figure 2 - Aerial Photography
Located in Section 27, T18S, R24E
Lake County, Florida

0 150 300 600 Feet

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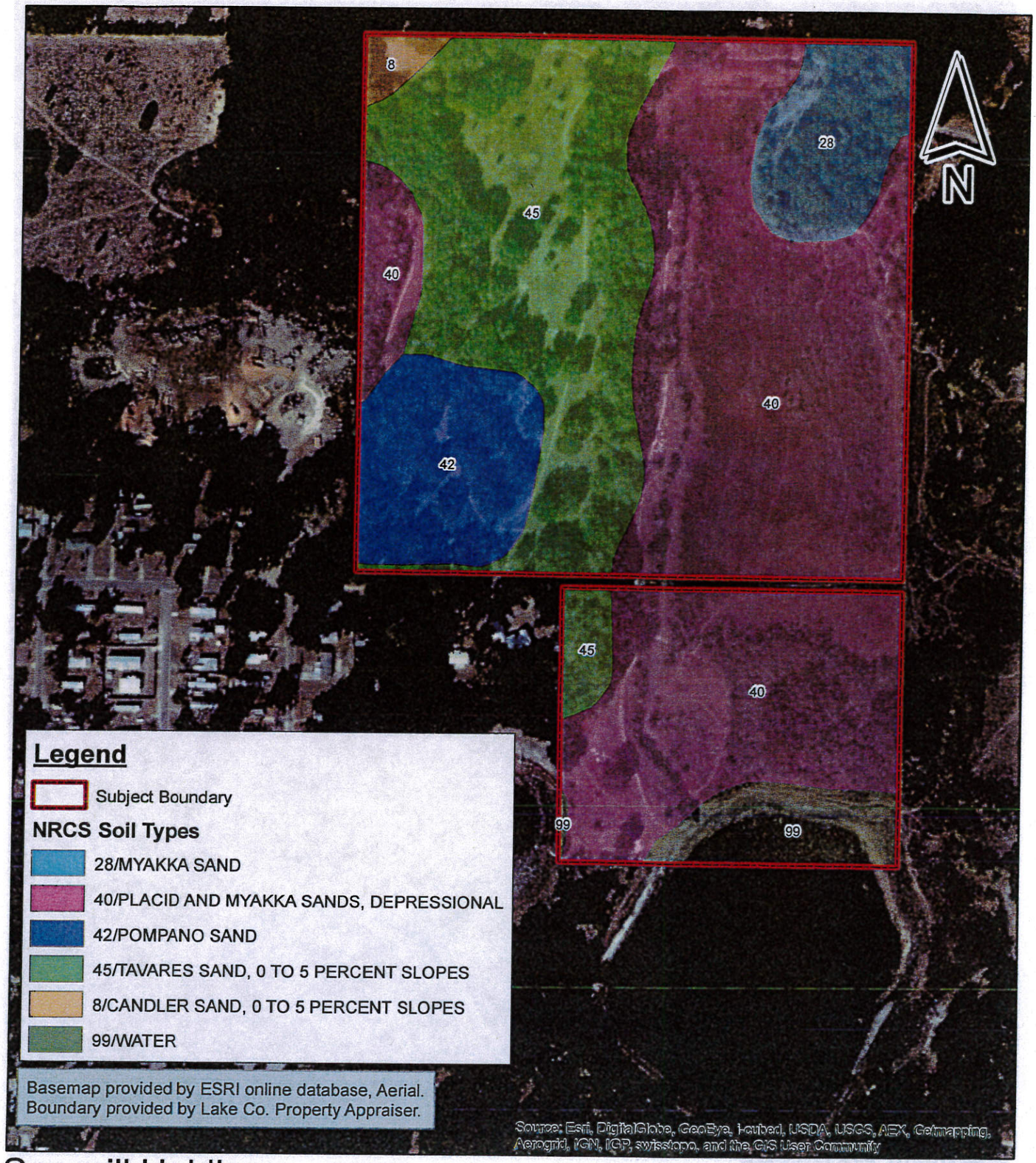

Sawmill Holdings

Ecological Assessment
Figure 3 - Soils Map
Located in Section 27, T18S, R24E
Lake County, Florida

0 150 300 600 Feet

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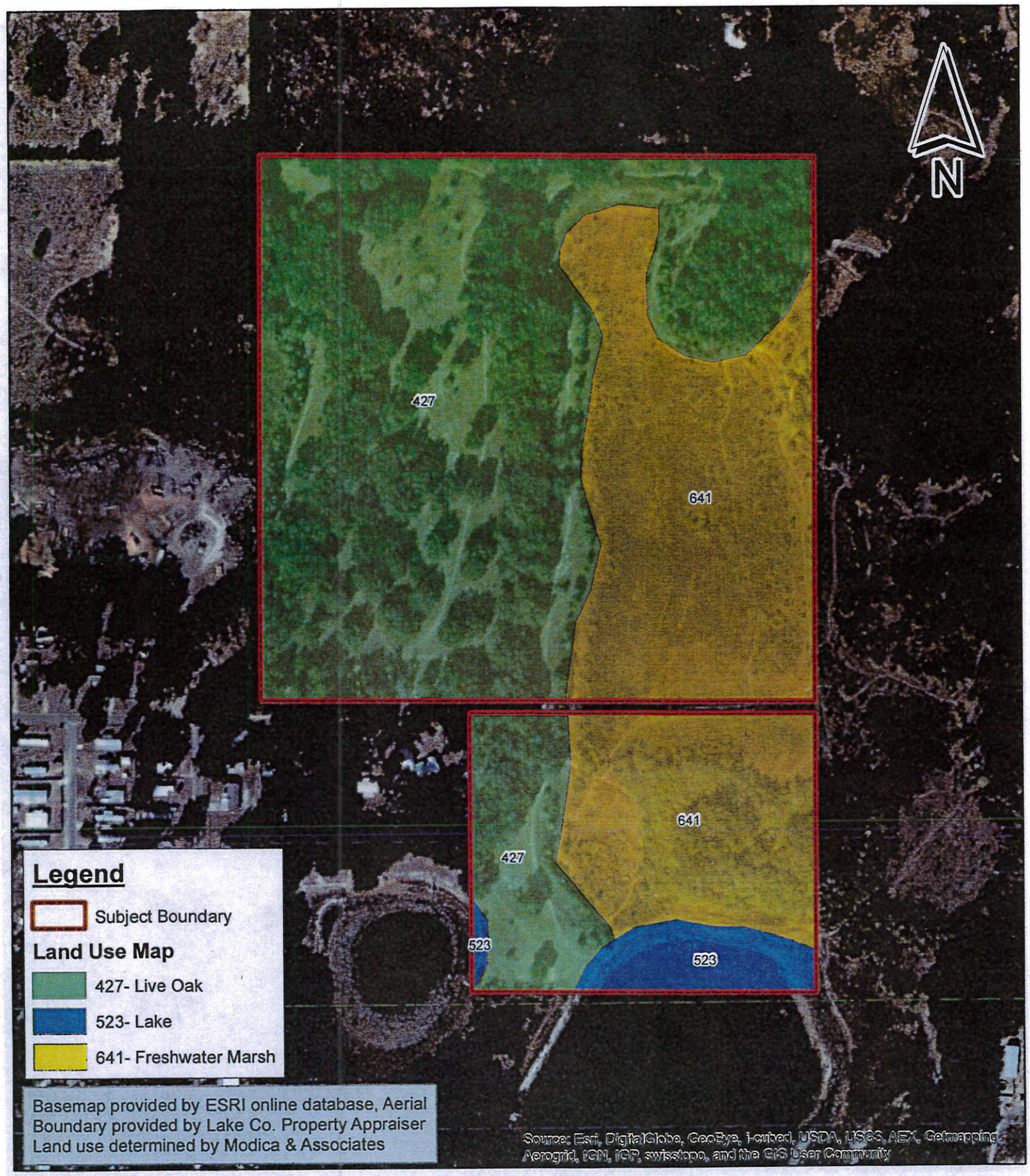

Sawmill Holdings

Ecological Assessment
Figure 4- Land Use Map
Located in Section 27, T18S, R24E
Lake County, Florida

0 150 300 600 Feet

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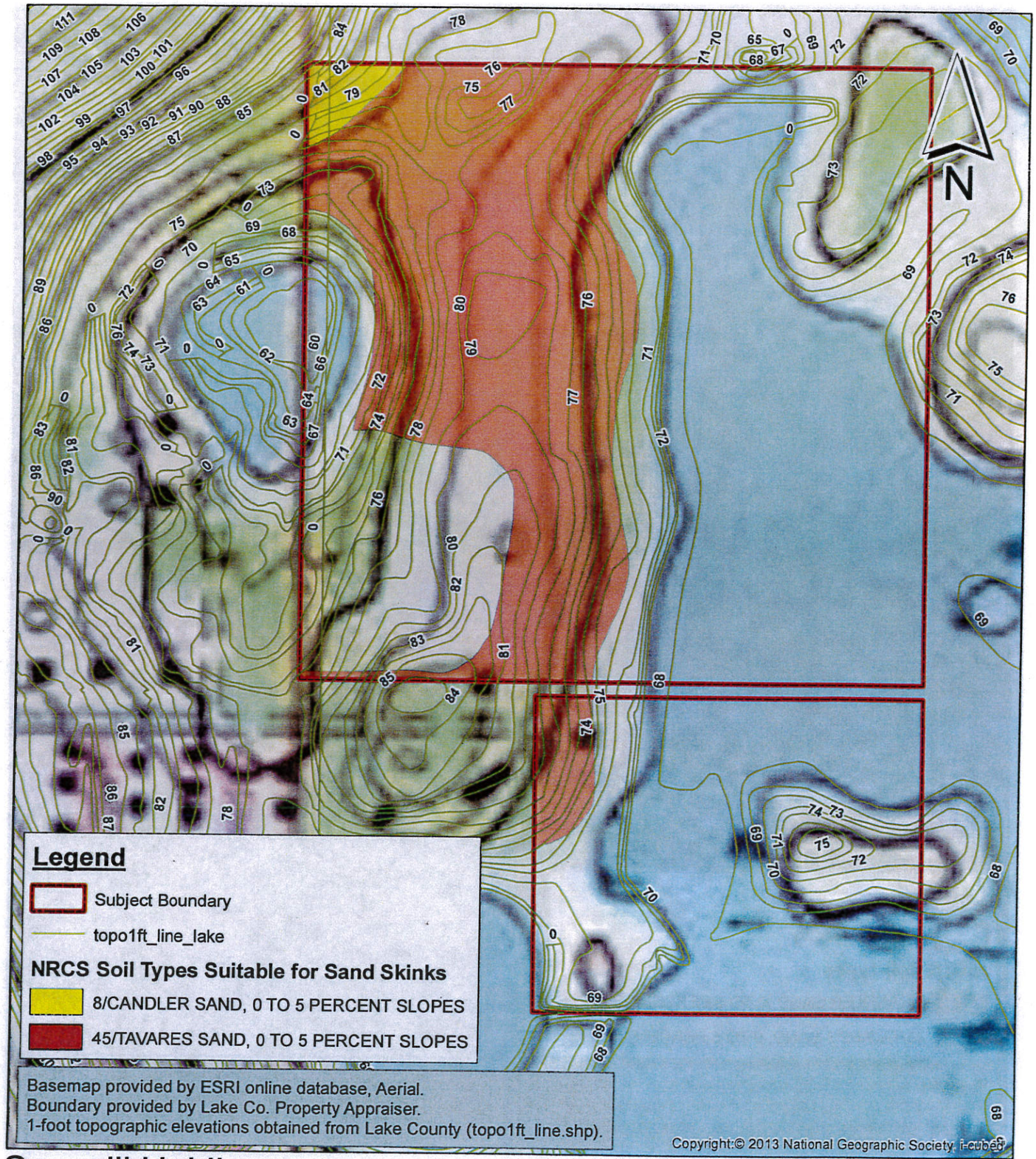

Sawmill Holdings

Ecological Assessment
Figure 5 - Topographic Elevation Map
Located in Section 27, T18S, R24E
Lake County, Florida

0 150 300 600 Feet

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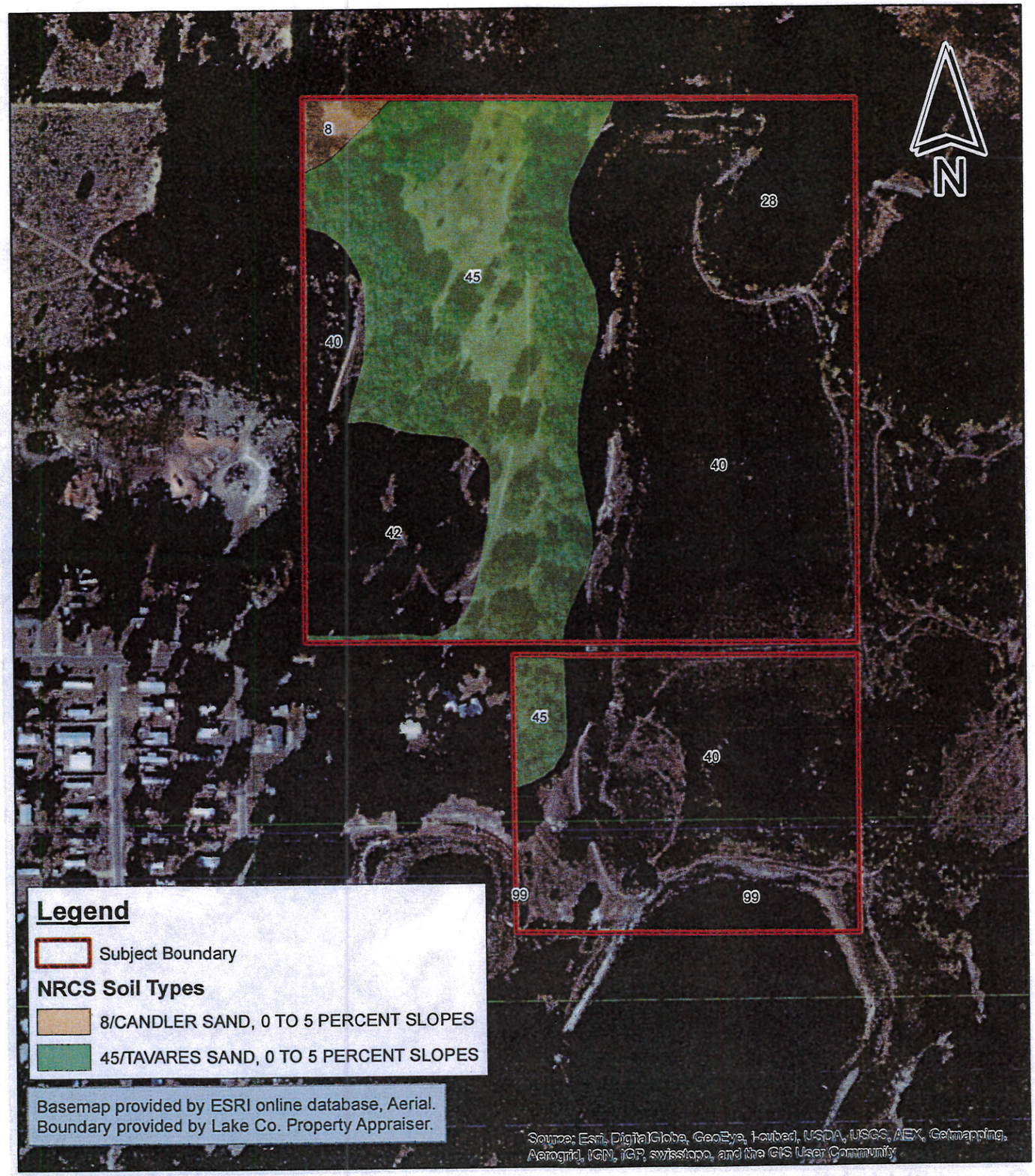

Sawmill Holdings

Ecological Assessment
Figure 6 - Suitable Sand Skink Soils
Located in Section 27, T18S, R24E
Lake County, Florida

0 150 300 600 Feet

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EXHIBIT A

MODICA
& ASSOCIATES

FLORIDA Natural Areas INVENTORY

FNAI tracking list

LAKE COUNTY

55 Vertebrates Found

Last Updated: December 2014

Key

Scientific Name is linked to the FNAI Online Field Guides when available.

- links to NatureServe Explorer, an online encyclopedia of more than 55,000 plants, animals, and natural communities in North America, compiled by the NatureServe network of natural heritage programs, of which the Florida Natural Areas Inventory is a member.

- links to a species distribution map (Adobe SVG viewer required). If your browser does not support Adobe SVG, try this link

New Search

SEARCH RESULTS

NOTE: This is not a comprehensive list of all species and natural communities occurring in the location searched. Only elements documented in the FNAI database are included.

Fishes

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Ameiurus brunneus	Snail Bullhead	G4	S3	N	N
Cyprinodon variegatus hubbsi	Lake Eustis Pupfish	G5T2Q	S2	N	SSC
Enneacanthus chaetodon	Blackbanded Sunfish	G3G4	S3	N	N
Petromyzon marinus	Sea Lamprey	G5	SNA	N	N
Pteronotropis welaka	Bluenose Shiner	G3G4	S3S4	N	SSC

Amphibians

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Lithobates capito	Carolina Gopher Frog	G3	S3	N	SSC
Notophthalmus perstriatus	Striped Newt	G2G3	S2	C	N

Reptiles

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Alligator mississippiensis	American Alligator	G5	S4	SAT	FT(S/A)
Clemmys guttata	Spotted Turtle	G5	S2S3	N	N
Crotalus adamanteus	Eastern Diamondback Rattlesnake	G4	S3	N	N
Drymarchon couperi	Eastern Indigo Snake	G3	S3	LT	FT
Gopherus polyphemus	Gopher Tortoise	G3	S3	C	ST
Heterodon simus	Southern Hognose Snake	G2	S2	N	N
Lampropeltis calligaster	Mole Kingsnake	G5	S2S3	N	N
Lampropeltis extenuata	Short-tailed Snake	G3	S3	N	ST
Lampropeltis getula	Common Kingsnake	G5	S2S3	N	N
Pituophis melanoleucus mugitus	Florida Pine Snake	G4T3	S3	N	SSC
Plestiodon reynoldsi	Sand Skink	G2	S2	LT	FT
Pseudemys concinna suwanniensis	Suwannee Cooter	G5T3	S3	N	SSC
Sceloporus woodi	Florida Scrub Lizard	G2G3	S2S3	N	N

Birds

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Aphelocoma coerulescens	Florida Scrub-Jay	G2	S2	LT	FT
Aramus guarauna	Limpkin	G5	S3	N	SSC
Ardea alba	Great Egret	G5	S4	N	N
Athene cunicularia floridana	Florida Burrowing Owl	G4T3	S3	N	SSC
Buteo brachyurus	Short-tailed Hawk	G4G5	S1	N	N
Egretta caerulea	Little Blue Heron	G5	S4	N	SSC
Egretta thula	Snowy Egret	G5	S3	N	SSC
Egretta tricolor	Tricolored Heron	G5	S4	N	SSC

Elanoides forficatus	Swallow-tailed Kite	G5	S2	N	N
Eudocimus albus	White Ibis	G5	S4	N	SSC
Falco columbarius	Merlin	G5	S2	N	N
Falco peregrinus	Peregrine Falcon	G4	S2	N	N
Falco sparverius paulus	Southeastern American Kestrel	G5T4	S3	N	ST
Grus canadensis pratensis	Florida Sandhill Crane	G5T2T3	S2S3	N	ST
Haliaeetus leucocephalus	Bald Eagle	G5	S3	N	N
Ixobrychus exilis	Least Bittern	G5	S4	N	N
Laterallus jamaicensis	Black Rail	G3G4	S2	N	N
Mycteria americana	Wood Stork	G4	S2	LE	FE
Nyctanassa violacea	Yellow-crowned Night-heron	G5	S3	N	N
Nycticorax nycticorax	Black-crowned Night-heron	G5	S3	N	N
Pandion haliaetus	Osprey	G5	S3S4	N	SSC*
Peucaea aestivalis	Bachman's Sparrow	G3	S3	N	N
Picoides borealis	Red-cockaded Woodpecker	G3	S2	LE	FE
Picoides villosus	Hairy Woodpecker	G5	S3	N	N
Plegadis falcinellus	Glossy Ibis	G5	S3	N	N
Sternula antillarum	Least Tern	G4	S3	N	ST

Mammals

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Corynorhinus rafinesquii	Rafinesque's Big-eared Bat	G3G4	S2	N	N
Mustela frenata olivacea	Southeastern Weasel	G5T4	S3?	N	N
Mustela frenata peninsulae	Florida Long-tailed Weasel	G5T3	S3	N	N
Myotis austroriparius	Southeastern Bat	G3G4	S3	N	N
Neofiber alleni	Round-tailed Muskrat	G3	S3	N	N

Podomys floridanus	Florida Mouse	G3	S3	N	SSC
Sciurus niger shermani	Sherman's Fox Squirrel	G5T3	S3	N	SSC
Trichechus manatus	West Indian Manatee	G2	S2	LE	FE
Ursus americanus floridanus	Florida Black Bear	G5T2	S2	N	N

New Search

Display Ad for Ordinance No. 2015-05
Lake Sentinel
06-26-15
Ad # OSA3382462-1

NOTICE OF LAND USE CHANGE

The Town of Lady Lake proposes to amend the Comprehensive Plan to amend the use of land within the area shown on the map below. The Town of Lady Lake proposes to adopt the following Ordinance No. 2015-05.

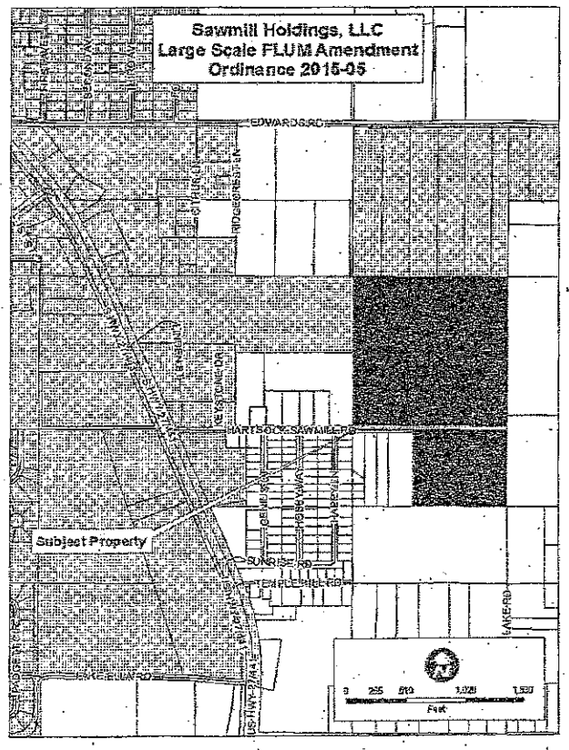
AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN LADY LAKE, FLORIDA; AMENDING THE TOWN OF LADY LAKE ORDINANCE NO. 81-1-(83), WHICH ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR A LARGE SCALE FUTURE LAND USE MAP AMENDMENT, PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

On Monday, July 6, 2015 at 5:30 pm, the Town of Lady Lake Local Planning Agency shall conduct a public hearing in the Lady Lake Town Hall at 409 Fennell Blvd., in Lady Lake, Florida, regarding the adoption of the proposed large scale future land use amendment to the Comprehensive Plan ("CP"), as it has been amended, as authorized by Chapter 163, Florida Statutes, for the following matter:

Proposed amendment to the Town of Lady Lake CP, which would change the use of land within the area identified on the map as follows: Future Land Use Map change from Single Family Medium Density (SF-MD) to Commercial Tourist (CT).

Legal Description & Map

The Southwest ¼ of the Northwest ¼, Section 27, Township 18 South, Range 24 East, Lake County, Florida, subject to a Non-Exclusive Easement for Roadway Purposes over and across the South 30 feet; and the North ½ of the Northwest ¼ of Southwest ¼ of Section 27, Township 18 South, Range 24 East, Lake County, Florida, Less the West 500 feet thereof. Subject to a Non-Exclusive Easement for Roadway Purposes across the North 30 feet thereof.



Said Ordinance may be inspected by the public during regular business hours at the office of the Town Clerk, Lady Lake Municipal Complex, Lady Lake, FL. Interested parties may appear and be heard with respect to the proposed Ordinance. Any person wishing to appeal a decision of this public body should ensure himself that a verbatim record of the proceedings is made.

Kristen Kollgaard
Town Clerk
409 Fennell Blvd.
Lady Lake, Florida 32159

TRANSMITTAL OF ORDINANCE #2015-05/DEO 15-L-01

COMPREHENSIVE PLAN CITIZEN COURTESY INFORMATION LIST

Local Government: Town of Lady Lake

Hearing Date: July 6, 2015

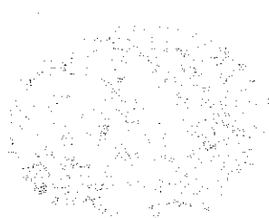
Type Hearing: **1ST READING/TRANSMITTAL**

DEO Amendment Number: 15-L-01 (DEO Official Use)

Please Print Clearly

By providing your name and address you will receive information concerning the date of publication of the Notice of Intent by the Department of Community Affairs.

Citizen Name	Address, City, State, Zip Code	Check Appropriate Response(s)		Identify Amendment Which is of Interest
		Written Comment	Spoken Comment	
Mariane Pattem	3040 Hartsock Sawmill Rd Lady Lake FL 32159	✓		ORD. # 2015-05
Cheryl Lighty	3026 Hartsock Sawmill Rd Lady Lake, FL 32159	✓		ORD # 2015-05



Summary of Recommendations
Town of Lady Lake Large Scale Transmittal Package 15-1ESR

The Town's planning staff reviewed the proposed FLUM Amendment to the Town of Lady Lake Comprehensive Plan with respect to compatibility and compliance with applicable regulations. The proposed FLUM amendment was found to meet criteria for a positive staff review.

Planning and Zoning Board

Ordinance	Recommendation	Vote	Date
2015-05	Approval	4-0	June 8, 2015

Local Planning Agency

Ordinance	Recommendation	Vote	Date
2015-05	Approval	4-0	July 6, 2015

Town Commission

Ordinance	Recommendation	Vote	Date
2015-05	Approval	4-0	July 6, 2015

LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED BOARD MEETING DATE: July 6, 2015
Please Refer to Commission Packet #13 for the Item Materials

SUBJECT: **Ordinance No. 2015-05 — Large Scale Comprehensive Plan Amendment – 53.14± Acres of Property Located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441– Requesting to Change from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) – LPG Urban & Regional Planners on Behalf of Sawmill Holdings, LLC (Alternate Key 1771358).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

Staff recommends approval of Ordinance No. 2015-05, a Large Scale Comprehensive Plan Amendment – Requesting to Change from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) to the Town Commission with the recommendation of approval.

Applicant, LPG Urban & Regional Planners, has filed an application on behalf of Sawmill Holdings, LLC; to amend the Future Land Use designation of property (AK# 1771358) located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441, which includes 53.14± acres within Town of Lady Lake limits, from Single Family Medium Density (SF-MD) to Commercial Tourist (CT).

The Large Scale Future Land Use Map Amendment application was received on April 28, 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 (13) within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015. The property was also posted Thursday, May 21, 2015.

The conceptual bubble plan dated May 22, 2015 submitted by LPG Urban and Regional Planners, Inc., highlights a complete facility to include clubhouse, bath house, registration/office building, and park with a Frame Vernacular Architectural Style. The projected density for the plan is 3.56 units/acre with a typical RV lot size of 3,600 (40' x 90') square feet. The lots will be individually sold for fee-simple ownership.

Impact on Town Services

Potable Water-

- Potable Water Systems – CUP allocation of 1.18 million gpd (2015)
- Current water systems usage – 687,016 gpd
- Demand Contingent on Occupants of Development (500,984 gdp available)

Sewer -

- 1,000 gpd is maximum capacity for sanitary sewer plant
- Current sanitary sewer usage – 240,000 ± gpd
- 480,000 gpd available for sanitary sewer
- At build-out the proposed RV Park would utilize 23,250 gpd for water and sewer.

Schools –

- Not factored for project – no foreseen impact of students.

Transportation –

- Traffic Analysis indicates a that the proposed Future Land Use designation of CT – RV park Only, will generate 125 fewer a.m. peak hour trips and 125 fewer p.m. peak hour trips than the current SF-MD Designation assuming maximum potential under the Future Land Use Classification.

Parks & Recreation –

- Addition in population will not cause P&R Level of Service to be exceeded.

Stormwater –

- Project will be required to adhere to SJRWMD guidelines.

Future Land Use

Subject Property	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD)-Up to 9 du/ac and Lake County- Urban Medium Density
East	Lake County – Urban Low Density
North	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
South	Lake County – Urban Medium Density

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 justification statement has also been included as part of the Large Scale Comprehensive Plan Amendment Application, which the applicant submitted for justifying why the future land use should be amended for the development proposed.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-05 and provided comments on May 27, 2015, 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 2015-05 at their regular meeting on Monday, June 8, 2015, and recommended approval with a 4-0 vote.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2015-05 for second and final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

FISCAL IMPACT: $_____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

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

[ ] Other

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

6-30-15

DEPARTMENT HEAD **Submitted** 6/30/15 **Date**

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

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

TOWN MANAGER **Approved Agenda Item for:** 7/6/15 **Date**

BOARD ACTION: **[X] Approved as Recommended** R1C/Hac 4-0 **[ ] Disapproved**

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

[ ] Approved with Modification

cc: THAD-GM

ORDINANCE NO. 2015-06

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY BEING 53.14± ACRES OF LAND, OWNED BY SAWMILL HOLDINGS, LLC, LOCATED EAST OF SOUTH HIGHWAY 27/441, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA; REZONING SUBJECT PROPERTY FROM LADY LAKE SINGLE FAMILY MEDUM DENSITY (RS-6) TO LADY LAKE COMMERCIAL TOURIST (CT); 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.

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 to "Commercial Tourist", as described in the Memorandum of Agreement "Exhibit B", and shown on the Conceptual Plan "Exhibit C". 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 to "Commercial Tourist".

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

EXHIBIT "A"
Legal Description

The Southwest ¼ of the Northwest ¼, Section 27, Township 18 South, Range 24 East, Lake County, Florida, subject to a Non-Exclusive Easement for Roadway Purposes over and across the South 30 feet; and

The North ½ of the Northwest ¼ of Southwest ¼ of Section 27, Township 18 South, Range 24 East, Lake County Florida, Less the West 500 feet thereof. Subject to a Non-Exclusive Easement for Roadway Purposes across the North 30 feet thereof.

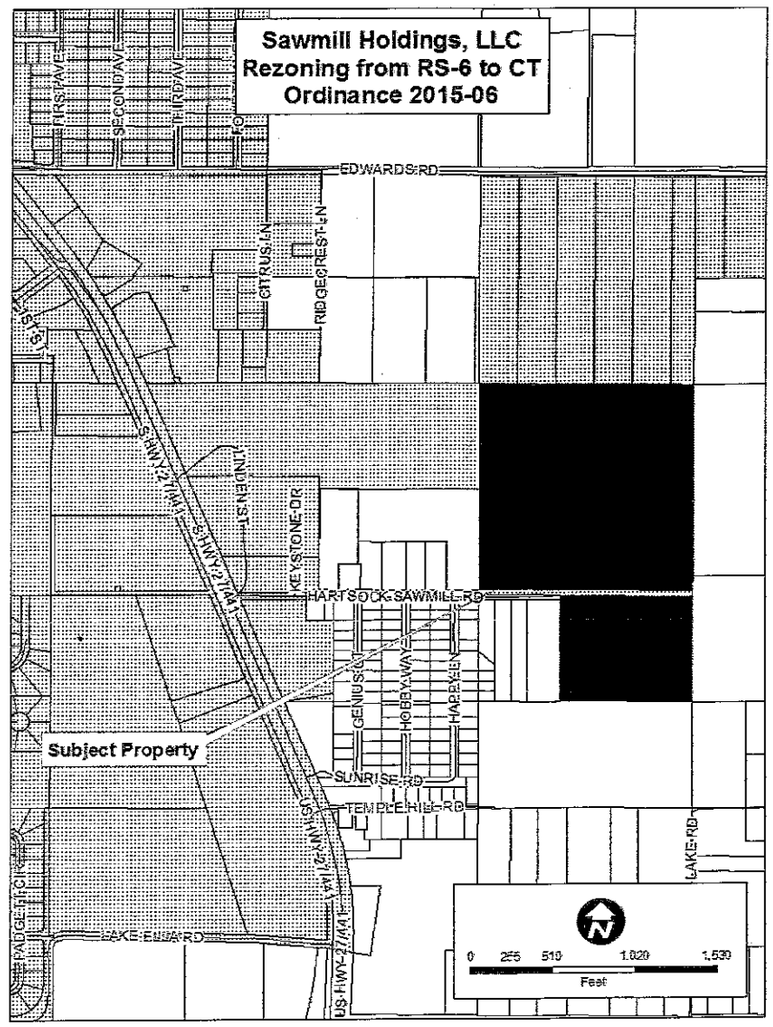


Exhibit "B"

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement dated the _____ of _____, 2015, between the Town of Lady Lake, Florida, a Florida municipal corporation (the "Town"), whose mailing address is 409 Fennell Blvd., Lady Lake, Florida 32159, and Sawmill Holdings, LLC, whose mailing address is P.O. Box 1266, Mt. Pleasant, South Carolina 29465.

RECITALS:

1. Property owners are fee simple owners of certain real property in the Town of Lady Lake, Florida, described in the legal description attached as Exhibit "A".

2. The real property described in the legal description has a Future Land Use Map designation of Town of Lady Lake Single Family Medium Density (SF-MD). The current zoning is Single Family Medium Density (RS-6).

3. The applicant wishes to change the future land use and zoning in Exhibit "A" with the existing future land use and zoning of Commercial Tourist (CT), consistent with Lady Lake Comprehensive Plan and Land Development Code. This change is compatible with adjacent parcels in Exhibit "A" currently zoned Manufactured Homes High Density (MH-9) and Single Family Medium Density (RS-6).

4. The applicant has proposed that the site be developed as an RV Park consisting of 185 sites with a 4,500 square foot clubhouse, bath house, registration building and park. These uses will be conducted within the proposed CT zoning district as allowed in the Lady Lake Land Development Code. The proposed uses are consistent with and will further the objectives of the Lady Lake Comprehensive Plan by providing temporary alternative housing to senior citizens.

5. The Town currently has potable water and sanitary sewer available to the proposed facilities.

6. At this time, the owners wish to enter into a Memorandum of Agreement pursuant to the provisions of the Town's Land Development Regulations.

NOW THEREFORE, in recognition of the foregoing, the parties agree to the following terms and conditions as part of the proposed CT zoning for that property depicted in the attached legal description Exhibit "A".

1. Permitted Uses: Permitted uses shall be limited to the following: Recreational Vehicle Park (gross density not to exceed four (4) units/acre), club house, bath house, registration building and park.

   Design Standards:
   a. The maximum impervious surface ratio for the CT property (which includes building coverage) shall be limited to eighty percent (80%).
   b. Maximum building height shall be limited to thirty five feet (35'); however, if adequate fire protection measures are provided the height limitation may be exceeded.
   c. Setback requirements shall be:
      1) Front Yard Setback from Hartsock Sawmill: twenty-five feet (25')
      2) Front Yard Setback from Interior Streets: twenty feet (20')
      3) Rear Yard Setback: ten feet (10')
      4) Side Yard Setback: five feet (5')
      5) Side Yard Setback from Interior Streets: twenty feet (20')
      6) Accessories Setback: All new accessory structures shall be located no closer to the property line than above listed setbacks.
   d. Parking: The Applicant will be required to meet the parking requirements of the Lady Lake Land Development Code for the proposed uses.
   e. Landscape requirements for future development shall be reviewed by the Town in accordance with individual applications in association with the Plat Process for new development.
   f. Signage: The applicant will be required to meet the sign requirements of the Lady Lake Land Development Code for any proposed signs.

2. The terms and conditions as set forth in this Memorandum of Agreement shall insure to the benefit of, and shall constitute a covenant running with the land under the terms, conditions and provisions hereof, and shall be legally binding upon any heirs, assigns and successors in title or interest, and shall be subject to each and every condition herein set out.

3. The property shall be developed in a substantial accordance with the approved Conceptual Development Plan (Exhibit "C"); however, may be changed due to future design study and market changes as long as the design standards are adhered to and all conditions of this Memorandum of Agreement.

4. The drainage and storm water retention requirements of the Town and the appropriate regulatory agencies shall be met and approved by the Town. These areas shall be maintained by the property owners.

5. All applicable rules and regulations for development within the Town shall be met. Including but not limited to, Major Site Plan, landscaping, drainage, parking, signage, and yard setbacks.

6. All lighting for the proposed facilities shall be installed such that light and/or glare shall be directed upon the subject property only.

7. The property described in attached Exhibit "A" will be connected to the Town of Lady Lake's potable water system prior to issuance of a Certificate of Occupancy.

8. The property described in attached Exhibit "A" will be connected to the Town of Lady Lake's sanitary sewer system prior to issuance of a Certificate of Occupancy.

9. Enforcement of this Memorandum of Agreement shall be through the Town of Lady Lake Town Commission. Upon approval of this agreement, the aforementioned property shall only be used for the purposes described herein. No change in use, further expansion of the uses, additions to the uses, or additions to the facilities shall be permitted except as approved by formal amendment of this Memorandum of Agreement. Any other proposed use shall be specifically authorized by amendment and approval of the Town of Lady Lake Town Commission and shall be legally binding upon any heirs, assigns, and successors in title or interest.

10. The owners shall be responsible for and shall comply with all county, state, and federal rules and regulations related to the proposed development of the property.

11. This agreement shall be governed by the State of Florida

12. This Memorandum shall be recorded in the public record of Lake County, Florida

COMMENCEMENT. Notwithstanding the provisions herein, development shall commence within (12) months following the approval of the Plat Improvement Plans from the Town of Lady Lake.

In Witness Whereof, the parties hereto have executed this Agreement on the date first above written.

TOWN OF LADY LAKE, FLORIDA

_____

Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

OWNER

By: _____
Randy Bates

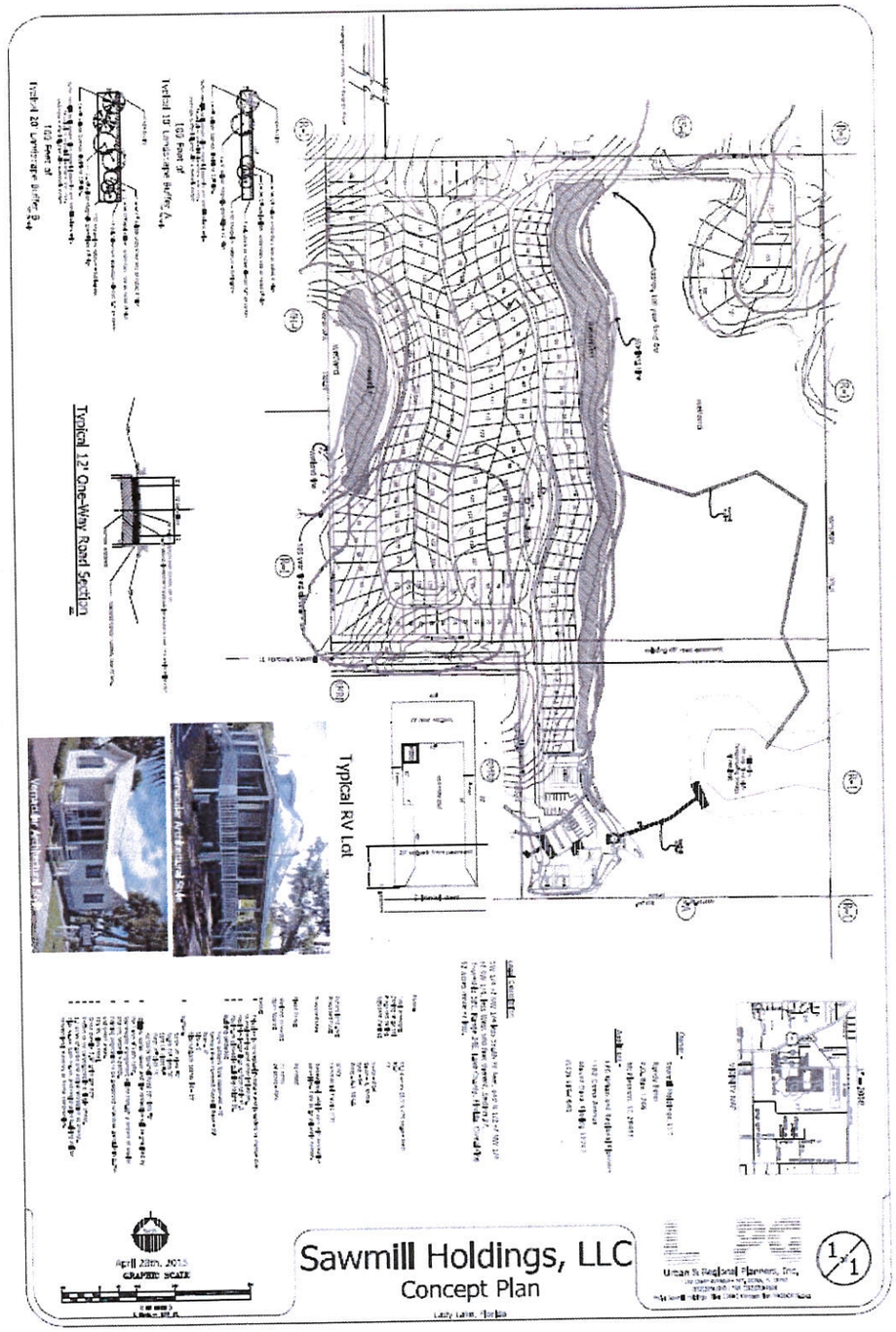
State of Florida
County of Lake

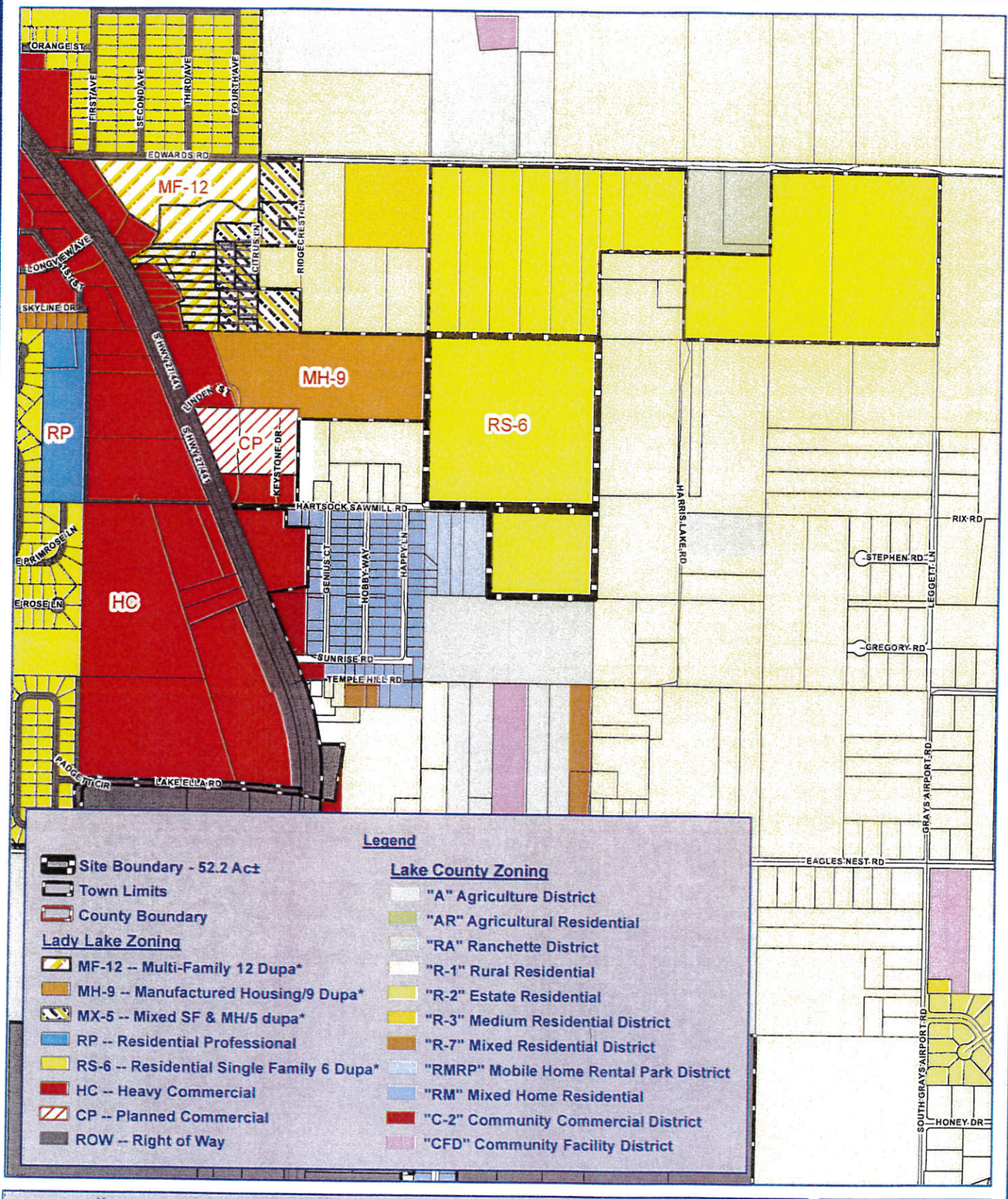
The foregoing instrument was acknowledged before me this ___ day of _____, 2015 by _____, Owner of the Property, who is personally known to me to have produced _____ as identification.

_____
NOTARY PUBLIC, State of Florida

My Commission Expires:

EXHIBIT "C"
Bubble Plan





N W E S

500 0 500 Feet

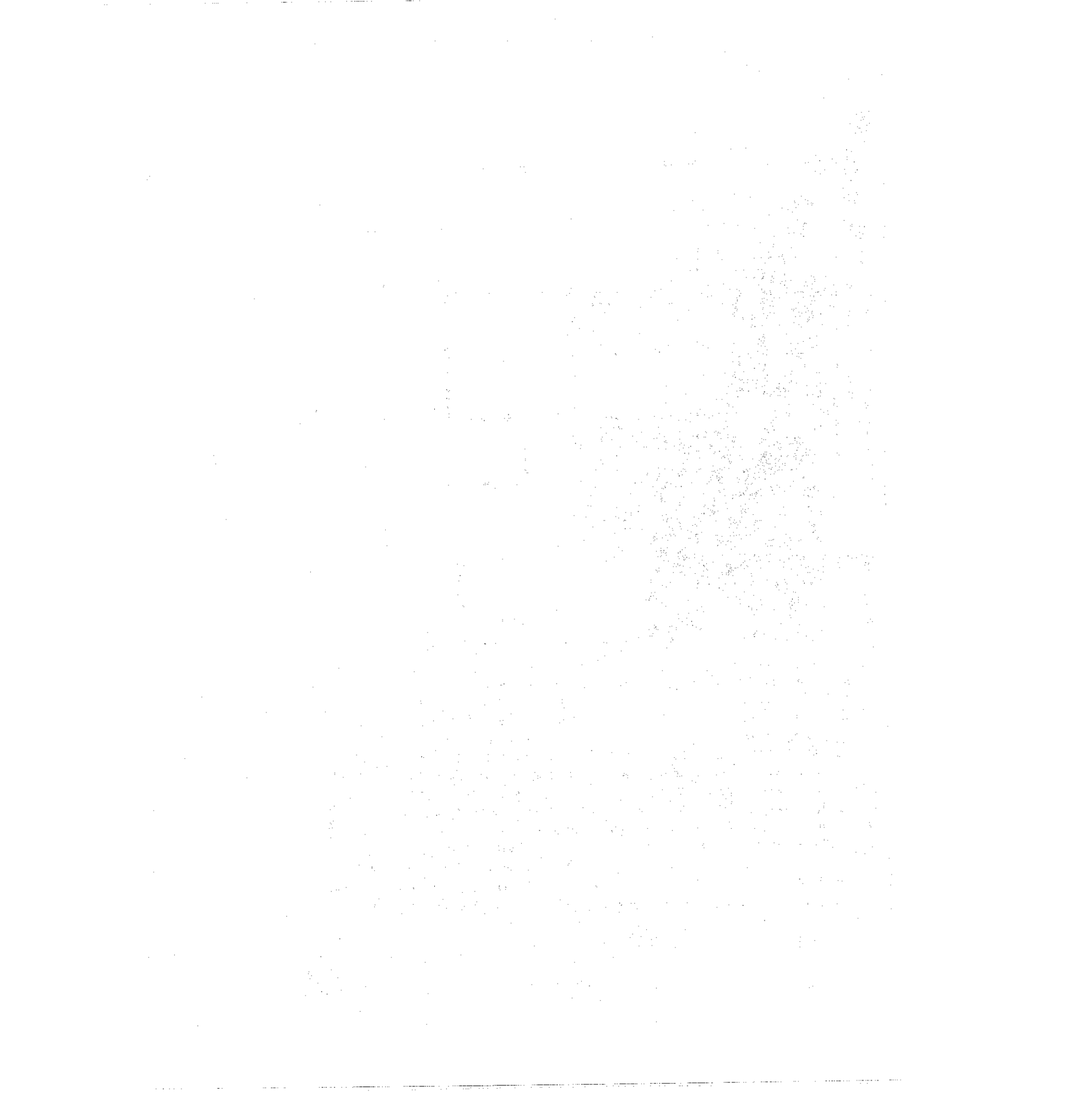
1 inch = 1,000 feet

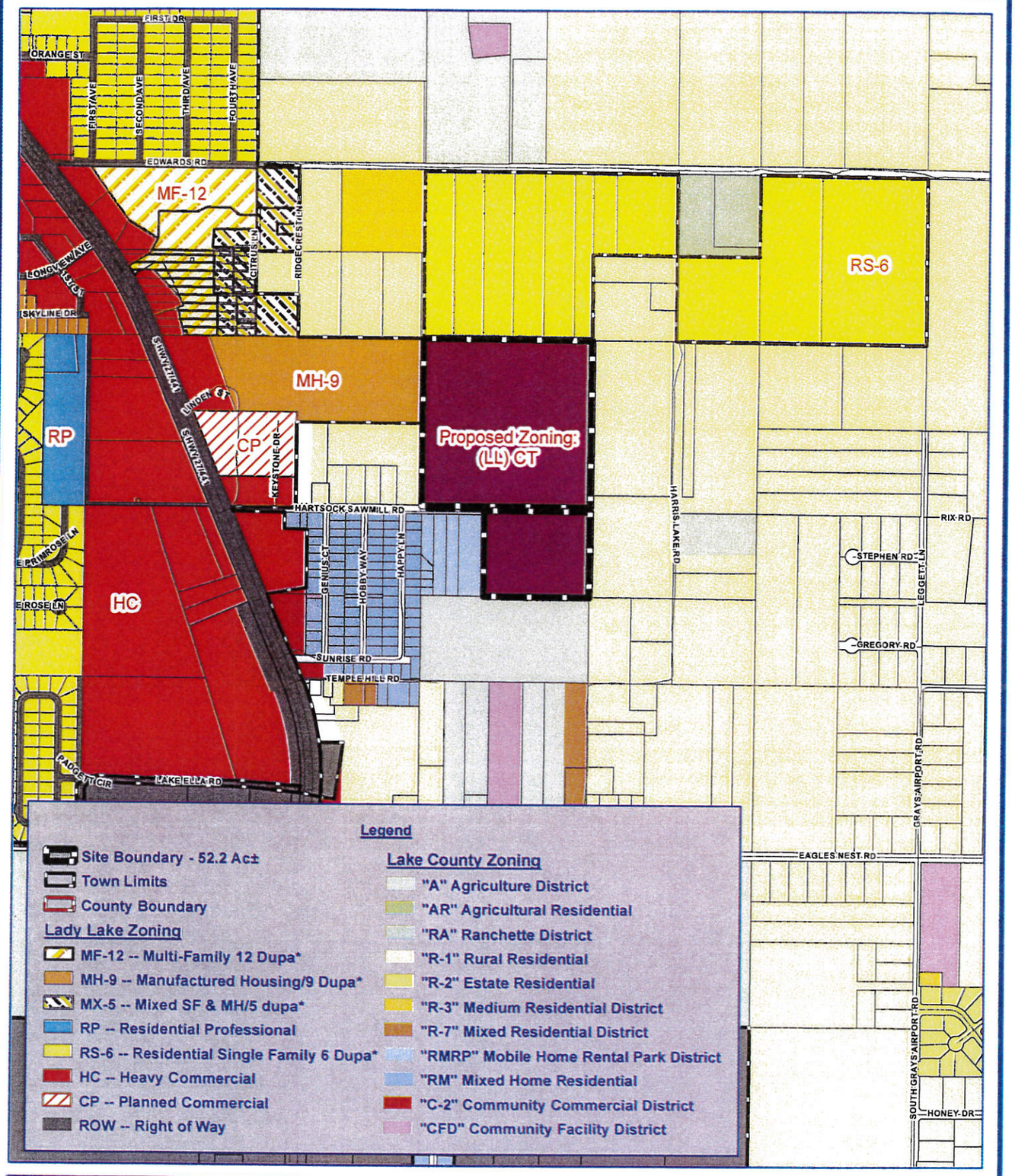
Town of Lady Lake
Sawmill Holdings, LLC

Lake County, Florida
Existing Zoning

Project: 1615-1
File: Existing Zoning.mxd
Name: Sawmill Holdings
PM: Sherie Lindh
Date: April 8, 2015
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1142 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1949 : Fax: (352) 383-4824





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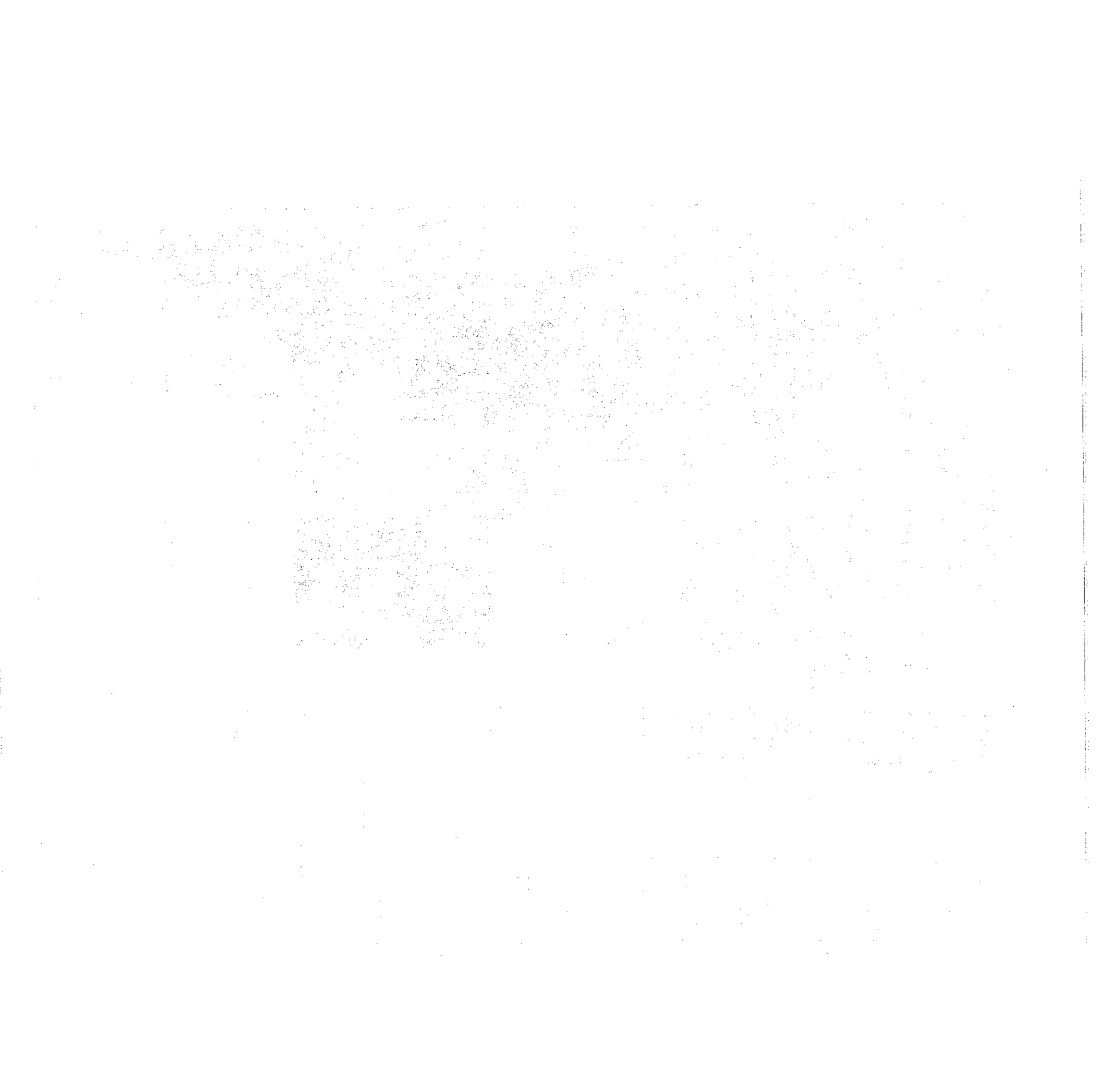


RECEIVE
APR 28 2015
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

TOWN OF LADY LAKE
REZONING APPLICATION

Tax identification/AK # 1771358

1. Owner's Name: Randy Bates, Sawmill Holdings, LLC
   Mailing Address: P.O. Box 1266, Mt. Pleasant, SC 29465
   Telephone #: 843-608-5300
2. Applicant's Name: Greg Beliveau, LPG Urban & Regional Planners, Inc.
   Mailing Address: 1162 Camp Ave., Mt. Dora, FL 32757
   Telephone #: 352-385-1940
3. Applicant is: Owner ___ Agent X Purchaser ___ Lessee ___ Optionee ___
4. Property Address/Location: Hartsock Sawmill Road
5. Legal Description of Property to be rezoned: See Attached

8. The property is located in the vicinity of the following streets:
   East of US 27441 and north of Hartsock Sawmill Road
7. Area of Property: _____ Square feet 53.14 +/- Acres
8. Utilities: Central Water X Central Sewer X Well ____ Septic Tank____
9. Existing zoning of property: RS-6
10. Requested zoning of property: Commercial Tourist (CT)

Note: If the requested zoning is a Planned Unit Development (PUD), indicate type: ____ 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;
    Undeveloped
12. Proposed use the property: RV Park with associated amenities
13. Has any land use application been file within last year in connection with this property? X Yes ____No. If yes, briefly describe the nature of the request:
    Requested LSCPA to Commercial Tourist

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.

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 EIGHT (8) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEVELOPMENT DEPARTMENT.

Office Use:

Date Application Received: 4-28-15 Received by: S Urhon

Fees Paid: $1,000.00

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.

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.

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

R. Bates for Sawmill Holdings LLC
Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND EIGHT (8) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEVELOPMENT DEPARTMENT.

Office Use:

Date Application Received: 4-28-15 Received by: Wilson

Fees Paid: $1,000

NOTE

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

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

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

(1) That he 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 CT zoning classification to allow: RV Park

(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 28 day of April, 2015, by Greg Beliveau, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

SHERIE D LINDH
MY COMMISSION # EE868089
EXPIRES January 23 2017
(407) 398-0153 FloridaNotaryService.com

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Randy Bates, Manager, 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 rezoning of said property with the classification of CT to allow:
RV Park

(3) That he has appointed Greg Beliveau 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.

R Bates, manager for Sawmill Holdings LLC
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 22nd day of April, 2015, by Randy Bates, who is personally known to me or who has produced driver's license as identification and who did (did not) take an oath.

Chad Sabnon
Notary Public

INSTRUMENT#:2014135803 OR BK 4564 PG 1506 PAGES: 3 12/18/2014 12:57:46 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $27.00 DEED DOC:$924.00

RETURN

PREPARED BY:
Jill Dehoop
City Title Services, LLC
540 E. Horatio Ave Suite 101
Maitland, FL 32751

Parcel ID Number: 2718240002-000-00800
NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is $ 132,000.00

Warranty Deed

This Indenture, Made this 12th day of December, 2014 A.D., Between
Dream Street Equity LLC, a Florida limited liability company

of the County of CITRUS, State of Florida, grantor, and
Sawmill Holdings LLC, a Florida limited liability company

whose address is: PO Box 1266, Mount Pleasant, SC 29465

of the County of Charleston, State of South Carolina, grantee.

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

The Southwest 1/4 of the Northwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida, Subject to a non-exclusive easement for roadway purposes over and across the South 30 feet.

AND

The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida, less the West 500 feet thereof. Subject to a non-exclusive easement for roadway purposes over and across the North 30 feet thereof.

See Exhibit A

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

Laser Generated by © Display Systems, Inc., 2014 (863) 763-5555 Form FLWD-1

Warranty Deed - Page 2

Parcel ID Number: 2718240002-000-00800

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

Signed, sealed and delivered in our presence:

Dream Street Equity LLC, a Florida limited liability company

Dennis Krause
Printed Name: Dennis Krause
Witness

By: _____ (Seal)
Chris Underwood
Managing Member
P.O. Address: ~~3058 W. Mustang Blvd~~, BEVERLY HILLS, FL 34465
531 W. Barrymore

Mike Diehl
Printed Name: Mike Diehl
Witness

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 11th day of December, 2014 by Chris Underwood, Managing Member of Dream Street Equity LLC, a Florida limited liability company who is personally known to me or who has produced his Florida driver's license as identification.

Natalie Krause
Printed Name: Natalie Krause
Notary Public
My Commission Expires:

Notary Public State of Florida
Natalie Krause
My Commission FF 112881
Expires 04/23/2018

Laser Generated by © Display Systems, Inc., 2014 (863) 763-5555 Form FLWD-1

Exhibit "A"

AFFIDAVIT

STATE OF
COUNTY OF

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared this day, Chris Underwood, Managing Member of Dream Street Equity LLC, a Florida limited liability company who, after being duly sworn, deposes and says as follows:

That Affiant(s) is/are the of the following legally described property:
The Southwest 1/4 of the Northwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida, Subject to a non-exclusive easement for roadway purposes over and across the South 30 feet.

AND

The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida, less the West 500 feet thereof. Subject to a non-exclusive easement for roadway purposes over and across the North 30 feet thereof.

Dream Street Equity, LLC is organized in the state of Florida

the LLC is manager-managed Chris Underwood is the Managing Member and the person authorized to execute the deed; and

neither the LLC nor any member signing the deed have filed bankruptcy since the LLC acquired title.

FURTHER AFFIANT SAYETH NAUGHT.

Dream Street Equity LLC, a Florida limited liability company

X By:
Chris Underwood
Managing Member 5311 W. Barrymore Dr
Beverly Hills, Fl 34465

STATE OF Florida
COUNTY OF Citrus

Sworn to and subscribed before me this 11th day of December, 2014 by Chris Underwood, Managing Member of Dream Street Equity LLC, a Florida limited liability company who is personally known to me or who has produced his Florida driver's license as identification.

Natalie Krause
Printed Name: Natalie Krause
Notary Public
My Commission Expires:

0107446

Laser Generated by © Display Systems, Inc., 2014 (863) 763-5555 Form FLAFF-12

Notary Public State of Florida
Natalie Krause
My Commission FF 112881
Expires 04/22/2018

Property Record Card

General Information

Owner Name:	SAWMILL HOLDINGS LLC	**Alternate Key:**	1771358
Mailing Address:	PO BOX 1266 MOUNT PLEASANT, SC 29465-1266 *Update Mailing Address*	**Parcel Number:**	27-18-24-000200000800
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	19.04670
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	3105 HARTSOCK SAWMILL RD LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	SW 1/4 OF NW 1/4--LESS S 30 FT--N 1/2 OF NW 1/4 OF SW | 1/4--LESS W 500 FT-- | ORB 4564 PG 1506 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MH ACRE / LT NOT IN PARK (0230)	0	0		1	AC	$0.00	$14,350.00
2	NON AGRICULTURAL ACREAGE (9900)	0	0		22	AC	$0.00	$168,300.00
3	WASTELANDS (9600)	0	0		28	AC	$0.00	$1,260.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: $8,864.00

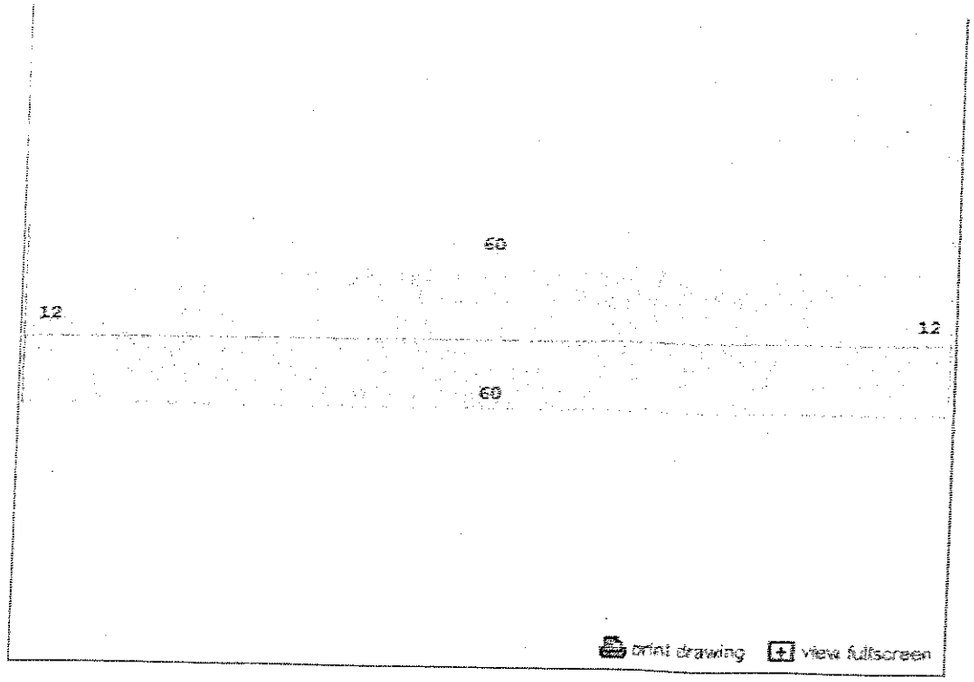
Summary

Year Built: 1971	Total Living Area: 720	Central A/C: Yes	Attached Garage: No
Bedrooms: 0	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%	



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	BOATHOUSE (BHS)	252	SF	1966	$1,397.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
2795 / 981	3/30/2005	WD	Q	I	$416,000.00
3150 / 2295	4/28/2006	WD	Q	I	$1,100,000.00
4379 / 1336	8/20/2013	CT	U	I	$97,900.00
4564 / 1506	12/12/2014	WD	Q	I	$132,000.00

Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	$194,171	$194,171	$194,171	5.38560	$1,045.73
LAKE COUNTY MSTU AMBULANCE	$194,171	$194,171	$194,171	0.46290	$89.88
LAKE COUNTY MSTU FIRE	$194,171	$194,171	$194,171	0.47040	$91.34
SCHOOL BOARD STATE	$194,171	$194,171	$194,171	5.74600	$1,115.71
SCHOOL BOARD LOCAL	$194,171	$194,171	$194,171	1.50000	$291.26
TOWN OF LADY LAKE	$194,171	$194,171	$194,171	3.75000	$728.14
ST JOHNS RIVER FL WATER MGMT DIST	$194,171	$194,171	$194,171	0.31640	$61.44
LAKE COUNTY VOTED DEBT SERVICE	$194,171	$194,171	$194,171	0.16000	$31.07
LAKE COUNTY WATER AUTHORITY	$194,171	$194,171	$194,171	0.25540	$49.59
NORTH LAKE HOSPITAL DIST	$194,171	$194,171	$194,171	1.00000	$194.17
				Total: 19.0467	Total: $3,698.33

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 12 January 2015.

Electronic Articles of Organization For Florida Limited Liability Company

L14000188822
FILED 8:00 AM
December 10, 2014
Sec. Of State
nculligan

Article I

The name of the Limited Liability Company is:

SAWMILL HOLDINGS LLC

Article II

The street address of the principal office of the Limited Liability Company is:

303 E PAR STREET
ORLANDO, FL. 32804

The mailing address of the Limited Liability Company is:

PO BOX 1266
MT PLEASANT, SC. US 29465

Article III

The name and Florida street address of the registered agent is:

PETER A LEERDAM
303 E PAR STREET
ORLANDO, FL. 32804

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: PETER LEERDAM

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

SAWMILL HOLDINGS LLC

Filing Information

Document Number	L14000188822
FEI/EIN Number	NONE
Date Filed	12/10/2014
State	FL
Status	ACTIVE
Effective Date	12/10/2014

Principal Address

303 E PAR STREET
ORLANDO, FL 32804

Mailing Address

PO BOX 1266
MT PLEASANT, SC 29465

Registered Agent Name & Address

LEERDAM, PETER A
303 E PAR STREET
ORLANDO, FL 32804

Authorized Person(s) Detail

Name & Address

Title MGR

BATES, RANDY J
PO BOX 1266
MT PLEASANT, SC 29465

Title AMBR

BATES, RANDY J, II
PO BOX 1266
MT PLEASANT, SC 29465

Annual Reports

No Annual Reports Filed

– Sawmill Holdings, LLC, a Florida RV Resort

The RV lifestyle is one that has shown a steady increase in popularity as America takes to the wheel in search of popular destinations including National Parks and locations within the Sunbelt States. Most of the RV community is comprised of retirees, like the swelling Baby Boomer generation, and, therefore, our site selection process was focused on locations that are welcoming to retirees and offer the types of amenities that they seek such as golf, boating, and shopping conveniences. Of course, the proximity to the major tourism in Orlando and access to the coastal Florida beaches and cities was part of the site selection process as well. After searching for prospective locations, we determined that the Town of Lady Lake was a location that fit the parameters of our search.

The specific site attracted us in that it offers natural features such as lake views, beautiful trees, and gentle topography, as well as its close proximity to the highway network. These are the same characteristics that have made some of the other RV resorts successful in the area.

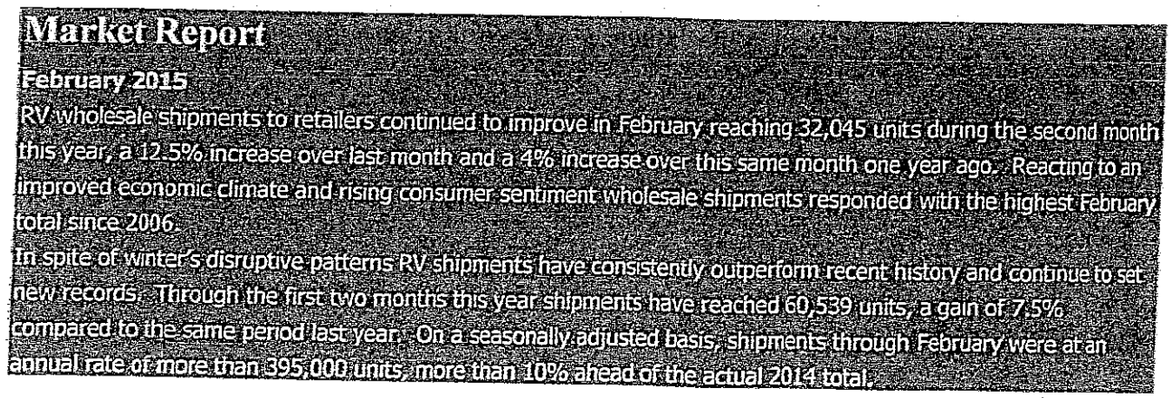
Our analysis revealed the RV communities' patrons have increasing discretionary income for their leisure and amenities associated with the leisure. In order to cater to that market, we intend to have exceptional amenities.

We found that the Town of Lady Lake and the surrounding areas had very little vacancy for a product that contained relatively small pads. Further, our research showed the site would provide another complimentary alternative to the Villages for our target market. Plus, with the advent of new technologies, this site would provide exceptional connectivity for the ever-increasingly tech-savvy traveler / RVer.

Aside from our market evaluation, we performed our preliminary due diligence of the site for over a year prior to purchasing and held a preliminary application meeting with the Town staff.

After completing our investigations, it is our conclusion that the market demand for this project is strong, and this type of development shall serve as a good fit for the community of Lady Lake.

Please see the recent market report from the RVIA on the sales.



Market Report

February 2015

RV wholesale shipments to retailers continued to improve in February reaching 32,045 units during the second month this year, a 12.5% increase over last month and a 4% increase over this same month one year ago. Reacting to an improved economic climate and rising consumer sentiment wholesale shipments responded with the highest February total since 2006.

In spite of winter's disruptive patterns RV shipments have consistently outperform recent history and continue to set new records. Through the first two months this year shipments have reached 60,539 units, a gain of 7.5% compared to the same period last year. On a seasonally adjusted basis, shipments through February were at an annual rate of more than 395,000 units, more than 10% ahead of the actual 2014 total.

EXHIBIT A
LEGAL DESCRIPTION
SAWMILL HOLDINGS, LLC

The Southwest ¼ of the Northwest ¼, Section 27, Township 18 South, Range 24 East, Lake County, Florida, subject to a Non-Exclusive Easement for Roadway Purposes over and across the South 30 feet.

AND

The North ½ of the Northwest ¼ of Southwest ¼ of Section 27, Township 18 South, Range 24 East, Lake County, Florida, Less the West 500 feet thereof. Subject to a Non-Exclusive Easement for Roadway Purposes across the North 30 feet thereof.

TECHNICAL REVIEW COMMITTEE COMMENTS
FINAL REVIEW 05/28/2015

Project: Sawmill Holdings, LLC

Proposal:

Ordinance 2015-05- Large Scale Future Land Use Amendment Application to change Future Land Use from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) to establish an RV Park Facility at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441, in Lady Lake, FL (Alternate Key 1771358).

Ordinance 2015-06- Rezoning Application to change Future Land Use from Single Family Medium Density (RS-6) to Commercial Tourist (CT) to establish an RV Park Facility at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441, in Lady Lake, FL (Alternate Key 1771358).

Ordinance 2015-07- Special Exception Use Application to incorporate terms and conditions for the development and operation of a 185-unit RV Park Facility with a 4,500-square-foot clubhouse, bathhouse, registration building and park at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441, in Lady Lake, FL (Alternate Key 1771358).

Description:

On 04/28/2015, Town Staff received applications proposing a 185-Unit RV Site for property located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of South Highway 27/441, identified by alternate key number 1771358. The conceptual bubble plan dated April 28, 2015 submitted by LPG Urban and Regional Planners, Inc., highlights a complete facility to include clubhouse, bath house, registration/office building, and park with a Frame Vernacular Architectural Style. The projected density for the plan is 3.56 units/acre with a typical RV lot size of 3,600 (40' x90') square feet. The lots will be individually sold for fee-simple ownership.

The applications were reviewed and determine to be in compliance with the Land Development Regulations (LDRs) and the Comprehensive Plan.

The property is currently zoned "RS-6" Single Family Medium Density, and the rezoning proposal seeks to establish the Commercial Tourist (CT) zoning designation to allow the RV Park Facility The current Future Land Use Map designation for the site is Single Family Medium Density (SF-MD), and the large scale seeks to amend to Commercial Tourist (CT).

GENERAL INFORMATION

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 addressed under the Growth Management Dept. as of 05-28-2015.

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 05-27-2015.

FIRE

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

1. No comments required from Fire Inspector at the Large Scale and Rezoning stage.

BUILDING

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

1. No comments at this time -05-27-2015.

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.-5-27-2015.

LAKE-SUMTER MPO

Questions may be directed to Pam Richmond at PRichmond@LakeSumterMPO.com or at 352-315-0170

1. Review Pending by MPO as of 05-28-2015.

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: June 8, 2015

SUBJECT: **Ordinance No. 2015-06 – Rezoning of 53.14± Acres of Property – 53.14± Acres of Property Located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441– Requesting to Change from Single Family Medium Density (RS-6) to Commercial Tourist (CT) – LPG Urban & Regional Planners on Behalf of Sawmill Holdings, LLC (Alternate Key 1771358).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance No. 2015-06 , a Rezoning of 53.14± Acres of Property – Located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441– Requesting to Change from Single Family Medium Density (RS-6) to Commercial Tourist (CT) to the Town Commission with the recommendation of Approval.**

2. **Motion to forward Ordinance No. 2015-06 , a Rezoning of 53.14± Acres of Property – Located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441– Requesting to Change from Single Family Medium Density (RS-6) to Commercial Tourist (CT) to the Town Commission with the recommendation of Denial.**

Staff is in Support of Motion #1

Applicant, LPG Urban & Regional Planners, has filed an application on behalf of Sawmill Holdings, LLC; to amend the Future Land Use designation of property (AK# 1771358) located South of County Road 466 and West of Rolling Acres Road, which includes 53.14± acres within Town of Lady Lake limits, from Single Family Medium Density (RS-6) to Commercial Tourist (CT). The proposed use of the property will be a 185 unit subdivision for Recreational Vehicles. The conceptual plan (attached Exhibit "C") details the applicant's proposal; in addition, a Special Exception use will be required for the RV Park uses.

The Rezoning application was received on April 28, 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 (13) within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015. The property was also posted Thursday, May 21, 2015.

The subject property lies in Section 27, Township 18, Range 24 in Lake County, Florida. Appropriate legal descriptions, a survey of the property, and conceptual plan have been included with the submitted application. The zoning designation of the subject property and adjacent properties are as follows:

Zoning

Subject Property	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
Zoning of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD) and Lake County – R-1
East	Lake County – R-1
North	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
South	Lake County – Agriculture

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-05 and provided comments on May 27, 2015, 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 2015-05 for first reading on Monday, July 6, 2015.

The second and final reading will be held after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted Large-Scale Comprehensive Plan Amendment.

FISCAL IMPACT: $_____

[ ] Capital Budget [ ] Operating [ ] Other

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

[ ] Other

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

W2
6-2-15

DEPARTMENT HEAD _____ Submitted 6/2/15 Date

FINANCE DEPARTMENT _____ Approved as to Budget Requirements Date

TOWN ATTORNEY _____ Approved as to Form and Legality Date

TOWN MANAGER _____ Approved Agenda Item for: 6/8/15 Date

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: July 6, 2015- First Reading

SUBJECT: **Ordinance No. 2015-06 - Rezoning of 53.14± Acres of Property Located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441– Requesting to Change from Single Family Medium Density (RS-6) to Commercial Tourist (CT) – LPG Urban & Regional Planners on Behalf of Sawmill Holdings, LLC (Alternate Key 1771358).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

Staff recommends approval of Ordinance No. 2015-06 , a Rezoning of 53.14± Acres of Property – Located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441– Requesting to Change from Single Family Medium Density (RS-6) to Commercial Tourist (CT) to the Town Commission with the recommendation of Approval.

Applicant, LPG Urban & Regional Planners, has filed an application on behalf of Sawmill Holdings, LLC; to amend the Future Land Use designation of property (AK# 1771358) located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441, which includes 53.14± acres within Town of Lady Lake limits, from Single Family Medium Density (RS-6) to Commercial Tourist (CT). The proposed use of the property will be a 185 unit subdivision for Recreational Vehicles. The conceptual plan (attached Exhibit "C") details the applicant's proposal; in addition, a Special Exception use will be required for the RV Park uses.

The Rezoning application was received on April 28, 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 (13) within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015. The property was also posted Thursday, May 21, 2015.

The subject property lies in Section 27, Township 18, Range 24 in Lake County, Florida. Appropriate legal descriptions, a survey of the property, and conceptual plan have been included with the submitted application. The zoning designation of the subject property and adjacent properties are as follows:

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Subject Property	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
Zoning of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD) and Lake County – R-1
East	Lake County – R-1
North	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
South	Lake County – Agriculture

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-05 and provided comments on May 27, 2015, 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 2015-06 at their regular meeting on Monday, June 8, 2015, and recommended approval with a 4-0 vote.

Public Hearings

The **Local Planning Agency** is scheduled to consider Ordinance 2015-06 on Monday, July 6, 2015.

The **Town Commission** is scheduled to consider Ordinance 2015-06 for second and final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

FISCAL IMPACT: $_____

[ ] Capital Budget [ ] Operating [ ] Other

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

[ ] Other

6-29-2015 [ ] Support Documents/Contracts Available for Review in Manager's Office

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DEPARTMENT HEAD		Submitted 6/29/15	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements	Date
TOWN ATTORNEY		Approved as to Form and Legality	Date
TOWN MANAGER		Approved Agenda Item for: 7/6/15	Date

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

Hov/Ric 4-0

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

cc: THAD - E.M.

ORDINANCE NO. 2015-07

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; WITH PROVISIONS AS HERINAFTER SET FORTH; GRANTING A SPECIAL EXCEPTION USE ON CERTAIN PROPERTY LOCATED AT 3105 HARTSOCK SAWMILL ROAD (ALTERNATE KEY #1771358) IN THE TOWN OF LADY LAKE, FLORIDA, FOR PROPERTY OWNED BY SAWMILL HOLDINGS, LLC, REQUESTING TO INCORPORATE THE RECREATIONAL VEHICLE (RV) PARK LAND USE WITHIN THE COMMERCIAL TOURIST (CT) ZONING CLASSIFICATION; PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED and enacted by the Town Commission of Lady Lake, in Lake County, Florida:

Section 1. Based upon the petition of a certain landowner of the property located in the town limits of the Town of Lady Lake, Florida, the Town grants a Special Exception Use for the property described in the attached Exhibit "A", zoned CT (Commercial Tourist). Said property is hereinafter referenced as the "Property."

Section 2. The Special Exception use for the Property is governed by the following:

A). The proposed site may front on an arterial, collector or local roadway.

B) The proposed site shall be a minimum of five (5) acres.

C) The proposed site shall be designated and used for short-term, transient accommodations (no tents) of:
1. Travel trailers.
2. Vehicles with sleeping accommodations.
3. Other similar type facilities.

D) No additions shall be allowed (such as, but not limited to carports, screened rooms, or utility sheds) to any RV, trailer, or any vehicle with sleeping accommodations.

E) An occupant of one (1) of the spaces (other than those employed to maintain the site) shall remain in the same facility no longer than one hundred eighty (180) days out of every three hundred and sixty-five (365) days.

F) Convenience establishments, such as grocery stores, souvenir shops, restaurants and laundries may be permitted provided the convenience establishments shall not be advertised for patronage by the general public.

G) Restrooms and shower facilities shall be provided based upon the following:

1. Men's toilets: one (1) for every thirty (30) spaces, or fraction thereof.
2. Men's urinals: one (1) for every fifty (50) spaces, or fraction thereof.

3. Men's lavatories: one (1) for every twenty (20) spaces, or fraction thereof.
4. Women's toilets: one (1) for every fifteen (15) spaces, or fraction thereof.
5. Women's lavatories: one (1) for every twenty (20) spaces, or fraction thereof.
6. Showers: one (1) for each sex for every one hundred (100) spaces, or fraction thereof.

H) Sanitary stations for disposal of recreation vehicle and lodging waste shall be provided at a ratio of one (1) for every one hundred (100) spaces, or fraction thereof.

I) Interior streets shall be designed as follows:
1. All one (1) way streets shall have a minimum pavement width of twelve (12) feet.
2. All two (2) way streets shall have a minimum pavement width of twenty-four (24) feet.

J) The minimum lot space shall be two thousand five hundred (2,500) square feet.

K) The minimum lot space width shall be twenty-five (25) feet.

L) Minimum setback requirements.
1. Front yard setback.
   a. Local roadway: twenty-five (25) feet.
   b. Collector roadway: thirty-five (35) feet.
   c. Arterial roadway: fifty (50) feet.
   d. Interior paved streets: twenty (20) feet.

2. Side yard setback when adjoining.
   a. Another lot: five (5) feet.
   b. Local roadway: twenty-five (25) feet.
   c. Collector roadway: thirty-five (35) feet.
   d. Arterial roadway: fifty (50) feet.
   e. Interior paved streets: twenty (20) feet.

3. Rear yard setback: ten (10) feet.

M) Master park plans shall be submitted at the time of application and final site development plans must be submitted in accordance with the improvement standards (i.e., water, sewer, drainage, etc.), in other chapters of this Code.

N) Accessory uses shall only be permitted in compliance with Chapter 9, Section 2 of the Town of Lady Lake Land Development Regulations.

O) The Property shall be developed in substantial accordance with an approved site development plan incorporating all conditions of this Ordinance and all testimony and exhibits presented by the applicant at the hearing.

P) All required buffer(s) or fencing shall be designed and located upon the subject Property only and be regularly maintained in good repair and appearance at all times to properly screen and secure the facility.

Q) All signage, current and proposed, must be in compliance with the Town of Lady Lake Land Development Regulations and the Town Code of Ordinances, and approved by the Town of Lady Lake.

R) No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert or demolish any building or structure on the Property without first submitting necessary plans, obtaining necessary approvals and obtaining necessary permits in accordance with the Town of Lady Lake Land Development Regulations and the Town Code of Ordinances.

S) Any required permits from federal, state, and regional or county agencies with jurisdiction over any portion of the proposed development must also be obtained.

Section 3. Severability. If any section, sentence, clause, phrase or word of this Ordinance is for any reason held, or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Ordinance; and it shall be construed to have been the Town Commission's intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts, shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

Section 4. Effective Date. That this Ordinance shall become effective upon its adoption by the Lady Lake Town Commission.

NOW THEREFORE, be it ordained by the Town Commission of the Town of Lady Lake, Florida, that the Special Exception Use is hereby approved, subject to the terms and conditions as set forth herein.

PASSED AND ADOPTED by the Town Commission of the Town of Lady Lake, Florida on this _____ day of _____, 2015.

TOWN OF LADY LAKE

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

ACKNOWLEDGED:

THE UNDERSIGNED LAND OWNER BY THE EXECUTION HEREOF AGREES TO COMPLY WITH THE CONDITIONS OF THE SPECIAL EXCEPTION USE AS ESTABLISHED HEREIN.

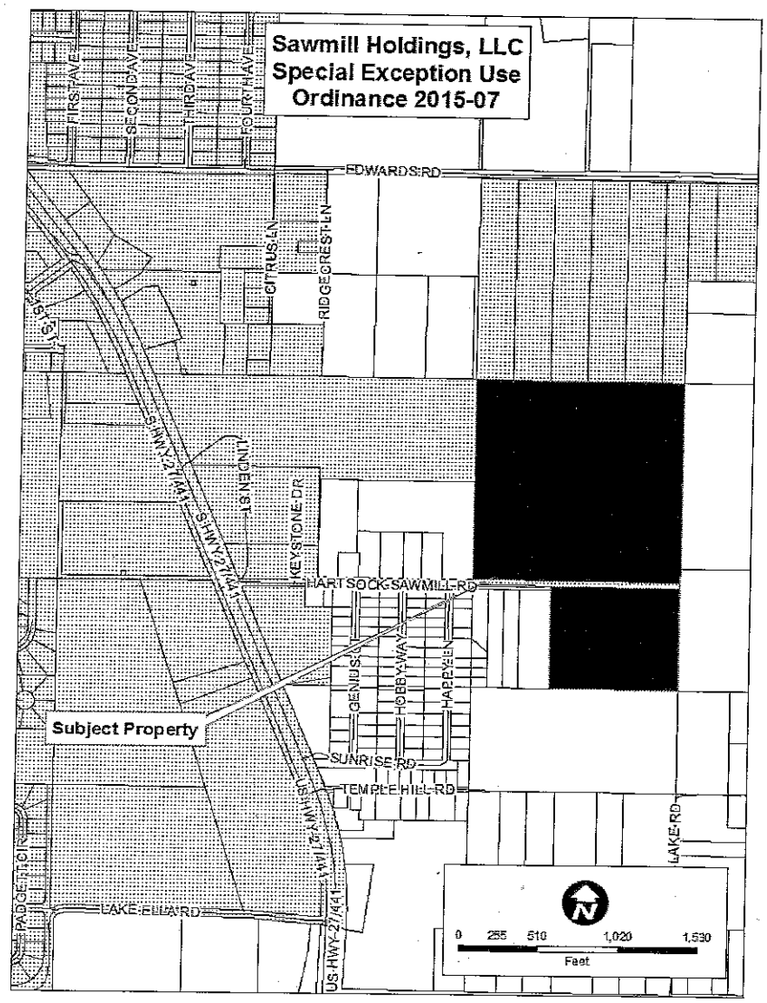
_____

Printed Name: Randy Bates
Title: Member/Authorized Representative of Sawmill Holdings, LLC

EXHIBIT "A"
Legal Description and Map

The Southwest ¼ of the Northwest ¼, Section 27, Township 18 South, Range 24 East, Lake County, Florida, subject to a Non-Exclusive Easement for Roadway Purposes over and across the South 30 feet; and

The North ½ of the Northwest ¼ of Southwest ¼ of Section 27, Township 18 South, Range 24 East, Lake County Florida, Less the West 500 feet thereof. Subject to a Non-Exclusive Easement for Roadway Purposes across the North 30 feet thereof.



APR 29 2015

TOWN OF LADY LAKE
APPLICATION FOR SPECIAL EXCEPTION USE

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

   Address: 1162 Camp Ave., Mount Dora, FL 32757

   Telephone Number: 352-385-1940 E-mail address Gregb@lpgurp.com

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

2. Owner's Name: Randy Bates, Sawmill Holdings, LLC

   Address: P.O. Box 1266, Mt. Pleasant, SC 29465

   Telephone Number: 843-608-5300 E-mail address randy@evergreenendavors.com

3. Project Name: _____

   Physical Location/Address: 3105 Hartsock Sawmill Road

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

5. The property is currently zoned: CT

6. Briefly describe the proposed special exception use: RV Park

   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 X No ____ If yes, list the type, date and result: LSCPA & Rezoning

8. List existing structure(s) located on the site and its/their use Vacant

9. Area of Property: _____ Sq. Ft. Acres: 53.14 +/-

10. Does property have X Central Water ___ Well X Sewer ___ Septic

11. Provide a conceptual site plan showing buildings, parking and access locations, utility service points, proposed screening or buffering and any other pertinent information.

12. Provide a written statement addressing the Review Criteria listed in Chapter 6, Section 2, e), 2) and addressing any specific requirement for the requested use as described in Chapter 6, Secion 2, g) of the Land Development Regulations.

13. If the project is to be developed in phases, give a brief description of how it will be phased and attach a legible descriptive document: N/A

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND TEN (10) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION and one (1) 11" x 17" copy 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: 4-28-15 Received by: Wthen
Present Zoning of Property: RS-6 (Residential-up 6 dwelling units / peracre
Future Land Use Designation: RMD
Fees Paid: Special Exception Use (Zoning Fees (BZ)) $1,100.00

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Randy Bates, Manager 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:
RV Park

(3) That he has appointed Greg Beliveau 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.

R B manager
Affiant (Owner's Signature)
for Sawmill Holdings LLC

The foregoing instrument was acknowledged before me this 22nd day of April, 2015, by Randy Bates, who is personally known to me or who has produced drivers license as identification and who did (did not) take an oath.

Chad Johnson
Notary Public

NOTE

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

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Greg Beliveau, 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:
RV Park

(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 28 day of April, 2015, by Greg Beliveau, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

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

~~Mr. Carroll stated that Martin Dzuro as applicant is present, as is Jeff Head as engineer, if there are any questions.~~

~~Commissioner Holden commented that he is not enthused about this project and thinks there could be a better location for it. He stated the residents are not happy about losing some of the green space in this area.~~

- ~~Ken Kincaid of 1402 Plantation Dr. asked how many parking spaces will be lost. He stated he is concerned about parking in the area and suggested adding more drive through lanes to the other bank site down the street instead.~~

~~Mr. Carroll replied that three parking spaces will be lost and that parking is spread out in a variety of areas for the commercial center and is considered adequate as per the requirements of the town center.~~

~~Marty Dzuro of The Villages Operating Company commented that the whole town center of Spanish Springs is an aggregate parking area and they keep close tabs on the required number and provided number of parking with each plan submitted. He stated there is an excess of parking spaces at this time for the aggregate parking, and that many people consider there is not enough parking because it is not as close to the door they want to go to. Mr. Dzuro stated they believe that the drive through will alleviate the need for some parking at this bank site.~~

~~Mr. Dzuro also commented on the green space, stating that the trees they are removing are diseased and they will be planting even more, and will be saving the large historic tree. He also stated that this is a commercial building area and was always proposed as such, and although it was nice that folks could use this as open space in the interim, it was always proposed for development and will continue to have green space around it.~~

~~Mr. Dzuro stated that the Commission expressed concerns regarding the traffic entering near the intersection on Caballero on the first submittal of plans for this drive through facility. He stated it was suggested at that time that the entrance be moved and have it come through the parking lot off of Caballero, and this worked out well using two drive-through lanes. Mr. Dzuro stated there have been no variances requested and all codes have been met with this re-submittal.~~

~~***It was the consensus of the Commission that they were in favor of advancement of the conceptual presentation of the Citizen's First Bank Drive-Through Facility Major Site Plan – MJSP 01/15-004 – A Development Consisting of a 330 Sq. Ft. Financial Institution Building with the Provision of a Two Service Lane Drive-Through Facility as presented by a vote of 3-1 (Kussard).***~~

~~Mayor Kussard stated that she has heard from so many residents who are opposed to this, and as a result, is opposed to this plan.~~

6. Conceptual Presentation for the Sawmill Holdings, LLC Site – Proposing an RV Park Consisting of 185 Units – Located off of Hartsock Sawmill Road; Approximately 1,490 Lineal Feet East of the Intersection of S. Hwy 27/441 (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 stated that the applicant, Greg Beliveau with LPG Urban & Regional Planners, on behalf of property owner, Sawmill Holdings, LLC, would

like to present a conceptual development plan on a 52-acre parcel located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of S. Highway 27/441 (Alternate Key #1771358). The property was annexed into the town in April of 2006 and adopted a zoning designation of Lady Lake Single Family Medium Density "RS-6" under Ordinance No. 2006-44 as part of a project known as Lady Lake Landing, LLC.

Mr. Carroll stated that at this time, the applicant has been retained by Randy Bates, Manager of Sawmill Holdings, LLC, to receive input and comments from the Town Commission to direct and advise the applicant on the next step regarding changing the land use from Single Family Medium Density "RS-6" to Commercial Tourist "CT" to allow for a 185-unit RV park. He stated comparable zoning in the town is Recreation Plantation. The conceptual plan highlights a complete facility to include clubhouse, bath house, registration/office building, and park. The projected density for the plan is 3.56 units/acre with a typical RV lot size of 3,600 sq. ft. The lots will be individually sold for fee-simple ownership.

Mr. Carroll reviewed aerial photos and drawings of the property. He stated that even though parts of the parcel are within designated wetlands and special flood hazard areas, the development layout takes into account these environmentally sensitive areas and offers compensating storage accordingly. Following the rezoning, during the site plan process, all environmental regulations are to be reviewed for adherence to the Town's Code and applicable County, State, and Federal regulations.

Prior to submitting for large scale comprehensive plan amendment and rezoning applications, the applicant would like to seek community input and support with the understanding that the conceptual workshop only offers non-binding guidance. The following items were included in the packet:

- Introduction letter
- Conceptual Plan
- Aerial elevation

Mr. Carroll stated that Greg Beliveau with LPG is present to review the plans.

Mr. Beliveau introduced himself and reviewed the proposed plans and commented that the present zoning use is residential to include six units per acre, and the property is approximately 52 acres. He stated there are over 20 acres of wetlands within this site, mostly on the northeastern portion of the property. Mr. Beliveau stated that the proposed zoning change to an RV park would result in less density per acre, or three units per acre. He stated that they are proposing an upscale RV resort and would utilize the Town's water and sewer services and would utilize Hartsock Sawmill Road as the entranceway. Mr. Beliveau stated they believe this would be an improvement to the area and would include amenities such as a clubhouse that takes advantage of the wetland system. He stated that the RV park use for the property would be a less intense development than the current proposed use for residential development, and would be a positive impact to the area.

Commissioner Richards asked how the applicant plans to contend with the fact that approximately one third of the proposed RV lots are in the 100 year flood plain.

Mr. Beliveau replied that these lots are not for permanent structures and would be evacuated if the need arose.

Commissioner Holden asked what type of RVs will be allowed in the park and if there will be permanent structures allowed.

Mr. Beliveau replied that they will allow only Class A type units, or high-end RVs, and there will be no permanent structures.

Commissioner Vincent asked if there will be full-time residents. He confirmed that they are planning to utilize Town utilities. He asked about the distance and green areas between the lots.

Mr. Beliveau stated that it is too early in the planning stages to answer regarding full-time residents, but that there will be landscaping between the lots and other amenities to attract return stays from visitors.

Mayor Kussard asked if there will be a manager on site seven days per week.

Mr. Beliveau confirmed that there would be.

- Mariane Hartsock-Patten of 3040 Hartsock Sawmill Rd. expressed her concern about the use of this property which abuts her property. She stated this property was annexed into the Lady Lake town limits and zoned RS-6. She stated that she thought that you could not build within so many feet of wetlands.

Mr. Carroll replied that the Town's code provides for a 25' building setback from wetlands.

- Ms. Hartsock-Patten also expressed other concerns such as traffic would be going through her property to access the RV park, and noise from generators, etc. that would disturb the peacefulness of her property. She stated her property is already zoned for RVs. She also stated that Hartsock Sawmill Road is very narrow. She asked if the developers have planned for fire hydrants, more police and fire protection, and school impacts. Ms. Hartsock Patten asked why the property owners in the area were not notified of this proposed development.

Mr. Carroll replied that property owners were not notified because this is just a conceptual plan and the first step in the process. If this is approved and the applicant proceeds with the rezoning request, property owners within 150' feet of the site will be notified and the site will be posted as required.

Mr. Beliveau commented that the RVs would be plugging into electricity and there would be no generators. He stated that Ms. Hartsock-Patten's concerns would be magnified if the developer was proposing to build the allowable number of residential homes on this tract, between 200 to 300 units, under current zoning. He stated that the developer will be complying with all the required aspects such as fire hydrants and will be required to do a traffic study, which he estimates will be less with an RV park than with a standard subdivision. Mr. Beliveau stated they will do improvements to Hartsock Sawmill Road if required by the County regardless of what development option is picked, and there are no school impacts with this option.

Town Manager Kris Kollgaard suggested that the applicant/developer set up a meeting with the residents in the area to discuss their concerns.

- Ms. Hartsock-Patten spoke from the audience expressing more concerns regarding easements and access.

Mr. Carroll explained that the applicant will address these issues if the application is formally submitted, but that this is just a conceptual presentation for the proposed type of use.

Commissioner Holden asked how close the lots are to be from the property line and if the developer has proposed a buffer between the properties.

Mr. Beliveau replied they will have a buffer there, but the width of it has not been determined yet, but will comply with the Town's LDRs if they move forward with this project.

- Daniel Patten of 3040 Hartsock Sawmill Rd. stated that he and his neighbor maintain a portion of Hartsock Sawmill Road because it was just a dirt road, and they put down millings. He stated he was told by code enforcement that he was not allowed to bring his tractor trailer truck home because the road does not allow vehicles over 12,000 lbs. for parking. He asked how they would allow RVs in there to park.

Mr. Carroll confirmed that Mr. Patten's property is in the county, not within Town limits. As such, he stated the code enforcement issue is with the county, and if any improvements are required to be made to the road to allow RVs to use the road, the applicant would have to address them as part of their application if they move forward with the project.

Mr. Beliveau stated that they will have a meeting with the residents prior to submitting the application to the Town.

Commissioner Richards stated the issue at hand is the idea for an RV park in this area, and he is receptive to it. He stated that if there is no public easement, the applicant will need to do his homework regarding easements and public access, as the county may make them rebuild all of Hartsock Sawmill Road.

It was the consensus of the Commission that they were in favor of the Conceptual Presentation for the Sawmill Holdings, LLC Site – Proposing an RV Park Consisting of 185 Units – Located off of Hartsock Sawmill Road; Approximately 1,490 Lineal Feet East of the Intersection of S. Hwy 27/441 as presented.

7. ~~**Conceptual Presentation of Village Veranda at Lady Lake – Proposing a Facility to be Developed in Three Phases Including Three (3) Outparcels with Office and Clinic for a Total of 22,000 Sq. Ft. of Commercial Spaces, and a Proposed Multi-Story Building with 90 Assisted Living Units and 40 Memory Care Facility Units – Located on S. Hwy 27/441, Just North of the Too Your Health Spa (V) Project (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 stated that on October 20, 2014, applicant Gregory A. Beliveau with LPG Urban & Regional Planners, on behalf of Village Veranda at Lady Lake, LLC, submitted an application for a Major Site Plan proposing a facility including three outparcels with office and clinic space, and a proposed multi-story building for an assisted living and memory care facility to be erected along S. Highway 27/441 (Alternate Key #1699100). 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.~~

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: July 6, 2015 - First Reading

SUBJECT: **Ordinance 2015-07 - Sawmill Holdings, LLC - Special Exception Use Application to incorporate terms and conditions for the development and operation of a 185-unit RV Park Facility with a 4,500-square-foot clubhouse, bathhouse, registration building and park at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of Highway 27/441, in Lady Lake, FL (Alternate Key 1771358).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

Staff Recommends Approval of Ordinance 2015-07 - Sawmill Holdings, LLC - Special Exception Use Application to incorporate terms and conditions for the development and operation of a 185-unit RV Park Facility with clubhouse, bathhouse, registration building and park at 3105 Hartsock Sawmill Road (Alternate Key 1771358).

Applicant, LPG Urban & Regional Planners, Inc., has submitted a Special Exception Use (SEU) application, to incorporate the Commercial Tourist land use as permitted under existing parcel located at 3105 Hartsock Sawmill Road (Alternate Key 1771358), formerly part of a project known as the Lady Lake Landing LLC. In accordance with the Town of Lady Lake Land Development Regulations, Chapter 5, Section 5-4, k).2).B), upon approval of a Special Exception Use application, a Recreational Vehicle (RV) Park can be established within the Commercial Tourist Zoning District.

The property is currently vacant residential and future land use plan amendment and rezoning applications have been submitted concurrently to change the land use and zoning from Single Family Medium Density "RS-6" to Commercial Tourist "CT" to allow for the proposed 185-unit RV Park. The conceptual plan highlights a complete facility to include clubhouse, bath house, registration/office building, and park. The projected density for the plan is 3.56 units/acre with a typical RV lot size of 3,600 square feet. The lots will be individually sold for fee-simple ownership.

As per the Town's Land Development Regulations a *Recreational vehicle park (or RV park)* is defined as: A parcel of land under single ownership, where sites are offered for rent for the temporary placement of recreational vehicles being used for travel, recreation or vacation purposes.

The subject property involving approximately 53.14 ± acres lies in Section 27, Township 18, Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Property	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD)-Up to 9 du/ac and Lake County- Urban Medium Density
East	Lake County – Urban Low Density
North	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
South	Lake County – Urban Medium Density

Zoning

Subject Property	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
Zoning of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD) and Lake County – R-1
East	Lake County – R-1
North	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
South	Lake County – Agriculture

Comments:

1) The applicant has properly addressed the review criteria for Special Exception Uses as outlined in the Land Development Regulations, Chapter 6, Section 2, (e), (2). The application is complete and meets the requirements for submittal to the Town Commission per the requirements of the Land Development Regulations.

2) Applicant must submit a site plan for the proposed 185-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.

3) Since the property to be developed is within a Special Flood Hazard Area- Flood Zone AE and Wetlands, a flood study will be required by the applicant establishing BFE during the site plan review and to mitigate compensation storage.

4) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development. Connection to Town Utilities will be required to service

this RV Park Site. Additionally, all necessary regulatory agency permits will be required to be submitted during the site plan process, and required mitigation will assessed during site plan process to address concurrency deficiencies associated with the impacts of this project.

Chapter 6, Section 2, (e), (2) Review Criteria.

When reviewing an application for a special exception the Town Commission shall consider the following requirements and criteria, including but not limited to:

A) Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety.

B) Off-street parking, loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district.

C) Required yards, screening or buffering, and landscaping shall be consistent with the district in general and the specific needs of the abutting land uses.

D) Size, location or number of special exception uses in the area shall be limited so as to maintain the overall character of the district as intended by this Code.

E) Architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district, to the greatest extent possible, and be sensitive to surrounding development.

F) The availability of utilities services (such as water, sewer, and solid waste) and recreational facilities.

The application has been reviewed and been determined to be complete. In accordance with all supporting appropriate material, the application is deemed in compliance with the Land Development Regulations (LDRs).

Notices to inform the surrounding property owners (13) within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015. The property was also posted Thursday, May 21, 2015.

Past Actions

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-07 and provided comments on May 27, 2015, determined the application to be complete and ready for transmittal to the P&Z Board.

The **Planning and Zoning Board** does not review Special Exception Use applications.

Public Hearing Dates:

The **Town Commission** is scheduled to consider Ordinance 2015-07 for second and final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted future land use map amendment (Ord. 2015-05) for this project.

FISCAL IMPACT: $ **-0-** **[ ] Capital Budget**

[ ] Operating **[ ] Other**

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

[ ] Other

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

6-29-15 DEPARTMENT HEAD	Submitted 6/29/15	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality	Date
TOWN MANAGER	Approved Agenda Item for: 7/6/15	Date

COMMISSION ACTION: **[X] Approved as Recommended** RC/HC 4-0 **[ ] Disapproved**

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

[ ] Approved with Modification

cc: THAD - G.M.

MINUTES OF THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
July 6, 2015

The Local Planning Agency Meeting was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Chairperson Ruth Kussard presiding. The meeting convened at 5:45 p.m.

CALL TO ORDER: Chairperson/Member Ruth Kussard

ROLL CALL: Member Tony Holden
Member Dan Vincent
Member Jim Richards
Chairperson/Member Ruth Kussard

ABSENT: Member Paul Hannan

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; John Pearl, I.T. Director; Chief Chris McKinstry and Capt. Rob Tempesta, Police Department; C.T. Eagle, Public Works Director; and Nancy Slaton, Deputy Town Clerk

PUBLIC COMMENT: Mayor Kussard asked if anyone in the audience would like to comment at this time. There were no comments.

NEW BUSINESS:

1. **Approval of Minutes:** June 17, 2013 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Holden and seconded by Member Richards, the Local Planning Agency approved the minutes of the June 17, 2013 meeting as presented by a vote of 4 to 0.

2. **Ordinance No. 2015-05 – Sawmill Holdings, LLC – Large Scale Future Land Use Amendment Application to Change Future Land Use from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) to Establish an RV Park Facility – Located at 3105 Hartsock Sawmill Road, Approximately 1,500 Ft. East of Highway 27/441 (Thad Carroll)**

Growth Management Director Thad Carroll gave the background summary for this agenda item which is on file in the Town Clerk's office. He stated that the applicant, LPG Urban & Regional Planners, has filed an application on behalf of Sawmill Holdings, LLC, to amend the Future Land Use designation of property located at 3105 Hartsock Sawmill Road (Alternate Key #1771358), approximately 1,500 feet east of US Highway 27/441, which includes 53.14± acres within Lady Lake town limits, from Single Family Medium Density (SF-MD) to Commercial Tourist (CT).

Mr. Carroll requested that members of the public who would like to receive comments received from the Florida Department of Economic Opportunity after staff has transmitted this to them sign in on the sign-in sheet on the table.

Mr. Carroll reported that the present use of the property is vacant residential and the proposed use of the property is for a 185 unit RV Park site with amenities. He stated staff recommends approval of Ordinance No. 2015-05. Drawings and aerial views of the property were shown, as was a conceptual plan drawing. Future land use of the property and adjacent property was shown.

Future Land Use

Subject Property	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD)-Up to 9 du/ac and Lake County- Urban Medium Density
East	Lake County – Urban Low Density
North	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
South	Lake County – Urban Medium Density

The Large Scale Future Land Use Map Amendment application was received on April 28, 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.

Mr. Carroll reported that notices to inform the surrounding property owners (13) within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015, and the property was also posted this same day. Photos of the property posting were shown. He stated that there have been two phone inquiries and staff was approached by one resident voicing objection to the project.

The conceptual bubble plan dated May 22, 2015 was submitted by LPG Urban and Regional Planners, Inc. and highlights a complete facility to include a clubhouse, bath house, registration/office building, and park with a Frame Vernacular Architectural Style. The projected density for the plan is 3.56 units/acre with a typical RV lot size of 3,600 sq. ft. (40' x 90'). The lots will be individually sold for fee-simple ownership.

Mr. Carroll review the impact on Town services as follows:

Potable Water -
- Potable Water Systems – CUP allocation of 1.18 million gpd (2015)
- Current water systems usage – 687,016 gpd
- Demand contingent on occupants of development (500,984 gpd available)

Sewer -
- 1,000 gpd is maximum capacity for sanitary sewer plant.
- Current sanitary sewer usage – 240,000 ± gpd
- 480,000 gpd available for sanitary sewer
- At build-out, the proposed RV Park would utilize 23,250 gpd for water and sewer.

Schools –
- Not factored for project – no foreseen impact of students.

Transportation –

- Traffic Analysis indicates that the proposed Future Land Use designation of CT – RV park only will generate 125 fewer a.m. peak hour trips and 125 fewer p.m. peak hour trips than the current SF-MD designation, assuming maximum potential under the Future Land Use Classification.

Parks & Recreation –

- Addition in population will not cause P&R Level of Service to be exceeded.

Stormwater –

- Project will be required to adhere to SJRWMD guidelines.

Mr. Carroll reviewed the following comments:

1. Rezoning and Special Exception Use Applications have been submitted concurrently with this Large Scale Future Land Use Amendment Application.
2. Applicant must submit a site plan for the proposed 185-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.
3. Since the property to be developed is within a Special Flood Hazard Area- Flood Zone AE and Wetlands, a flood study will be required by the applicant establishing BFE during the site plan review and to mitigate compensation storage.
4. Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.
5. Connection to Town Utilities will be required to service this RV Park Site.
6. Prior to the initiation of development activities, the applicant will need to conduct a coverboard survey to identify the existence of Sand Skink and mitigate with a FWC permit accordingly if found.
7. Mitigation may be necessary for site plan approval to address concurrency deficiencies associated with the impacts of this project

Mr. Carroll reported that the application was received on April 28, 2015. All 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 justification statement has also been included as part of the Large Scale Comprehensive Plan Amendment Application, which the applicant submitted for justifying why the future land use should be amended for the development proposed.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2015-05 and provided comments on May 27, 2015, determining the application to be complete and ready for transmittal to the Planning and Zoning Board. The Planning and Zoning Board heard the application for Ordinance No. 2015-05 at their regular meeting on Monday, June 8, 2015, and recommended approval by a 4-0 vote. The Town Commission is scheduled to consider Ordinance No. 2015-05 for first reading following the LPA meeting, and for second and final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

Mr. Carroll stated that Greg Beliveau of LPG is present to represent the applicant, as is the applicant's counsel, Ashley Hunt, if there are any questions.

Mayor Kussard asked if there were any questions and stated that there would be a three minute limit for each speaker at the podium for questions or comments.

- Mariane Hartsock-Patten of 3040 Hartsock Sawmill Road stated she had two questions: 1) whether the applicant has decided which trees on the property will be kept or taken away; and 2) per the report at the Planning & Zoning Board meeting regarding the 63 ft. of the southern end of the property deeded to Lake County for the road right-of-way, who will be building the road to be maintained by Lake County?

Mr. Beliveau replied that he is aware of the Town's tree requirements and that prior to the site plan approval process, a tree survey will be performed which will show the number and type of trees on the property. He stated they will have to get permission from the Town to remove any trees and the replacement of some that are removed before the site plan is approved. Mr. Beliveau stated that they met with Lake County Public Works and discussed that the applicant will build the road and the 63 feet of property will be dedicated to Lake County, who will then include that roadway in their maintenance schedule.

- Ms. Hartsock-Patten also stated she has spoken with Mr. Bates, property owner, and asked him whether a wall will be put up and he said there would be. She stated that at the Planning and Zoning Board meeting, they reported that a landscape buffer would be put in place rather than a wall. She asked whether she would still be able to access her private access easement and whether there would be a wall or bushes.

Mayor Kussard asked Mr. Carroll if those details would come out during the site plan process, and Mr. Carroll agreed that they would.

Upon a motion by Member Richards and seconded by Member Holden, the Local Planning Agency recommended approval of Ordinance No. 2015-05 – Sawmill Holdings, LLC – Large Scale Future Land Use Amendment Application to change Future Land Use from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) to establish an RV Park facility – located at 3105 Hartsock Sawmill Road, approximately 1,500 ft. east of Highway 27/441, by the following roll call vote:

HOLDEN	***YES***
VINCENT	***YES***
RICHARDS	***YES***
KUSSARD	***YES***

ADJOURN: There being no further discussion; the meeting was adjourned at 6:02 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

~~possible, the PD is requesting to utilize the Infrastructure One Cent Surtax funds for the purchase of one fully equipped marked unit.~~

~~Commissioner Richards asked if the Town received more funds from the Infrastructure One Cent Sales Surtax than originally budgeted for as a reason for the excess.~~

~~Town Manager Kris Kollgaard replied that the Town receives about $1.1 million a year from the tax and the $900,000 library payment comes out of this. She stated the Town usually keeps any excess funds in this fund in case the tax is not renewed, and because it can only be used for infrastructure or emergency vehicles.~~

~~Commissioner Vincent asked if any items from the old vehicles can be reused on the new vehicles.~~

~~Chief McKinstry stated that they repurpose any items that they can, although some items off the older vehicles such as light bars will not fit the newer body styles.~~

~~***Upon a motion by Commissioner Holden and a second by Commissioner Vincent, the Commission approved utilizing funds from the Infrastructure One Cent Sales Surtax to purchase one fully equipped marked vehicle by a vote of 4 to 0.***~~

~~**12. Consideration of Approval of the Wastewater Treatment Plan Capacity Reservation and Bulk Treatment Agreement between the Town and the City of Fruitland Park (Kris Kollgaard/C.T. Eagle)**~~

~~Town Manager Kris Kollgaard gave the background summary for this agenda item (on file in the Clerk's office). She stated that staff has been coordinating with the City of Fruitland Park staff for the possible implementation of a wastewater collection system interconnection between the two municipalities. Ms. Kollgaard stated that the attached final agreement stipulates the terms and conditions discussed by the Town and the City of Fruitland Park and revisions from the original agreement are non-substantial and they were highlighted. She reviewed the changes and noted that Derek Schroth, Town Attorney, has reviewed and approved the agreement, as has Fruitland Park staff.~~

~~Commissioner Richards stated that staff did a great job on these negotiations.~~

~~Commissioner Vincent asked if Fruitland Park will be responsible for building and maintaining the lift station.~~

~~Ms. Kollgaard replied that Fruitland Park will be responsible for the piping up to the connection to the lift station and then the Town will be responsible for everything from the lift station to the Town.~~

~~***Upon a motion by Commissioner Vincent and a second by Commissioner Richards, the Commission approved the Wastewater Treatment Plan Capacity Reservation and Bulk Treatment Agreement between the Town and the City of Fruitland Park by a vote of 4 to 0.***~~

J. TOWN ATTORNEY'S REPORT:

13. Ordinance No. 2015-05 – First Reading – Sawmill Holdings, LLC – Large Scale Future Land Use Amendment Application to Change Future Land Use from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) to Establish an RV Park Facility – Located at 3105 Hartsock Sawmill Road, Approximately 1,500 Ft. East of Highway 27/441 (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title.

Growth Management Director Thad Carroll stated that this item was discussed and voted on at the Local Planning Agency meeting just prior to this meeting, and he asked if the Commission could move forward to a vote as all terms and conditions are the same.

Mr. Schroth stated this could move forward to a vote after public comment is offered.

The background summary for this agenda item (on file in the Clerk's office). It states that the applicant, LPG Urban & Regional Planners, has filed an application on behalf of Sawmill Holdings, LLC to amend the Future Land Use designation of property (AK# 1771358) located at 3105 Hartsock Sawmill Road, approximately 1,500 feet east of US Highway 27/441, which includes 53.14± acres within the Lady Lake town limits, from Single Family Medium Density (SF-MD) to Commercial Tourist (CT).

The Large Scale Future Land Use Map Amendment application was received on April 28, 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 (13) within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015 and the property was also posted this same day.

The conceptual bubble plan dated May 22, 2015, submitted by LPG Urban and Regional Planners, Inc., highlights a complete facility to include a clubhouse, bath house, registration/office building, and park with a Frame Vernacular Architectural Style. The projected density for the plan is 3.56 units/acre with a typical RV lot size of 3,600 sq. ft. (40' x 90'). The lots will be individually sold for fee-simple ownership.

Impact on Town Services:

Potable Water -
- Potable Water Systems – CUP allocation of 1.18 million gpd (2015)
- Current water systems usage – 687,016 gpd
- Demand Contingent on Occupants of Development (500,984 gpd available)

Sewer -
- 1,000 gpd is maximum capacity for sanitary sewer plant
- Current sanitary sewer usage – 240,000 ± gpd
- 480,000 gpd available for sanitary sewer
- At build-out, the proposed RV Park would utilize 23,250 gpd for water and sewer.

Schools –
- Not factored for project – no foreseen impact of students.

Transportation –
- Traffic analysis indicates that the proposed Future Land Use designation of CT – RV park only will generate 125 fewer a.m. peak hour trips and 125 fewer p.m. peak hour trips than the current SF-MD designation, assuming maximum potential under the Future Land Use Classification.

Parks & Recreation –

- Addition in population will not cause P&R Level of Service to be exceeded.

Stormwater –

- Project will be required to adhere to SJRWMD guidelines.

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 justification statement has also been included as part of the Large Scale Comprehensive Plan Amendment Application, which the applicant submitted for justifying why the future land use should be amended for the development proposed.

The subject property involving approximately 53.14 ± acres lies in Section 27, Township 18, Range 24, in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Property	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD)-Up to 9 du/ac and Lake County- Urban Medium Density
East	Lake County – Urban Low Density
North	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
South	Lake County – Urban Medium Density

Comments:

1) Rezoning and Special Exception Use Applications have been submitted concurrently with this Large Scale Future Land Use Amendment Application.

2) Applicant must submit a site plan for the proposed 185-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.

3) Since the property to be developed is within a Special Flood Hazard Area- Flood Zone AE and Wetlands, a flood study will be required by the applicant establishing BFE during the site plan review and to mitigate compensation storage.

4) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.

5) Connection to Town Utilities will be required to service this RV Park Site.

6) Prior to the initiation of development activities, the applicant will need to conduct a coverboard survey to identify the existence of Sand Skink and mitigate with a FWC permit accordingly if found.

7) Mitigation may be necessary for site plan approval to address concurrency deficiencies associated with the impacts of this project.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2015-05 and provided comments on May 27, 2015, determining the application to be complete and ready for transmittal to the Planning and Zoning Board. The Planning and Zoning Board heard the application for Ordinance No. 2015-05 at their regular meeting on Monday, June 8, 2015, and recommended approval by a 4-0 vote. The Local Planning Agency is scheduled to consider Ordinance No. 2015-05 on Monday, July 6, 2015. The Town Commission is scheduled to consider Ordinance No. 2015-05 for second and final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

Mayor Kussard asked if the Commissioners or the audience had any questions or comments.

Greg Beliveau of LPG commented and recognized that there were several members of the audience in attendance in support of this project. Those in support raised their hands.

Upon a motion by Commissioner Richards and a second by Commissioner Holden, the Commission approved the first reading of Ordinance No. 2015-05 by the following roll call vote:

HOLDEN	***YES***
VINCENT	***YES***
RICHARDS	***YES***
KUSSARD	***YES***

14. Ordinance No. 2015-06 – First Reading – Sawmill Holdings, LLC – Rezoning Application to Change Future Land Use from Single Family Medium Density (RS-6) to Commercial Tourist (CT) to Establish an RV Park Facility – Located at 3105 Hartsock Sawmill Road, Approximately 1,500 Ft. East of Highway 27/441 (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that this is the accompanying ordinance to Ordinance No. 2015-05. He stated that the applicant, LPG Urban & Regional Planners, has filed an application on behalf of Sawmill Holdings, LLC to amend the Future Land Use designation of property located at 3105 Hartsock Sawmill Road (AK# 1771358), approximately 1,500 feet east of US Highway 27/441, which includes 53.14± acres within Lady Lake town limits, from Single Family Medium Density (RS-6) to Commercial Tourist (CT). The proposed use of the property will be a 185 unit subdivision for Recreational Vehicles. The conceptual plan (attached Exhibit "C") details the applicant's proposal; in addition, a Special Exception use will be required for the RV Park uses.

The Rezoning application was received on April 28, 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 property lies in Section 27, Township 18, Range 24, in Lake County, Florida. Appropriate legal descriptions, a survey of the property, and conceptual plan have been included with the submitted application. The zoning designation of the subject property and adjacent properties are as follows:

Zoning

Subject Property	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
Zoning of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD) and Lake County – R-1
East	Lake County – R-1
North	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
South	Lake County – Agriculture

Aerial views of the parcel, zoning of the property and adjacent parcels, and the conceptual plan for Sawmill Holdings were reviewed.

Mr. Carroll stated there is an accompanying Memorandum of Agreement with this ordinance included as Exhibit B which details the project more specifically, and Exhibit C is the conceptual plan.

Mr. Carroll reported that notices to inform the surrounding property owners (13) within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015 and the property was also posted this same day. Photos of the posting of the property were shown. He stated the same two inquiries and one objection have been received.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2015-06 and provided comments on May 27, 2015, determining the application to be complete and ready for transmittal to the Planning and Zoning Board. The Planning and Zoning Board heard the application for Ordinance No. 2015-06 at their regular meeting on Monday, June 8, 2015, and recommended approval by a 4-0 vote. The Town Commission is scheduled to consider Ordinance No. 2015-06 for second and final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

Mr. Carroll stated that Mr. Beliveau is present if there are any questions.

Mayor Kussard asked if there were any questions or comments from the Commissioners or the audience, and hearing none, asked for a motion.

Upon a motion by Commissioner Holden and a second by Commissioner Richards, the Commission approved the first reading of Ordinance No. 2015-06 by the following roll call vote:

HOLDEN	*YES*
VINCENT	*YES*
RICHARDS	*YES*
KUSSARD	*YES*

15. Ordinance No. 2015-07 – First Reading – Sawmill Holdings, LLC – Special Exception Use Application to Incorporate Terms and Conditions for the Development and Operation of a 185 Unit RV Park Facility with a 4,500 Sq. Ft. Clubhouse, Bathhouse, Registration Building and Park – Located at 3105 Hartsock Sawmill Road, Approximately 1,500 Ft. East of Highway 27/441 (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the applicant, LPG Urban & Regional Planners, Inc., has submitted a Special Exception Use (SEU) application to incorporate the Commercial Tourist land use as permitted for the existing parcel located at 3105 Hartsock Sawmill Road (Alternate Key 1771358), formerly part of a project known as the Lady Lake Landing LLC. In accordance with the Town of Lady Lake Land Development Regulations, Chapter 5, Section 5-4, k).2).B), upon approval of a Special Exception Use application, a Recreational Vehicle (RV) Park can be established within the Commercial Tourist Zoning District.

Mr. Carroll stated that the property is currently vacant residential and future land use plan amendment and rezoning applications have been submitted concurrently to change the land use and zoning from Single Family Medium Density "RS-6" to Commercial Tourist "CT" to allow for the proposed 185-unit RV Park. The conceptual plan highlights a complete facility to include a clubhouse, bath house, registration/office building, and park. The projected density for the plan is 3.56 units/acre with a typical RV lot size of 3,600 sq. ft. The lots will be individually sold for fee-simple ownership. He stated that staff recommends approval of this ordinance.

As per the Town's Land Development Regulations, a Recreational Vehicle park (or RV park) is defined as a parcel of land under single ownership, where sites are offered for rent for the temporary placement of recreational vehicles being used for travel, recreation, or vacation purposes. The subject property involving approximately 53.14 ± acres lies in Section 27, Township 18, Range 24, in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Property	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD)-Up to 9 du/ac and Lake County- Urban Medium Density
East	Lake County – Urban Low Density
North	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
South	Lake County – Urban Medium Density

Zoning

Subject Property	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
Zoning of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD) and Lake County – R-1
East	Lake County – R-1
North	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
South	Lake County – Agriculture

Mr. Carroll reviewed the following information and comments:

1) The applicant has properly addressed the review criteria for Special Exception Uses as outlined in the Land Development Regulations, Chapter 6, Section 2, (e), (2). The application is complete and meets the requirements for submittal to the Town Commission per the requirements of the Land Development Regulations.

2) Applicant must submit a site plan for the proposed 185-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.

3) Since the property to be developed is within a Special Flood Hazard Area-Flood Zone AE and Wetlands, a flood study will be required by the applicant establishing BFE during the site plan review and to mitigate compensation storage.

4) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development. Connection to Town Utilities will be required to service this RV Park Site. Additionally, all necessary regulatory agency permits will be required to be submitted during the site plan process, and required mitigation will assessed during site plan process to address concurrency deficiencies associated with the impacts of this project.

Chapter 6, Section 2, (e), (2) Review Criteria.

When reviewing an application for a special exception the Town Commission shall consider the following requirements and criteria, including but not limited to:

a) Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety.

b) Off-street parking, loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties beyond that generally experienced in the district.

c) Required yards, screening or buffering, and landscaping shall be consistent with the district in general and the specific needs of the abutting land uses.

d) Size, location or number of special exception uses in the area shall be limited so as to maintain the overall character of the district as intended by this Code.

e) Architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district, to the greatest extent possible, and be sensitive to surrounding development.

f) The availability of utilities services (such as water, sewer, and solid waste) and recreational facilities.

Mr. Carroll stated that the application was received on April 28, 2015 and the application has been reviewed and been determined to be complete. In accordance with all supporting appropriate material, the application is deemed in compliance with the Land Development Regulations (LDRs).

Mr. Carroll reported that notices to inform the surrounding property owners (13) within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015 and the property was also posted this same day. He stated that the same responses have been received on this ordinance as the two previous ordinances.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2015-07 and provided comments on May 27, 2015, determining the application to be complete. It was noted that the Planning and Zoning Board does not review Special Exception Use applications. The Town Commission is scheduled to consider Ordinance No. 2015-07

for second and final reading after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted future land use map amendment (Ord. No. 2015-05) for this project.

Mr. Carroll stated that Mr. Beliveau and the applicant's counsel are both present if there are any questions.

Mayor Kussard asked if there were any questions or comments from the Commissioners or the audience, and hearing none, asked for a motion.

Upon a motion by Commissioner Richards and a second by Commissioner Holden, the Commission approved the first reading of Ordinance No. 2015-07 by the following roll call vote:

HOLDEN	***YES***
VINCENT	***YES***
RICHARDS	***YES***
KUSSARD	***YES***

~~**K. TOWN MANAGER'S REPORT:**~~

~~Town Manager Kris Kollgaard reported that the budget books for the workshop will go out Wednesday. She asked if the Commission would be able to attend a budget workshop scheduled for July 15th at 9 a.m.~~

~~Commissioner Vincent replied that he has a conflicting appointment, but that he could make 10 a.m.~~

~~The Commissioners agreed that they could all attend the budget workshop on July 15th at 10 a.m.~~

~~Ms. Kollgaard reported that Mike Burske has been working closely with Sgt. Major Robert A. Sullivan regarding the traveling Vietnam Wall. She stated she met with him last week as well and all is going well, and they have decided not to serve beer.~~

~~Ms. Kollgaard reported that the department heads and supervisors will be attending a round table workshop for a supervisor training session in Maitland on Friday, conducted by PRM.~~

~~**L. MAYOR/COMMISSIONER'S REPORT:**~~

~~Commissioner Richards stated he was glad the Mayor would be attending the Wednesday meeting in The Villages regarding the Del Mar gate/intersection as he is unable to attend.~~

~~Ms. Kollgaard stated she will be attending, as will Thad Carroll, C.T. Eagle and Commissioner Hannan. She stated she will forward any information or handouts to the other Commissioners.~~

~~Mayor Kussard announced that she will be on a guard shift when the Traveling Vietnam Wall is in Lady Lake.~~

~~Ms. Kollgaard stated she will also be taking a 6 a.m. to 9 a.m. guard shift for the wall.~~

~~**M. PUBLIC COMMENTS**~~[iv]

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

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

June 8, 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
Alfred Monteleone, Member
William Sigurdson, Vice Chairperson/Member
John Gauder, Chairperson

Members Absent: Mike McKenzie, Member

STAFF MEMBERS PRESENT: Thad Carroll, Growth Management Director; Wendy Then, Town Planner; Kris Kollgaard, Town Manager; and Julia Wolfe, Staff Assistant to Town Clerk

Also Present: Attorney Sasha Garcia, BRS Legal; Mayor Ruth Kussard and Commissioner Paul Hannan

OPEN FORUM:

Chairperson Gauder asked if anyone in the audience had any comments or questions. There were no comments or questions at this time.

NEW BUSINESS:

1. **Approval of Minutes** – April 13, 2015 Regular Meeting

Upon a motion by Member Monteleone and a second by Member Sigurdson, the Planning and Zoning Board approved the minutes of the Planning and Zoning Board Meeting of April 13, 2015 as presented by a vote of 4-0.

2. **Ordinance No. 2015-05 – Sawmill Holdings, LLC – Large Scale Future Land Use Amendment Application to Change Future Land Use from Single Family Medium Density (SF-MD) to Commercial Tourist (CT) to Establish an RV Park Facility – Located at 3105 Hartsock Sawmill Road, Approximately 1,500 Ft. East of Highway 27/441 (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, LPG Urban & Regional Planners, has filed an application on behalf of Sawmill Holdings, LLC to amend the Future Land Use designation of property (Alternate Key #1771358) located at 3105 Hartsock Sawmill Road, south of County Road 466 and west of Rolling Acres Road; which includes 53.14± acres currently in the

DRAFT

Town of Lady Lake, from Single Family Medium Density (SF-MD) to Commercial Tourist (CT). Ms. Then stated there are currently no structures on this property and the proposed use is for a 185 unit RV park site with amenities, and staff recommends approval of this ordinance.

Ms. Then reviewed aerial views of the site and the future land use map, and a photo of the posting of the property.

The conceptual bubble plan dated April 28, 2015, submitted by LPG Urban and Regional Planners, Inc., highlights a complete facility to include clubhouse, bath house, registration/office building, and park with a Frame Vernacular Architectural Style. The projected density for the plan is 3.56 units/acre with a typical RV lot size of 3,600 (40' x 90') sq. ft. The lots will be individually sold for fee-simple ownership.

Ms. Then reviewed the impact on Town services as follows:

Potable Water-

- Potable Water Systems – CUP allocation of 1.18 million gpd (2015)
- Current water systems usage – 687,016 gpd
- Demand Contingent on Occupants of Development (500,984 gdp available)

Sewer –

- 1,000 gpd is maximum capacity for sanitary sewer plant.
- Current sanitary sewer usage – 240,000 ± gpd.
- 480,000 gpd available for sanitary sewer.
- At build-out, the proposed RV Park would utilize 23,250 gpd for water and sewer.

Schools –

- Not factored for project – no foreseen impact of students.

Transportation –

- Traffic analysis indicates that the proposed Future Land Use designation of CT – RV Park Only, will generate 125 fewer a.m. peak hour trips and 125 fewer p.m. peak hour trips than the current SF-MD designation, assuming maximum potential under the Future Land Use classification.

Parks & Recreation –

- Addition in population will not cause P&R Level of Service to be exceeded.

Stormwater –

- Project will be required to adhere to SJRWMD guidelines.

The subject property involving approximately 53.14 ± acres lies in Section 27, Township 18, Range 24, in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

DRAFT

Future Land Use

Subject Property	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
Future Land Use of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD)-Up to 9 du/ac & Lake County- Urban Medium Density
East	Lake County – Urban Low Density
North	Lady Lake – Single Family- Medium Density (SF-MD)-Up to 6 du/ac
South	Lake County – Urban Medium Density

Ms. Then reviewed the comments for this application as follows:

1) Rezoning and Special Exception Use Applications have been submitted concurrently with this Large Scale Future Land Use Amendment Application.

2) Applicant must submit a site plan for the proposed 185-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.

3) Since the property to be developed is within a Special Flood Hazard Area - Flood Zone AE and Wetlands, a flood study will be required by the applicant establishing BFE during the site plan review and to mitigate compensation storage.

4) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.

5) Connection to Town Utilities will be required to service this RV Park Site.

6) Prior to the initiation of development activities, the applicant will need to conduct a coverboard survey to identify the existence of Sand Skink and mitigate with a FWC permit accordingly if found.

7) Mitigation may be necessary for site plan approval to address concurrency deficiencies associated with the impacts of this project.

Ms. Then stated that the Large Scale Future Land Use Map Amendment application was received on April 28, 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 reported that notices to inform the surrounding property owners (13) within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015, and the property was also posted this same date. She stated that three of the 13 notices have been returned as received to date; and staff has received two phone inquiries and was approached by one resident who objects to the property.

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

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reviewed and determined to be in compliance with the directives of the adopted Comprehensive Plan in accordance with the sought designation. A justification statement has also been included as part of the Large Scale Comprehensive Plan Amendment Application, which the applicant submitted for justifying why the future land use should be amended for the development proposed.

Ms. Then stated the application materials were circulated to members of the Technical Review Committee (TRC) on Wednesday, May 27, 2015 and the members provided comments which determined that the application was ready for transmittal to the Planning and Zoning Board. She stated the Local Planning Agency is scheduled to hear Ordinance No. 2015-05 on Monday, July 6, 2015. She stated the Town Commission is tentatively scheduled to hear Ordinance No. 2015-05 for first reading at their regular meeting on Monday, July 6, 2015 at 6 p.m., and second/final reading will be held after the Florida Department of Economic Opportunity (DEO) has reviewed the transmitted amendment.

Ms. Then stated the applicant is present if there are any questions.

- Mariane Hartsock-Patten introduced herself as the resident who is opposed to this development. She stated that Lady Lake already has two RV parks, and that she was told at the February Town Commission meeting that they were planning on catering to the higher end RV people. She stated the Commission also suggested that the applicant set up a meeting with nearby residents to discuss the development, but she has not heard from him. Ms. Patten stated she called him on March 2, 2015, but was told he was going out of town and that he would call her the following week.

  Ms. Patten stated that there is a 100 year flood plain and the proposal shows 185 units on 53 acres; however, approximately 27 of those acres cannot be used because of wetlands and this will result in a density of more than seven units per acre. She also stated the traffic study is not correct as the proposed development from ten years ago encompassed property north of 3105 Hartsock Sawmill Road and Edwards Road. Ms. Patten stated there is a 30' private easement on both the north and south end of Hartsock Sawmill Road from 3000 to 3105 Hartsock Sawmill Road, although the front part of the road is County owned.

  Ms. Patten stated there are endangered animals in the area such as gopher turtles and black bears, and although the developer has stated they will build a wall, it is scheduled last. She asked that it be done first. She asked when the site plan will be available.

Growth Management Director Thad Carroll stated that Ms. Patten is not the person he met in the field with objections to this application, so there are two property owners with objections.

Greg Beliveau introduced himself as representing the applicant. He stated that in response to the objections, they have had two environmental assessments done by professionals; one in 2007 and one done in the last few months, and conditions have been documented. Another environmental assessment is required to be completed just prior to development and upon submittal to SJWMD for permits and these conclusions will be provided to the State of Florida and the Town of Lady Lake.

Mr. Beliveau stated the traffic analysis is signed off on by the MPO and is sent to the State of Florida and the Town. He stated that a comparison is given as to what is existing land use and zoning and for what is proposed; and the impact has been reported as half of existing, or is expected to generate less traffic.

Mr. Beliveau stated that they have met with Lake County Public Works in regard to access on

Hartsock Sawmill Road, and they will only be using their 30' easement and an additional 30' of their land which will be dedicated to Lake County and then will be a continuation of the County road and under County maintenance. He stated that the County designed the road on their property at the meeting, and the addendum and modified site plan reflecting this has been provided to the Town of Lady Lake. Mr. Beliveau stated the resident's other 30' easement is still in place and there will be a new County road; an extension of Hartsock Sawmill Road, that they will be able to use. He stated they have met all the requirements and have submitted all the documentation as required. Mr. Beliveau stated that Mr. Bates has met with some of the other property owners and apologized that he has not yet met with Ms. Patten. He stated he will have him coordinate with the other property owners before the Town Commission meeting.

- Ms. Patten asked if the traffic analysis report is public record. She asked if the company doing the report was aware that the previous subdivision development traffic was meant to come in from Edwards Road, not Hartsock Sawmill Road, as she feels there is a discrepancy there.

Mr. Carroll replied that the traffic analysis report is public record. He stated the evaluation for the traffic analysis is based on the generation of the acreage and land use, and is not based on accessibility, whether it is Edwards Road or Hartsock Sawmill Road.

Member Sigurdson asked if the Edwards Road access comes down into the northwest corner of the property.

Mr. Beliveau replied that their project does not have access to Edwards Road. He stated the previous applicant has a proposal where they were going to purchase parcels between this project property and Edwards Road, but it fell through and those parcels have a different owner.

Member Monteleone asked about the single family residences on Hartsock Sawmill Road. He also asked if the parcel right below the larger parcel shown on the aerial view also belongs to this applicant.

Mr. Beliveau replied that they are mobile homes, and that the applicant has both the parcels shown.

Member Monteleone asked what type of RV Park is proposed, whether it is for camping, etc. He asked who will take care of the lots when the RVs are not there and if there will be storage areas.

Mr. Beliveau replied that the site will include a caretaker's residence for 24/7 control, and the lots will be sold for Class A RVs. He stated these are normally used for seasonal residences for four to six months at a time, and the caretaker will take care of the sites when they are not in residence. He stated there will be no overnighters or tents for camping, and there will be storage areas.

- Ms. Patten commented that not all the homes on Hartsock Sawmill Road are mobile homes; some are concrete block homes.

Member Monteleone asked Ms. Patten where her residence is located in reference to the project.

Ms. Patten replied from the audience that her residence is right next door to the bottom quadrant of the project and is accessible from Hartsock Sawmill Road.

Member Pierson asked if there will be restrictions prohibiting overnight camping, etc., so that buyers of the lots know they cannot sublease them out.

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Mr. Beliveau replied that there will be restrictions.

Upon a motion by Member Sigurdson, and a second by Member Monteleone, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2015-05 to the Town Commission for consideration by the following roll call vote:

MONTELEONE	***YES***
PIERSON	***YES***
SIGURDSON	***YES***
GAUDER	***YES***

3. Ordinance No. 2015-06 – Sawmill Holdings, LLC – Rezoning Application to Change Future Land Use from Single Family Medium Density (RS-6) to Commercial Tourist (CT) to Establish an RV Park Facility – Located at 3105 Hartsock Sawmill Road, Approximately 1,500 Ft. East of Highway 27/441 (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 applicant, LPG Urban & Regional Planners, has filed an application on behalf of Sawmill Holdings, LLC to amend the Future Land Use designation of property (Alternate Key # 1771358) located at 3105 Hartsock Sawmill Road, which includes 53.14± acres within Town of Lady Lake limits, from Single Family Medium Density (RS-6) to Commercial Tourist (CT). She stated that this application is the rezoning part of the large scale application presented previously for the proposed 185 unit subdivision for Recreational Vehicles.

Ms. Then reviewed the aerial views of the property and the plat showing the zoning of the subject property and adjacent parcels. A photo of the posting was also shown.

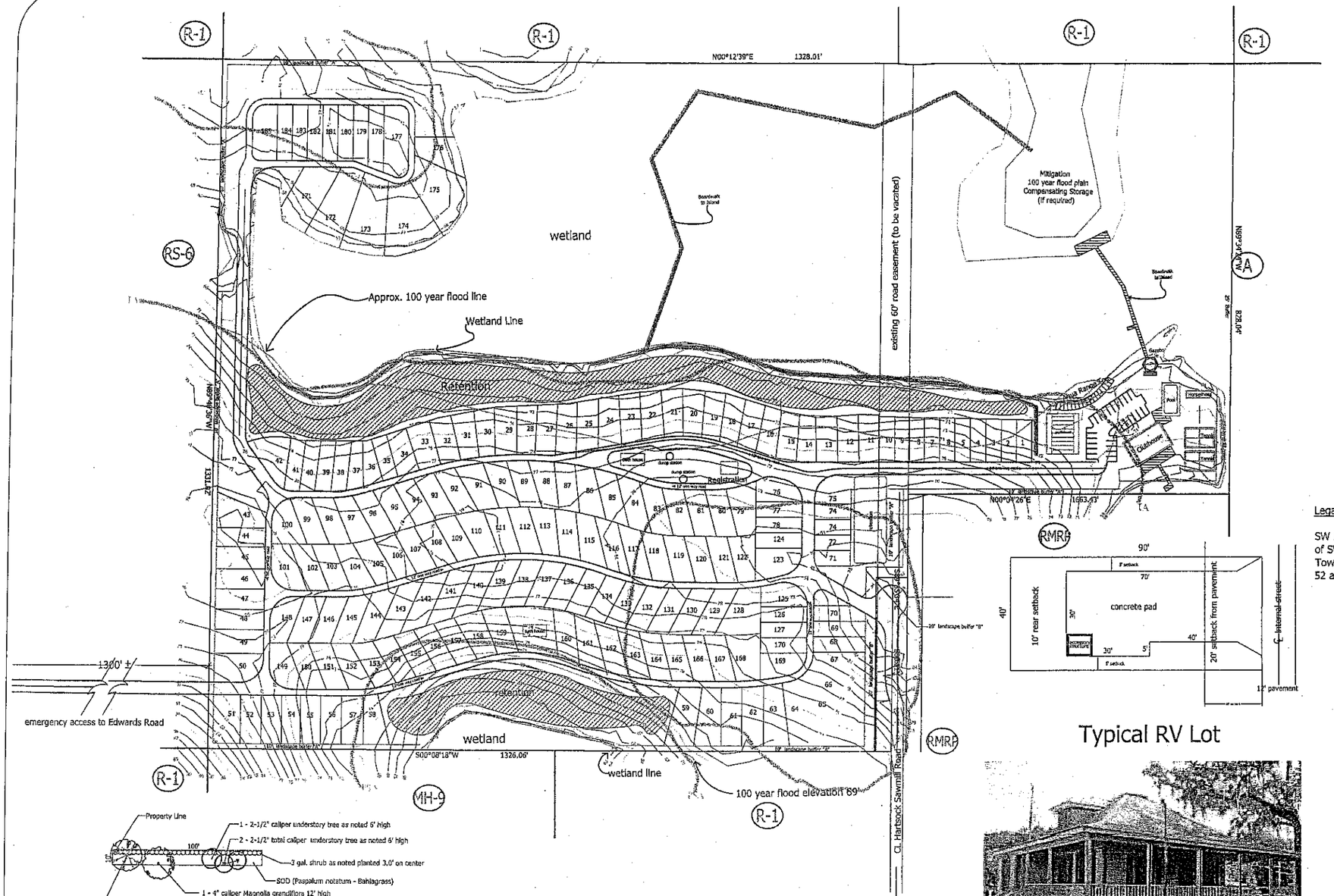
Ms. Then reported that notices to inform the surrounding property owners (13) within 150' of the property of the proposed amendment were mailed by certified mail return receipt on Thursday, May 21, 2015 and the property was also posted this same date.

The subject property lies in Section 27, Township 18, Range 24, in Lake County, Florida. Appropriate legal descriptions, a survey of the property, and conceptual plan have been included with the submitted application. Ms. Then reviewed the zoning designation of the subject property and adjacent properties as follows:

Zoning

Subject Property	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
Zoning of Adjacent Properties	
West	Lady Lake – Manufactured Home High Density (MH-HD) and Lake County – R-1
East	Lake County – R-1
North	Lady Lake– Single Family Medium Density (RS-6)- Up to 6 du per acre
South	Lake County – Agriculture

Ms. Then reviewed the highlights of the Memorandum of Agreement proposal (on file in the Clerk's Office).


R-1
RS-6
RMRP
A
MH-9
N00°12'39"E 1328.01'
N89°49'30"W 1331.42'
S89°49'30"E 823.04'
N00°04'26"E 1663.43'
S00°08'18"W 1326.06'
existing 60' road easement (to be vacated)
Mitigation
100 year flood plain
Compensating Storage
(if required)
wetland
Approx. 100 year flood line
Wetland Line
Retention
Registration
Gazebo
Shuffleboard
Horseshoes
Pool
Tennis
Clubhouse
Boardwalk to Island
Boardwalk to Wetland
Dump station
Swings
Ranger Station
1300' ±
emergency access to Edwards Road
retention
wetland
wetland line
100 year flood elevation 89
CL Hartsock Sawmill Road
20' landscape buffer "B"
10' landscape buffer "A"
10' landscape buffer "A"
10' landscape buffer "A

L-23 a b & c

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 5, 2015 Second Readings

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SUBJECT ORDINANCES:

Ordinance No. 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.

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.

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. 2015-08 - 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.

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.

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 applications to annex, rezone, and amend the Future Land Use designation of 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 applications involve 1.56 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The Small-Scale Future Land Use amendment proposes a change 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 rezoning proposes a change 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 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 applications were received on Monday, July 13, 2015, and have been reviewed and determined to be complete satisfying the necessary criteria as required for annexation under statutory requirements. The applications were found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan (pending concurrent approval of Ordinance 2015-13).

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.

Comments:

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.

2.) 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.

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)

Zoning

Subject Properties	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)

Notices to inform the surrounding property owners (193) within 150 feet of the properties proposed 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 applications for **Ordinance 2015-08**, **Ordinance 2015-09**, and **Ordinance 2015-10** and 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 applications at their regular meeting on Monday, August 10, 2015, and recommended approval of **Ordinance 2015-08** with a 3-0 vote, approval of **Ordinance 2015-09** with a 3-0 vote, and approval of **Ordinance 2015-10** with a 3-0 vote.

At First Reading on Wednesday, September 2, 2015, the **Town Commission** voted to approve **Ordinance 2015-08** by a vote of 4-0, to approve **Ordinance 2015-09** by a vote of 4-0, and to approve **Ordinance 2015-10** by a vote of 4-0.

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

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DEPARTMENT HEAD	**Submitted**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 10/5/15	**Date** 9/24/15

9-24-15

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

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

[ ] Approved with Modifications

SPECIAL TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: September 2, 2015- First Reading

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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.

TOWN MANAGER (KK) Approved Agenda Item for: 9/2/15 Date 8/25/15

BOARD ACTION: [✓] Approved as Recommended RIC/NIN 4-0 [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modifications

CC: THAD-G.M.

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

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27
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 MCKENZIE/GUNNARSSON 3-0 [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modifications

cc: THAD-GM ✓

MINUTES OF THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
September 2, 2015

The Local Planning Agency Meeting was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Chairperson Ruth Kussard presiding. The meeting convened at 5:45 p.m.

CALL TO ORDER: Chairperson/Member Ruth Kussard

ROLL CALL: Member Tony Holden
Member Dan Vincent
Member Jim Richards
Chairperson/Member Ruth Kussard

ABSENT: Member Paul Hannan

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Pam Winegardner, Acting Finance Director; and Nancy Slaton, Deputy Town Clerk

PUBLIC COMMENT: Mayor Kussard asked if anyone in the audience would like to comment at this time. There were no comments.

NEW BUSINESS:

1. Approval of Minutes: July 6, 2015 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Richards and seconded by Member Holden, the Local Planning Agency approved the minutes of the July 6, 2015 meeting as presented by a vote of 4 to 0.

2. 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 (Approximately 1.56 +/- Acres of Land) – Located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary for this agenda item which is on file in the Town Clerk's office. He stated that the 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. Mr. Carroll stated that the application involves 1.56 +/- acres of property from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. He stated that 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.

Mr. Carroll read the list of addresses of the subject parcels as follows:

- 1011 Aloha Way
- 806 Beechwood Avenue
- 913 Cindy Drive
- 1004 Nell Way
- 1015 Nell Way
- 1321 Paradise Drive
- 918 Tarrason Blvd.
- 1316 Teakwood Lane
- 704 Truman Avenue
- 819 Truman Avenue
- 1028 Vermont Way

He reviewed the site map showing the location of the lots and explained that some of the lots are contiguous to the Town boundaries, and some are not, but that there is a policy in place for those that are not.

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. 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, and Range 24 East in Lake County, Florida. Mr. Carroll reviewed the Future Land Use of the 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)

Mr. Carroll stated that the applicant's justification is that 80% of the homes in the historic section of The Villages known as Orange Blossom Gardens are in the Town of Lady Lake and the remainder lie within a small enclave. As part of the revitalization effort, The Villages is bringing these lots in for annexation to construct conventional homes.

Mr. Carroll stated that the applicant has submitted a Concurrency Determination Statement. The Villages is proposing to remove existing manufactured homes on 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.

Mr. Carroll reviewed the impact on Town Services as follows:

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. The School Board member was not required to be present this evening due to this fact.

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.

Mr. Carroll reported the following 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.

Mr. Carroll 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. He stated that 184 of the return receipts were received back, and some were

returned as undeliverable. Mr. Carroll stated that 26 phone calls have been fielded regarding this application, four in-person inquiries were received, and no written objections have been received thus far.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2015-09, provided comments on July 30, 2015, and determined the application to be complete and ready for transmittal to the Planning & Zoning Board. The Planning and Zoning Board heard the application for Ordinance No. 2015-09 at their regular meeting on Monday, August 10, 2015, and recommended approval by a 3-0 vote. The Town Commission is scheduled to consider Ordinance No. 2015-09 for second and final reading on Monday, October 5, 2015 at 6:00 p.m.

Mr. Carroll stated that Martin Dzuro, representing The Villages, is present if there are any questions.

Commissioner Richards asked if there is a simpler way to accomplish this annexation.

Mr. Carroll replied that staff must complete mail-outs to those within 150' of the parcel(s), postings, and an ad according to the Town's Land Development Regulations, regardless of whether this is an annexation of a single lot or multiple lots.

Upon a motion by Member Holden and seconded by Member Vincent, the Local Planning Agency recommended approval of 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 (Approximately 1.56 +/- Acres of Land) – Located within Orange Blossom Gardens Units 1, 2, 3, and 3.1B within Lake County, Florida, by the following roll call vote:

HOLDEN	***YES***
VINCENT	***YES***
RICHARDS	***YES***
KUSSARD	***YES***

ADJOURN: There being no further discussion; the meeting was adjourned at 5:51 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Chairperson

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

The applicant has met all requirements of the Land Development Regulations (LDRs) for site plan submittal per Chapter 7 of the Land Development Regulations.

Mr. Carroll reported that the application was received on July 30, 2015. The Technical Review Committee (TRC) members individually reviewed the Major Modification application on August 19, 2015 and determined the application to be complete and ready for transmittal to the Town Commission. He stated no other committees or boards are required to review this prior to Town Commission approval.

Mr. Carroll stated that Jeff Head, project engineer, is present if there are any questions.

Upon a motion by Commissioner Richards and seconded by Commissioner Holden, the Commission approved the Village of Lake-Sumter Golfview Dock and Pavilion MJM 08/15-001 by a vote of 4 to 0.

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

Police Chief Chris McKinstry gave the background summary for this agenda item (on file in the Clerk's office). He stated that the Town Commission entered into an agreement with Kling's Towing in October of 2012 to provide towing and recovery services to the Town. That initial agreement term expired on September 30, 2013, and at that time, the Town Commission exercised the option of a two year extension as outlined on page 7, item 37 of the agreement. He stated that the extension expires September 30, 2015 and the agreement allows for one additional two year extension upon approval of the Town Commission.

Chief McKinstry stated that Kling's Towing and Recovery, Inc. has provided effective service, and staff recommends that the Town extend the agreement term as outlined on page 7, line 37, of the original agreement for a two year period upon payment of the annual franchise fee. He stated that to cover increased costs 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 and an addendum fee schedule was attached to this item.

Chief McKinstry stated that Town Attorney Derek Schroth reviewed and approved the original agreement.

Mayor Kussard stated that she has heard many favorable comments about this company and that she is very impressed with their professionalism.

Upon a motion by Commissioner Vincent and seconded by Commissioner Richards, the Commission approved the Agreement Extension for Towing and Recovery Services with Kling's Towing and Recovery, Inc. by a vote of 4 to 0.

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)

Town Attorney Derek Schroth read the ordinance by title.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He 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.

Mr. Carroll reported that this is the first ordinance in a series of three. The 11 lots are spread out along different roads and Mr. Carroll read the subject parcel addresses as follows:

- 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

Mr. Carroll reviewed a map of the properties and stated the present use of the property is a residential subdivision with manufactured homes; the proposed use will be a residential subdivision with single family homes. He stated staff recommends approval of this ordinance.

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.

Mr. Carroll reported that 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 properties 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. An aerial view of the properties were shown, as well as photos of the postings on 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.

Mr. Carroll reported that notices to inform the surrounding property owners (193) within 150 feet of the properties proposed by annexation request were mailed by certified, return receipt mail on Monday, July 20, 2015 and the property was also posted this same day.

Mr. Carroll 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 Planning and Zoning Board heard the application for Ordinance No. 2015-08 at their regular meeting on Monday, August 10, 2015, and recommended approval by a 3-0 vote. The Town Commission is scheduled to consider Ordinance No. 2015-08 for second and final reading on Monday, October 5, 2015 at 6:00 p.m.

Mr. Carroll stated that Martin Dzuro is present to represent the applicant if there are any questions.

Mayor Kussard asked if there were any questions or comments from the Commissioners or the public. There were no questions or comments.

Upon a motion by Commissioner Richards and a second by Commissioner Vincent, the Commission approved the first reading of Ordinance No. 2015-08 by the following roll call vote:

HOLDEN	***YES***
VINCENT	***YES***
RICHARDS	***YES***
KUSSARD	***YES***

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)

Town Attorney Derek Schroth read the ordinance by title.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the 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. A map showing the subject properties was shown, as were existing and proposed Future Land Use maps.

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. 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

Mr. Carroll reported that notices to inform the surrounding property owners (193) within 150' of the property of the proposed annexation were mailed by certified, return receipt mail on Monday, July 20, 2015, and the property was also posted this same day.

Concurrency Determination Statement: The Villages is proposing to remove existing manufactured homes on 11 lots in an 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.

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.

Mr. Carroll reported that the Local Planning Agency approved this ordinance at their meeting just prior to this meeting by a vote of 4-0. The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2015-09, provided comments on July 30, 2015, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Planning and Zoning Board heard the application for Ordinance No. 2015-09 at their regular meeting on Monday, August 10, 2015, and recommended approval by a 3-0 vote. 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 second and final reading on Monday, October 5, 2015 at 6:00 p.m.

Mr. Carroll stated that Martin Dzuro is present to represent the applicant if there are any questions.

Mayor Kussard asked if there were any questions or comments from the Commissioners or the public. There were no questions or comments.

Upon a motion by Commissioner Holden and a second by Commissioner Richards, the Commission approved the first reading of Ordinance No. 2015-09 by the following roll call vote:

HOLDEN	***YES***
VINCENT	***YES***
RICHARDS	***YES***
KUSSARD	***YES***

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)

Town Attorney Derek Schroth read the ordinance by title.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the 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. A map of the subject properties was shown, as were the existing and proposed zoning maps.

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.

Mr. Carroll reported that notices to inform the surrounding property owners (193) within 150' of the property of the proposed rezoning were mailed by certified, return receipt mail on Monday, July 20, 2015, and the property was also posted this same day. He stated there have been no written objections regarding the zoning change, although there have been some inquiries.

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)

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2015-10, provided comments on July 30, 2015, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Planning and Zoning Board heard the application for Ordinance No. 2015-10 at their regular meeting on Monday, August 10, 2015, and recommended approval by a 3-0 vote. The Town Commission is scheduled to consider Ordinance No. 2015-10 for second and final reading on Monday, October 5, 2015 at 6:00 p.m.

Mr. Carroll stated that Martin Dzuro is present to represent the applicant if there are any questions.

Mayor Kussard asked if there were any questions or comments from the Commissioners or the public. There were no questions or comments.

Upon a motion by Commissioner Richards and a second by Commissioner Holden, the Commission approved the first reading of Ordinance No. 2015-10 by the following roll call vote:

HOLDEN	***YES***
VINCENT	***YES***
RICHARDS	***YES***
KUSSARD	***YES***

~~**M. TOWN MANAGER'S REPORT:**~~

~~Town Manager Kris Kollgaard reported that the qualifying period ended last Friday, August 28, 2015, at 12 noon, and no other candidates turned in qualifying packets other than the three~~

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

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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:** 8/12/15 **Date**

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

SIBLEY/GIBSON/MCKENZIE 3-0

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

[ ] Approved with Modification

cc: THAD ✓

SPECIAL TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: September 2, 2015- First Reading

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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

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

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

HOL/RIC 4-0

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

[ ] Approved with Modification

CC: THAD - G.M. ✓

LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: SEPTEMBER 2, 2015
Please Refer to Commission Packet L-10 for the Item Materials

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, and 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.

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

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8-26-15 **DEPARTMENT HEAD** _____ **Submitted** 8/26/15 **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**

BOARD ACTION: **[ ] Approved as Recommended** HOL/VIN 4-0 **[ ] Disapproved**

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

[ ] Approved with Modification

CC: THAD - G.M.

SPECIAL TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: September 2, 2015 - First Reading

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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

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DEPARTMENT HEAD [signature] Submitted 8/24/15 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

(KH) 8-24-15

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER [signature] Approved Agenda Item for: 9/3/15 Date

8/25/15

BOARD ACTION: [✓] Approved as Recommended RIC/HOL 4-0 [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

cc: THAD - G.M. ✓

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 MCKENZIE/SILLIMAN 3-0 [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

CC: THIS - G.M. ✓

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.

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-

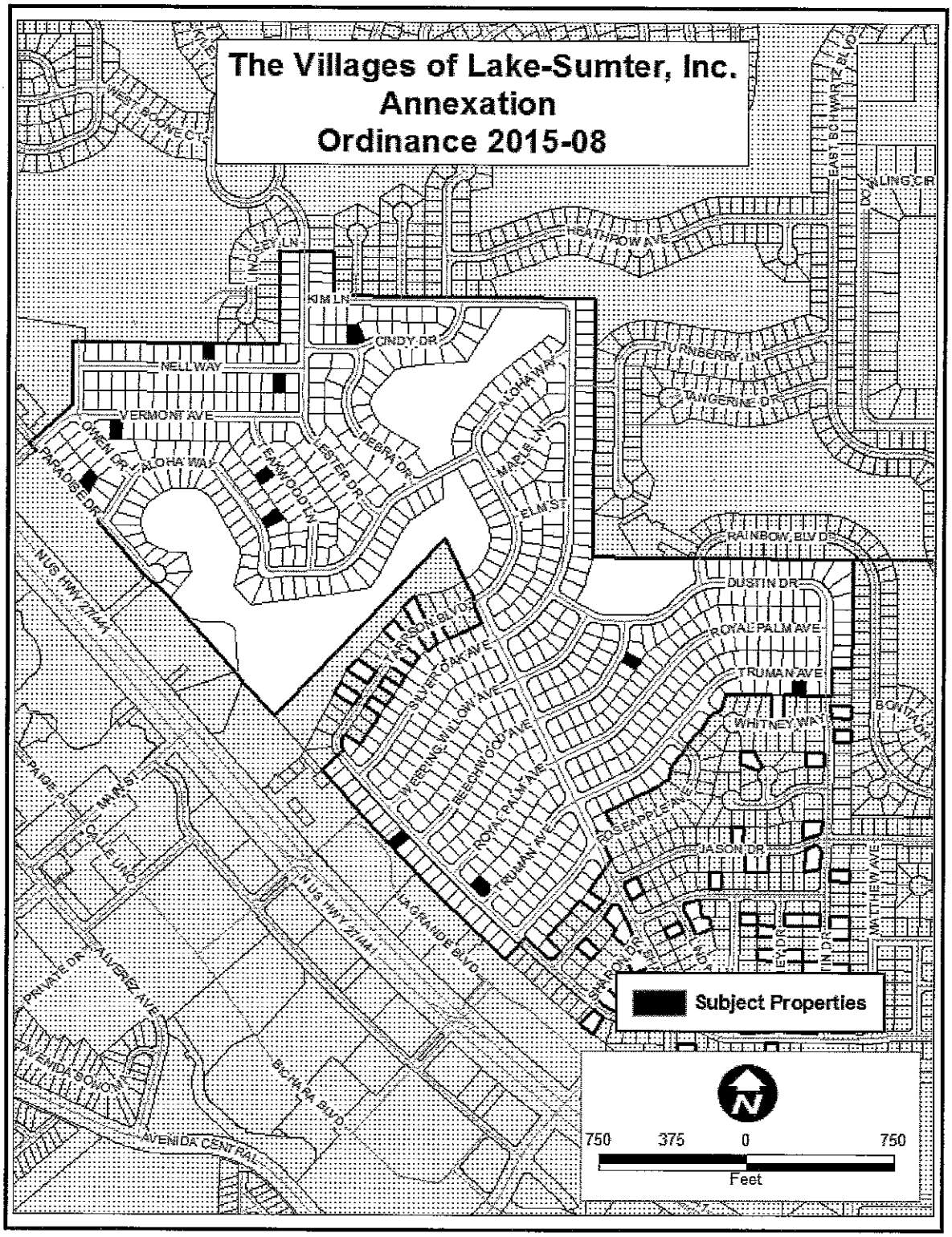
Parcel ID No. 06-18-24-0100-000-04000
Orange Blossom Gardens Unit 1 Lot 40 PB 18 PG 9 ORB 4633 PG 2433

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

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

ATTEST:

Neil Kelly, Clerk of the Board
of County Commissioners
of Lake County, Florida

Jimmy Conner
Chairman

This 26th day of June, 2015.

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: WTHow

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.

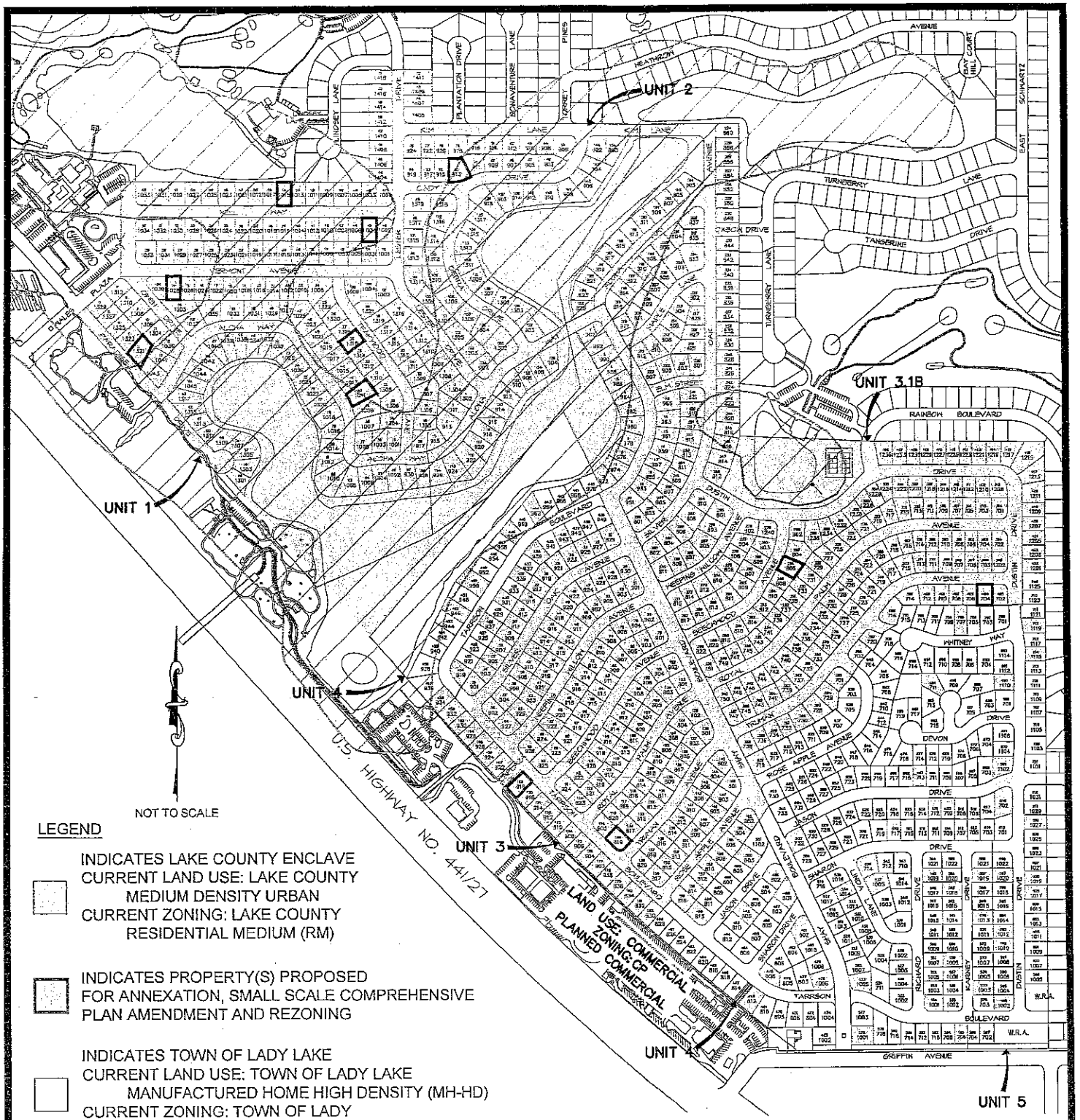
Affiant (Applicant's Signature)

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)

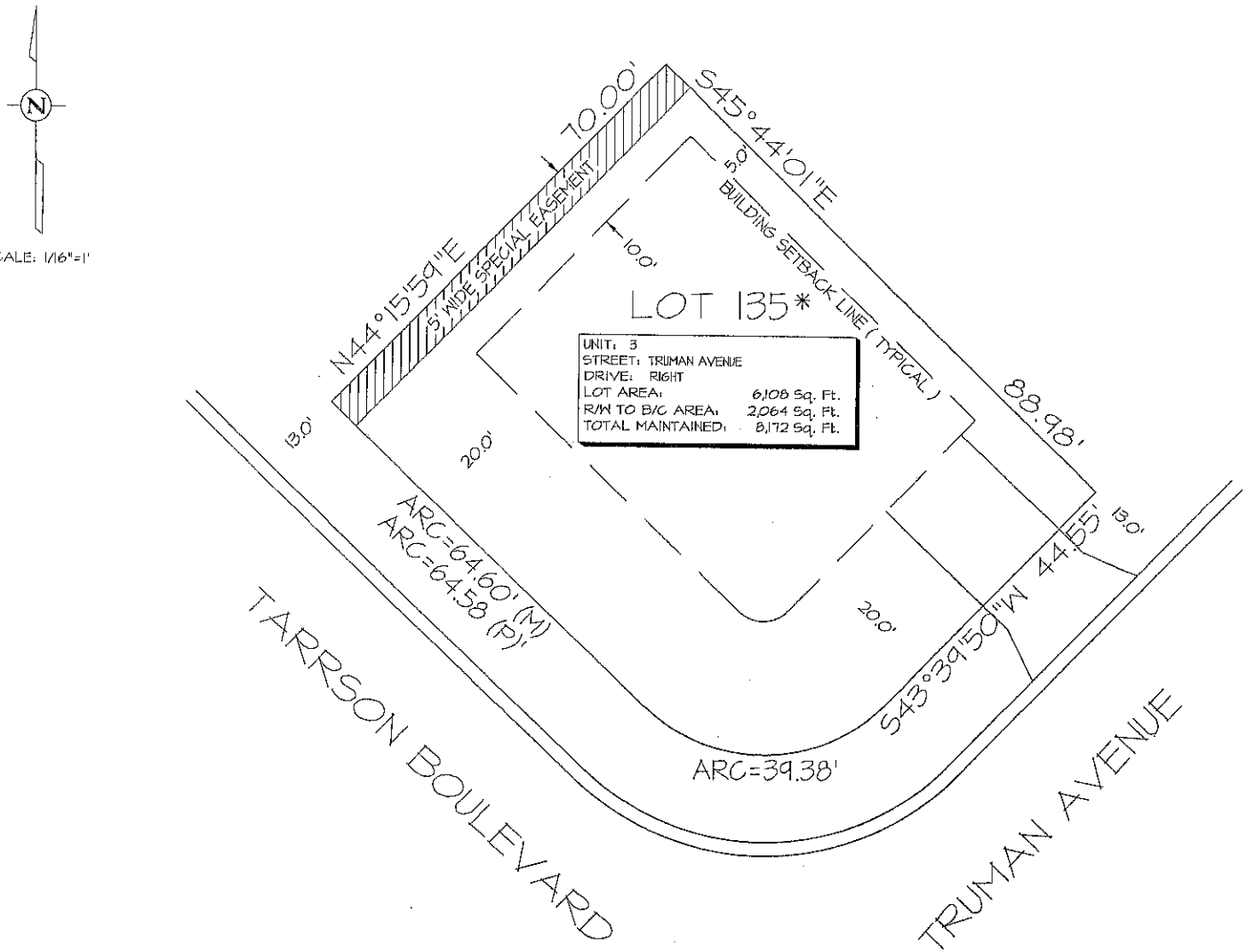
FLOOD ZONE
MAP# 12069C0154E
PANEL 154 OF 750 (REVISED 12-18-12)

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)753-1256
Certificate of Authorization Number: 27485



LEGEND:

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- IRRIGATION METER
- STREET LIGHT
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- (M) INDICATES MEASURED
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- WATER VALVE
- FIRE HYDRANT
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- VALLEY GUTTER INLET
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* SPECIAL FLOOR PLAN HOME SITE

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CUSTOMER SIGNATURE: _____ DATE: _____

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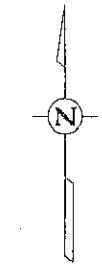
The Villages

Arnett Environmental, LLC

1008 Lake Sumter Landing The Villages, FL 32162
Tel/Fx. (352)750-4747 Fax No. (352)750-6288
Certificate of Authorization Number: 27493



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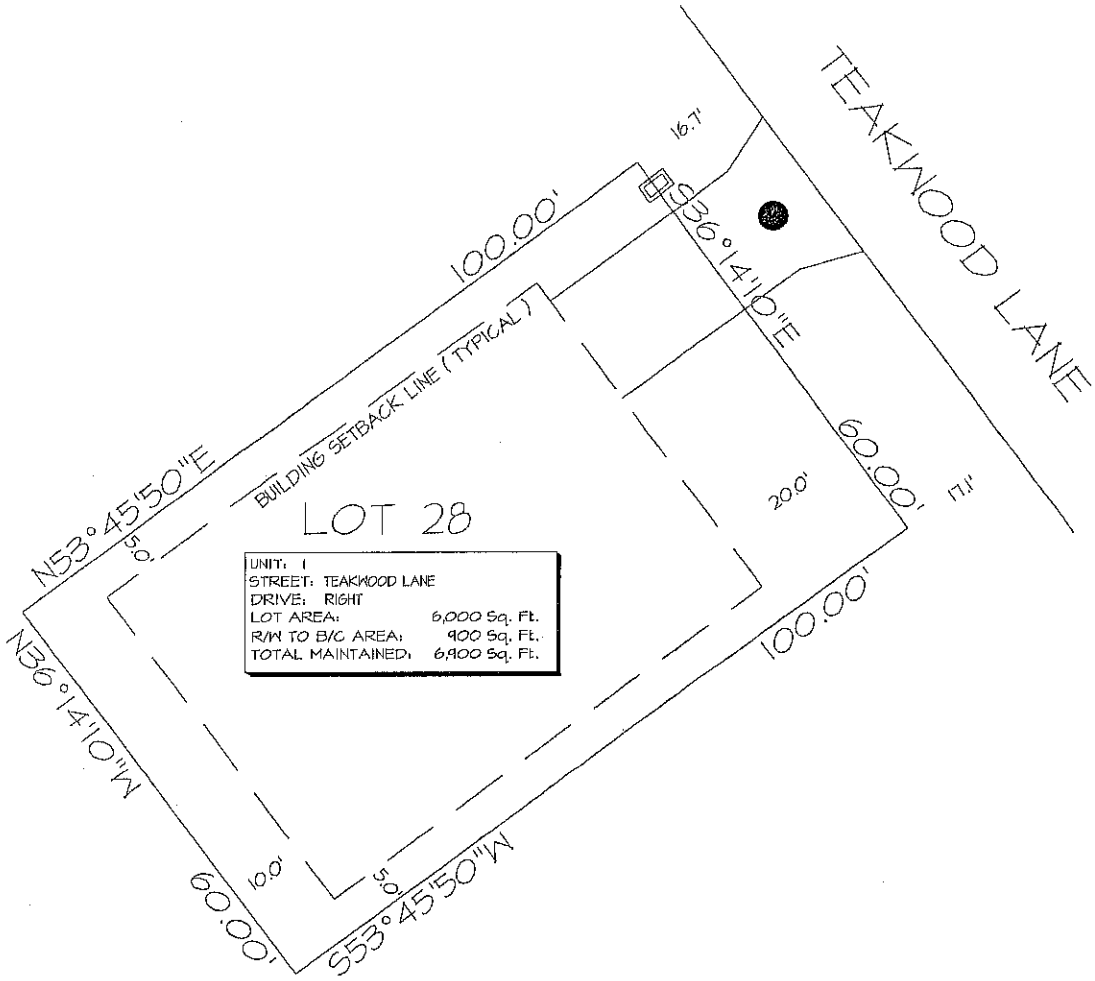

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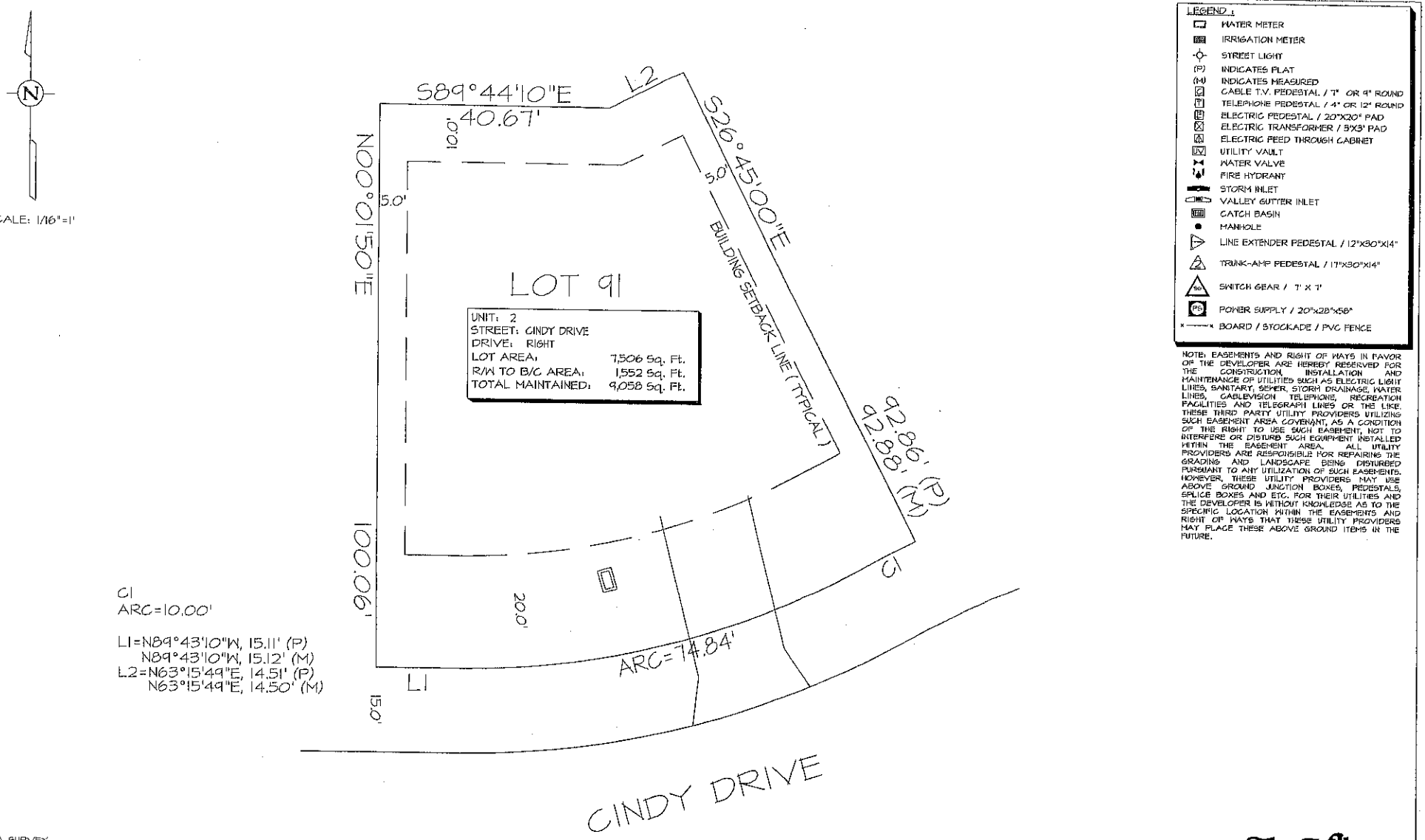
The Villages

Arnett Environmental, LLC
1028 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1399
Certificate of Authorization Number: 27495

2



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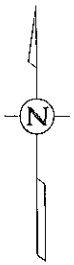
The Villages

Arnett Environmental, LLC

1030 Lake Sumter Landing The Villages, FL 32162
Telfile, (352)750-4747 Fax No. (352)753-4266
Certificate of Authorization Number: 27965

(W)



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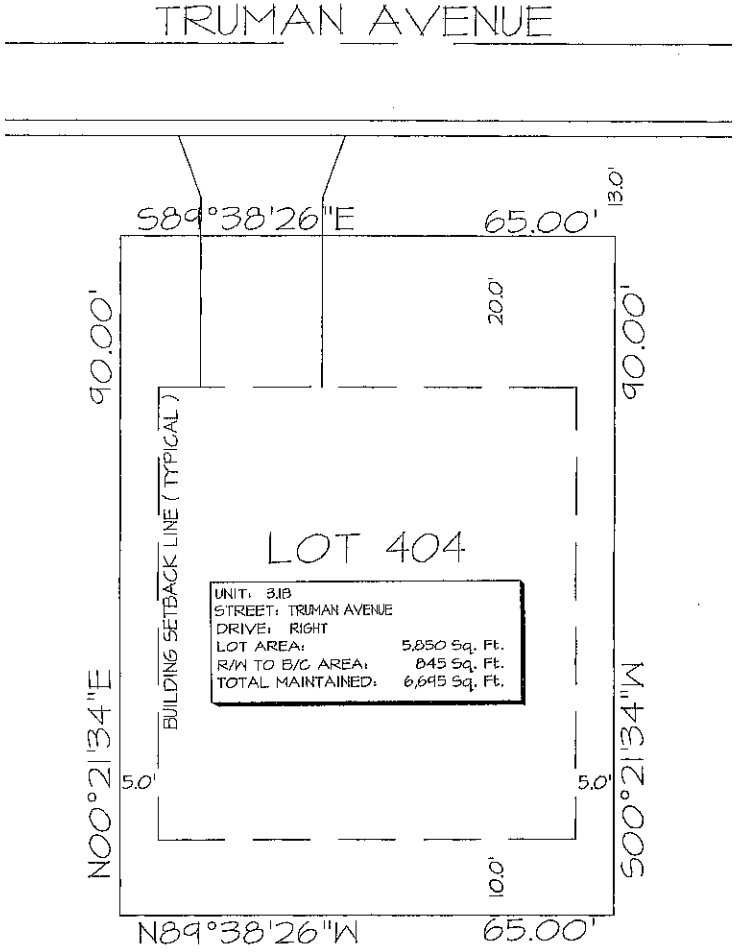

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The Villages

Arnett Environmental, LLC

1034 Lake Sumter Landing The Villages, FL 32162
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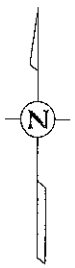

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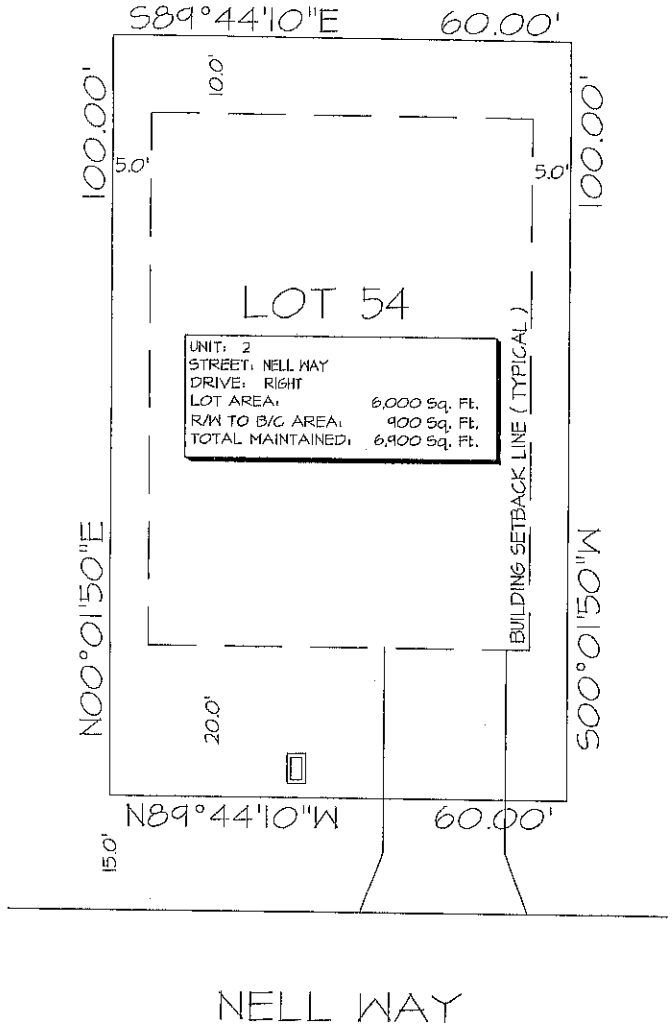

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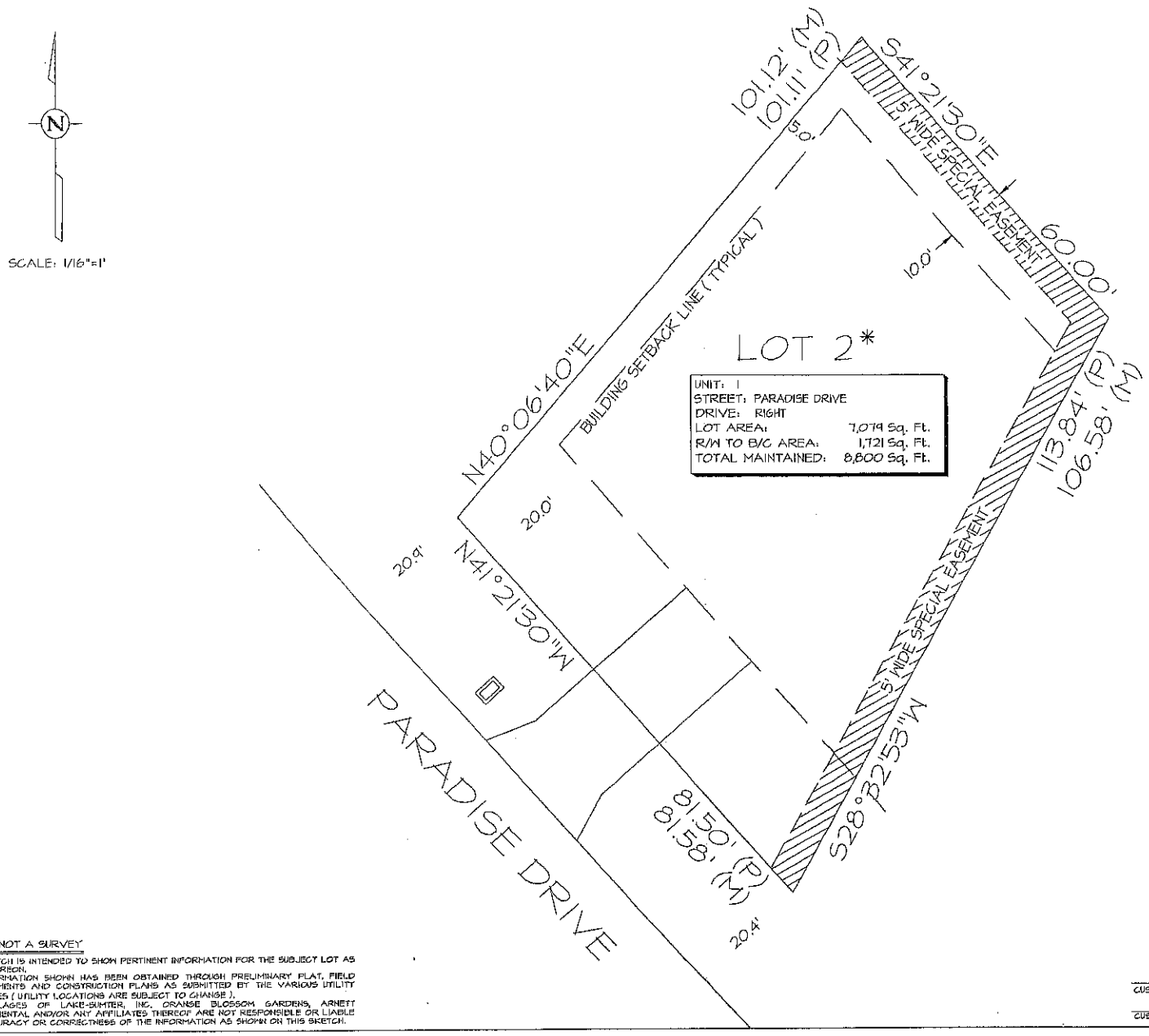
Arnett Environmental, LLC
1036 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-4286
Certificate of Authorization Number: 32409

5



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1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1736
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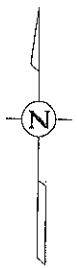
6



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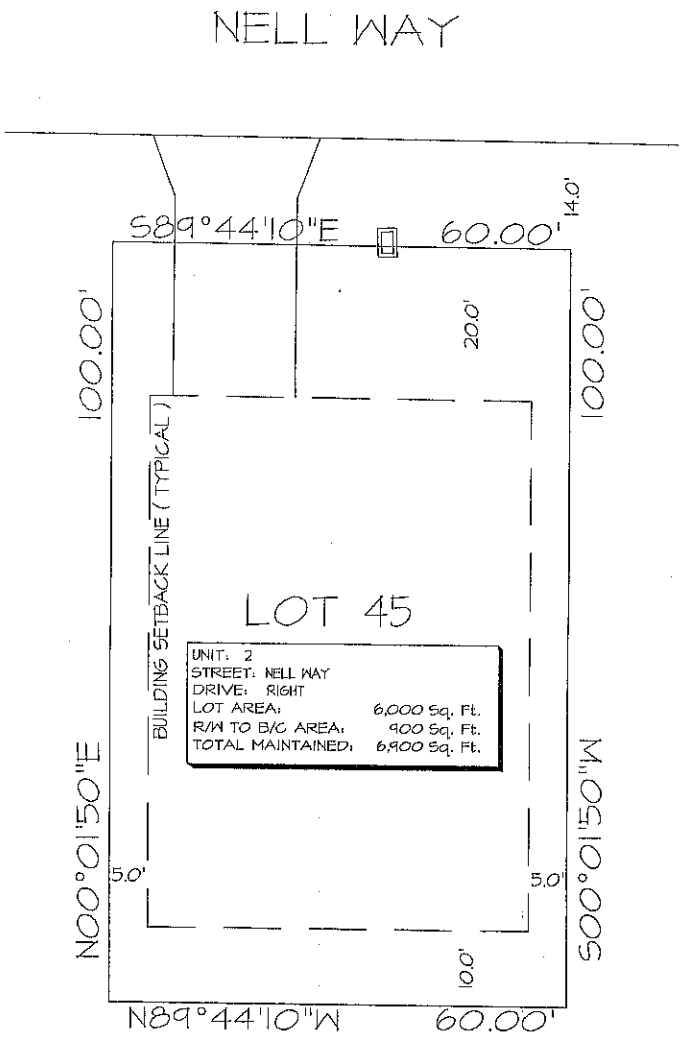

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- ELECTRIC FEED THROUGH CABINET
- UV UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"X28"X58"
- BOARD / STOCKADE / PVC FENCE

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S IS NOT A SURVEY

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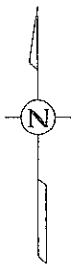
CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC

1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-4398
Certificate of Authorization Number 27495



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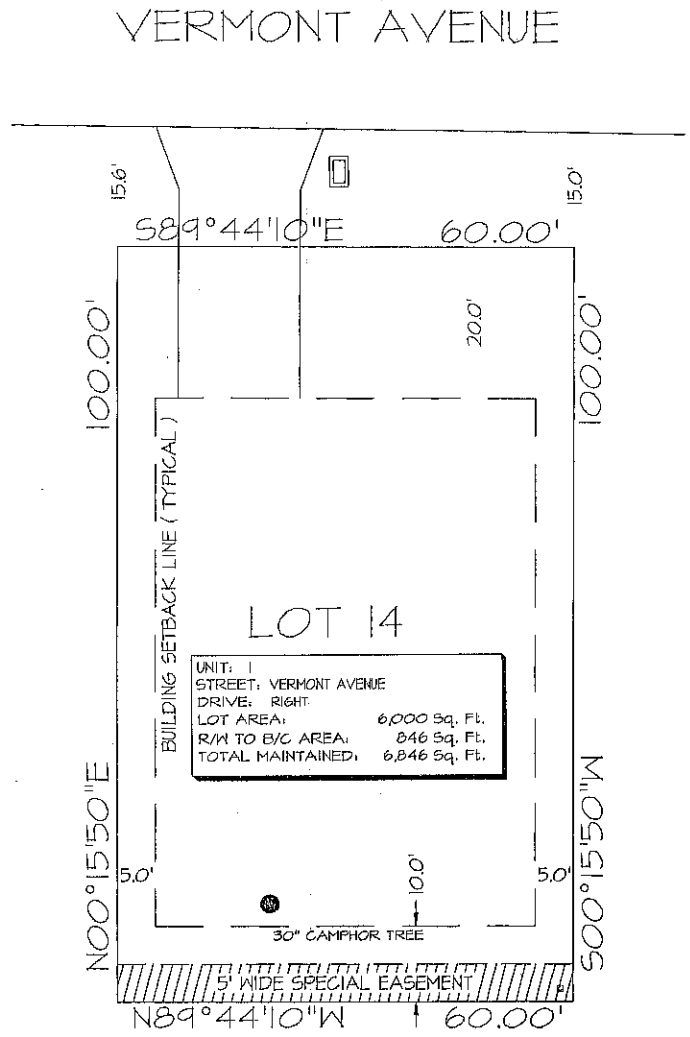

LEGEND :

- 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
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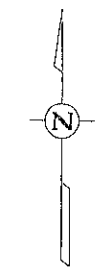
The Villages

Arnett Environmental, LLC
8656 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-4290
Certificate of Authorization Number 27493

8



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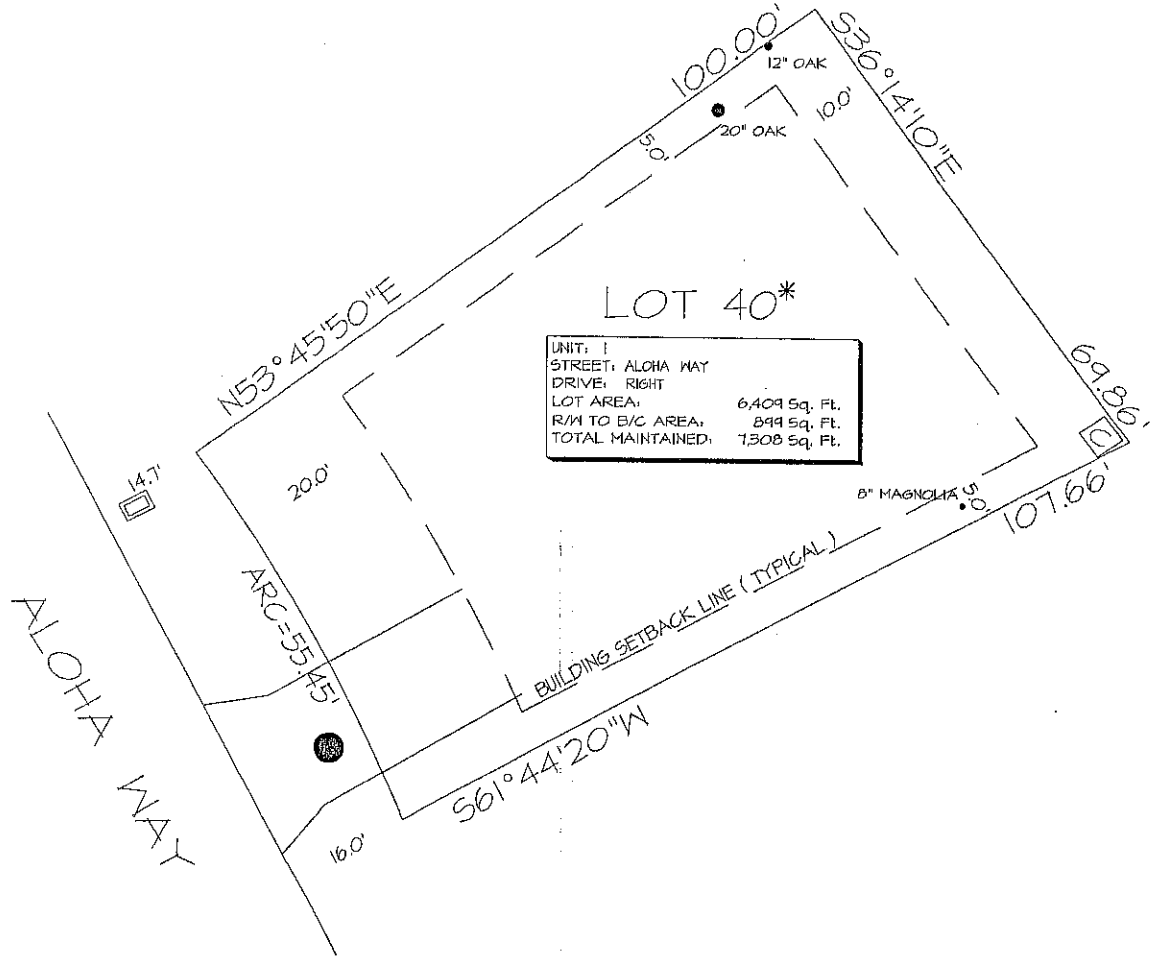

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* SPECIAL FLOOR PLAN HOME SITE

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The Villages

Arnett Environmental LLC

1038 Lake Sumter Landing The Villages, FL 32162
Tel/Fax: (352)753-4747 Fax No. (352)259-1286
Certificate of Authorization Number: 27485

LEGEND :

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
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The Villages
Arnett Environmental, LLC

(76)

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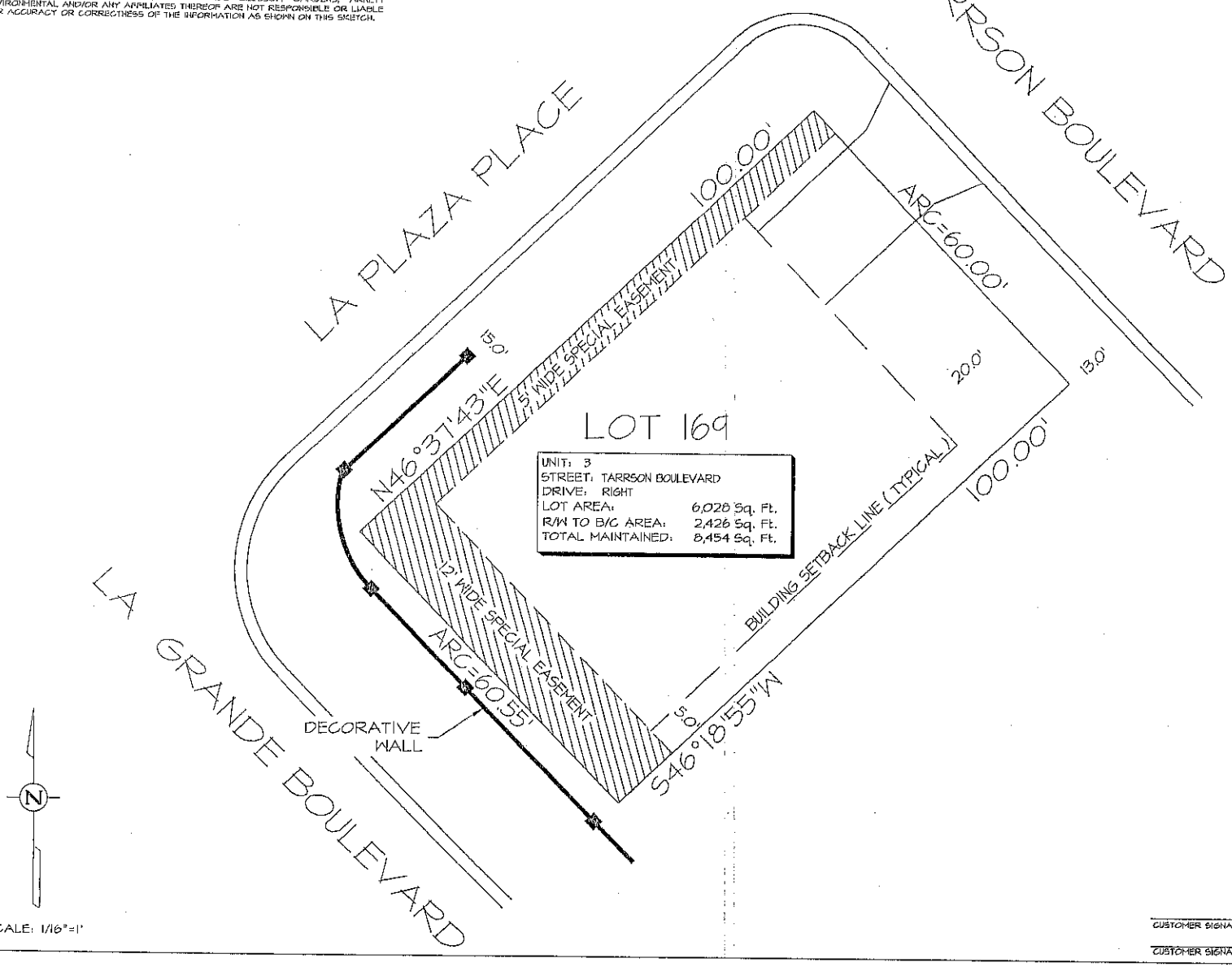

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The Villages

Arnett Environmental, LLC
1036 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)763-4747 Fax No. (352)763-1396
Certificate of Authorization Number: 27495

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

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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 10
Doc
Int
Total

RETURN

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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
45

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)

$455.00 RETURN

DxN
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

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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: Erica Arendt

Donna Pollinger, Individually and as Trustee of the Richard Szrama Living Trust under Agreemetn dated April 18, 1991

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]

Notary Public

Printed Name: Cheryl Ziccardi

My Commission Expires: 4/23/18

CHERYL ZICCARDI
No. 01ZI4985520
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 _____
Ded _____
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

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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 Wunnley

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

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1023 Lake Sumter Landing
The Villages, FL 32162
File No.: P06016

Ex# 457
Rec
Doc
Int
Total

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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 # 02811222H 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

Witness Name:

Witness Name: Bobbie DeSalvatore

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)

$8,200

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

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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
1026 Lake Sumter Landing
The Villages, FL 32162
File No.: P06643

RETURN

ExN
Rec 10
Doc
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Total

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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 Grovesteen

Witness Name: John McGarsen

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 150664
EXPIRES: December 5, 2015
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Jennifer Grovesteen

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**

Ex#
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

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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

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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
Lorraine Schalberg

Karen Beckstein
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

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

Rec 10
Doc 1.75
Int
Total

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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

Witness Name: Linda 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 NORVELL MY COMMISSION # FF 190328 EXPIRES: June 6, 2018 Bonded Thru Budget Notary Services

Teresa Norvell
Notary Public

Printed Name:

My Commission Expires:

10

ExN 10
Rec 1
Doc 70
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

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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

Cert 10
Rec
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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

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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: [illegible]

Witness Name: Laura Romanski

Patrick E. Brown

DAVID N. WEINRAUB
Notary Public, State of New York
No. 02WE6066833
Qualified in Albany County
Commission Expires November 28, 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: 4/22/17

(70)

Ent U
Rec
Doc 70
Int
Total

Prepared by and return to:
Gary Fuchslig
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06306

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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:

Witness Name:

Timothy A. Brown

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
NO. 01SN6197051
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

[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 Castellano

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

MARGARET R. RISSE
Notary Public, State of New York
Schoharie County Reg. No. 01R6078605
Commission Expires 8/5/2015

Printed Name: Margaret R Risse

My Commission Expires: 8/5/15

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

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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 # 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: 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-65-14

Notary Public

Printed Name: Jaye A Whipper

My Commission Expires: June 9 2018

10

Ex N 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

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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
Matthew S. Brown

Amypatrice Parker DeSorbo
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# 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

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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 Borawski

Peter M. Brown

Witness Name: Sherry LaFountain

DAVID N. WEINRAUB
Notary Public, State of New York
No. 02WE6066633
Qualified In Albany County
Commission Expires November 28, 20 17

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: Penelope Willis

Witness Name:

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]

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.

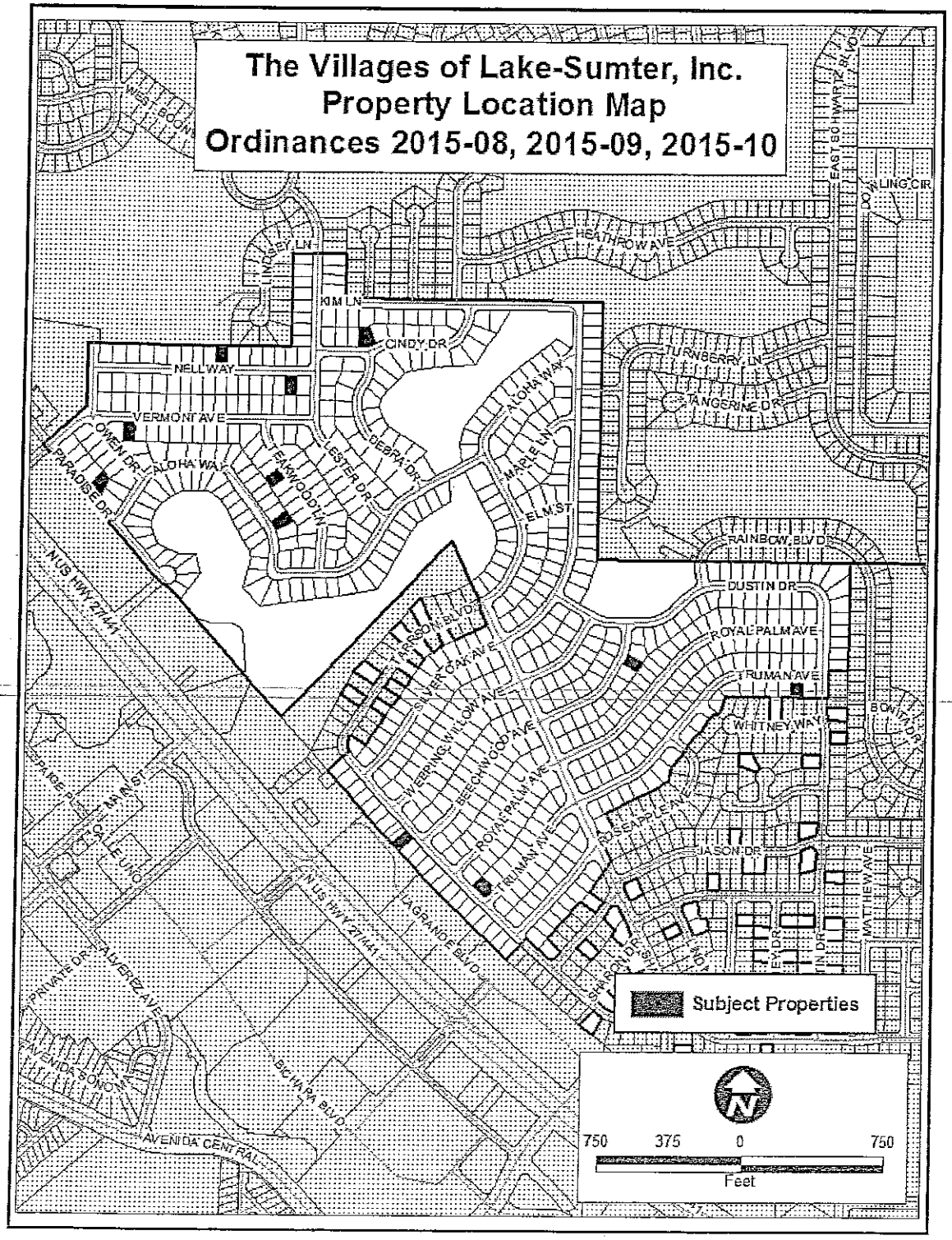
Public hearing dates on the petitions are scheduled for the following dates:

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, CFM
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
LINDSEY LN
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
ROSEAPPLE AVE
SILVER OAK AVE
WEEPING WILLOW AVE
BEECHWOOD AVE
TRUMAN AVE
LAGRANDE BLVD
N US HWY 27/441
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

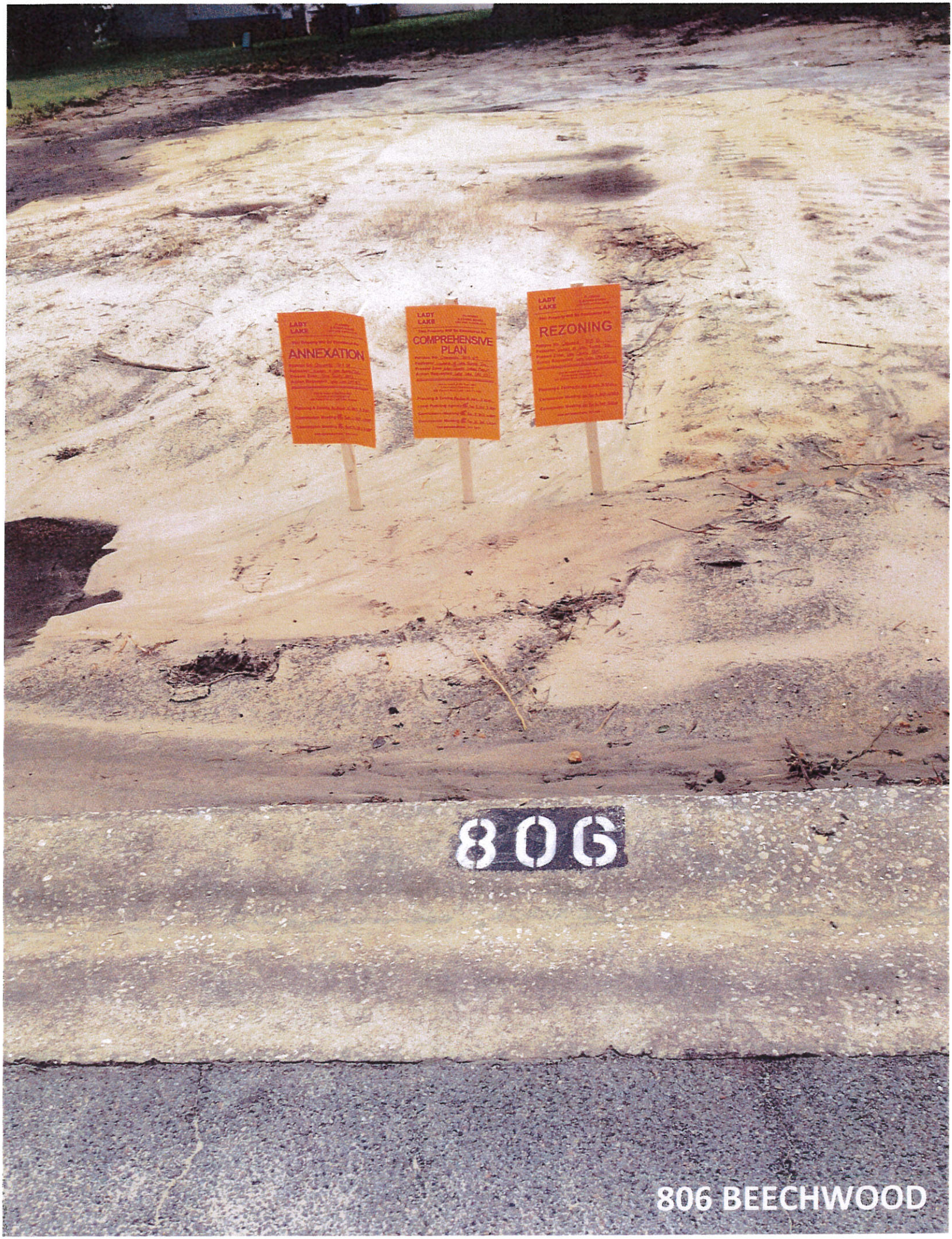
Property Owners within 150' Radius of Annexation

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

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PERMIT
BLDR.LIC
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The Villages
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LADY LAKE
ANNEXATION
LADY LAKE
COMPREHENSIVE PLAN
LADY LAKE
REZONING
913 CINDY

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
1004 NELL

LADY LAKE
PLANNING & ZONING BOARD
This Property Will Be Considered For
ANNEXATION
Petition No Ordinance 2015-05
Petitioner Voters of Lake Sumter Inc.
Present Zone Lake County (RM)
Action Requested Lady Lake (MXD)
Planning & Zoning
Commission Meeting
Commission Meeting
FOR INFORMATION:
LADY LAKE
PLANNING & ZONING BOARD
This Property Will Be Considered For
COMPREHENSIVE PLAN
Petition No Ordinance 2015-09
Petitioner Voters of Lake Sumter Inc.
Present Zone Lake County Urban Reserve
Action Requested Lady Lake (MU-RD)
Planning & Zoning
Local Planning Agency
Commission Meeting
Commission Meeting
FOR INFORMATION:
LADY LAKE
PLANNING & ZONING BOARD
This Property Will Be Considered For
REZONING
Petition No Ordinance 2015-10
Petitioner Voters of Lake Sumter Inc.
Present Zone Lake County (RM)
Action Requested Lady Lake (MXD)
Planning & Zoning
Commission Meeting
Commission Meeting
FOR INFORMATION:

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

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. 81-8-(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 Lady Lake Comprehensive Plan by Ordinance No. 81-8(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 Subdivisions 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-HD)

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

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-

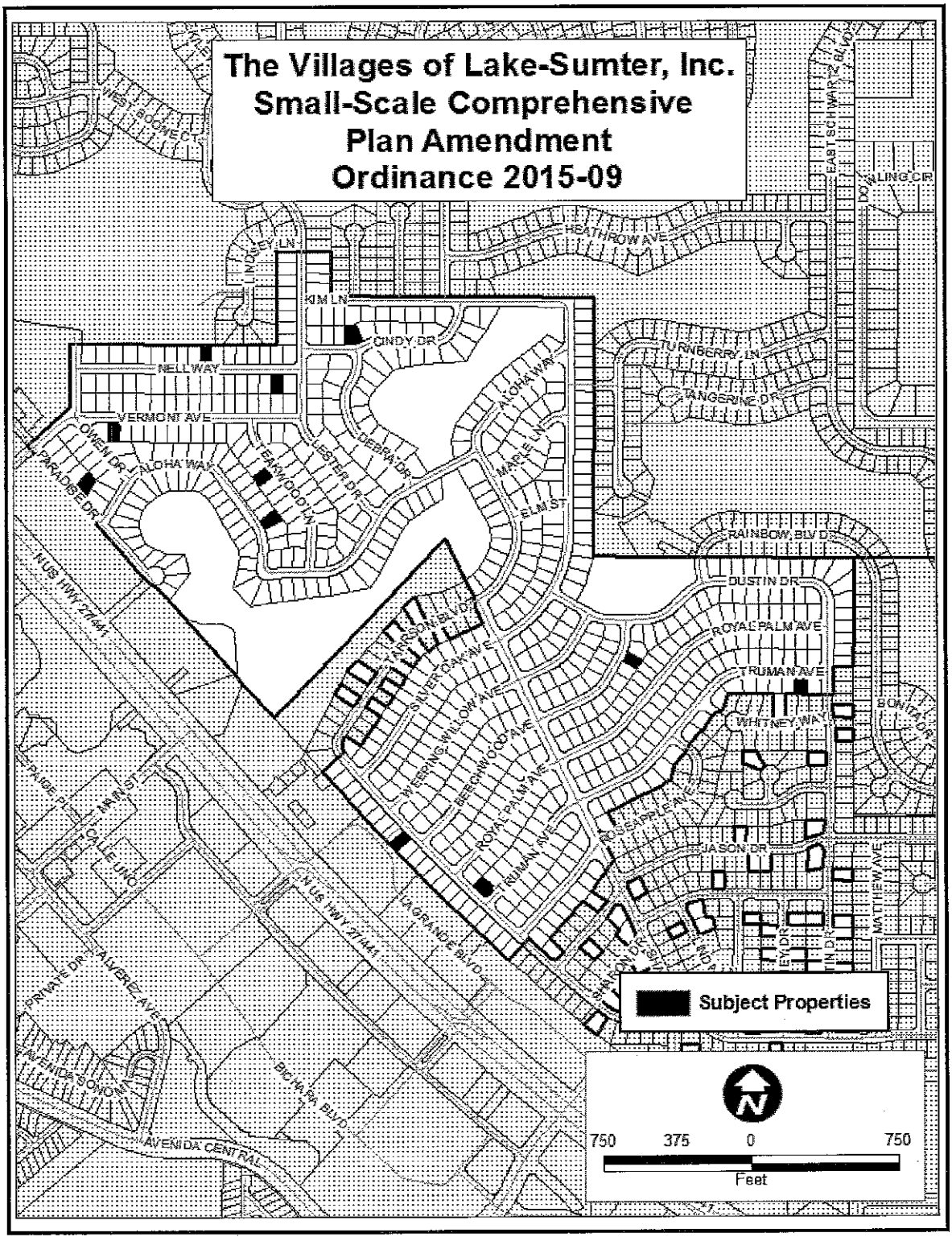
Parcel ID No. 06-18-24-0100-000-04000
Orange Blossom Gardens Unit 1 Lot 40 PB 18 PG 9 ORB 4633 PG 2433

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.
Small-Scale Comprehensive
Plan Amendment
Ordinance 2015-09
Subject Properties
750 375 0 750
Feet
HEATHROW AVE
LINDSEY LN
KIM LN
CINDY DR
NELL WAY
VERMONT AVE
OWEN DR
ALOHA WAY
PARADISE DR
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
ROSEAPPLE AVE
TARRSON BLVD
SILVER OAK AVE
WEEPING WILLOW AVE
BEECHWOOD AVE
ROYAL PALM AVE
TRUMAN AVE
N US HWY 27/441
LAGRANDE BLVD
BICHARA BLVD
AVENIDA CENTRAL
PRIVATE DR
ALVEREZ AVE
CALLE UNO
MAIN ST
PAIGE PL
EAST SCHWARTZ BLVD
DOWLING CIR
WEST BOONE CT

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 Zip FL 32162	State Zip FL 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, 2015, 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, 2015.

Notary Public

(SEAL)

Vicki C. Vamon
Printed Name
Commission No.:
My Commission Expires:

VICKI C. VARNON
Notary Public
State of Florida
My Commission Expires 9/22/2015
Commission No. EE 125038

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.

Print Form

TOWN OF LADY LAKE
APPLICATION FOR CONCURRENCY DETERMINATION

1. **Purpose for Concurrency Determination: (check one)**

   X **Comprehensive Plan Land Use Amendment** X **Rezoning**
   ____ **Preliminary/Final Subdivision Approval** ____ **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.

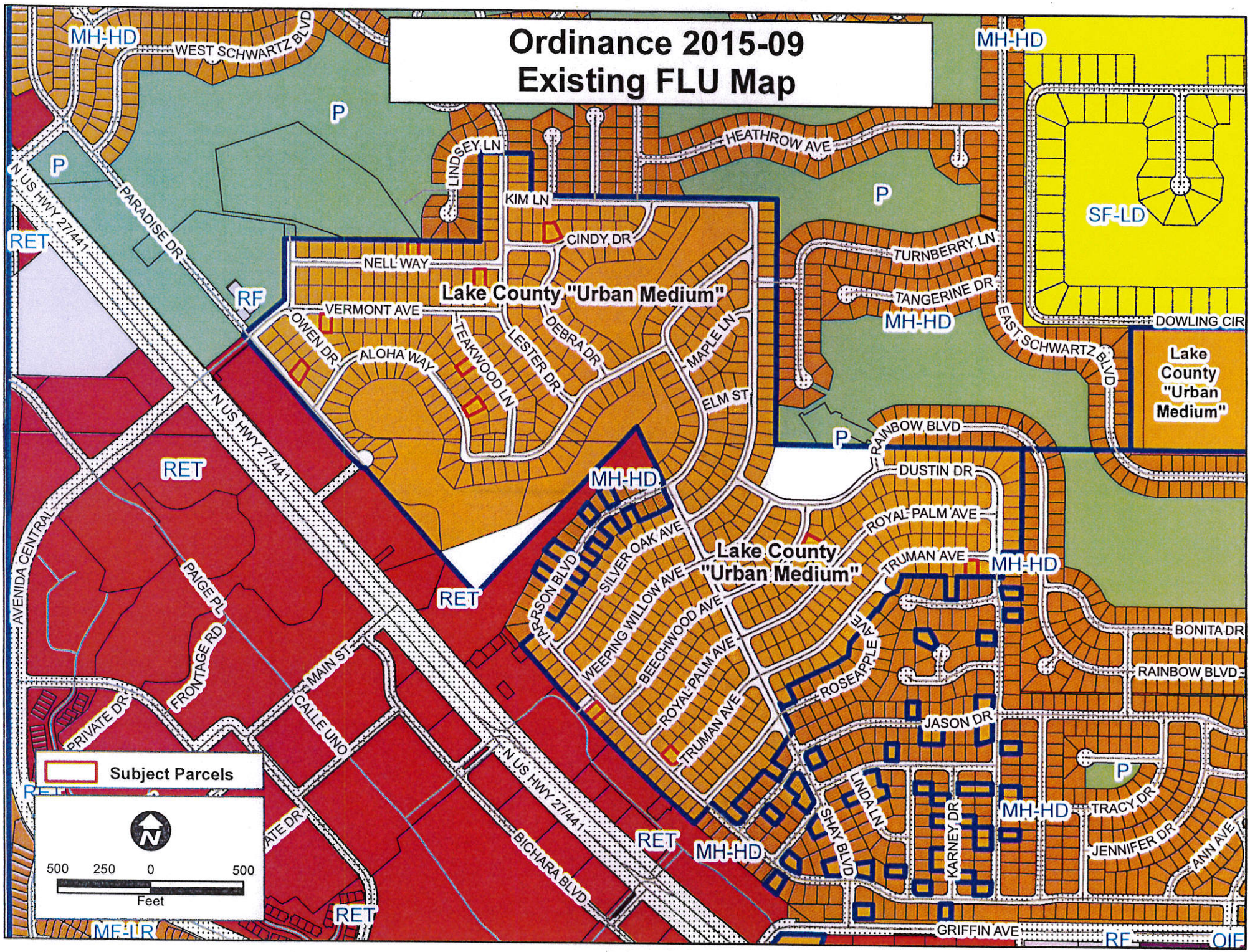
18. **Population (residential only) 1.86 persons per household:** N/A See attached sheet. **Persons**

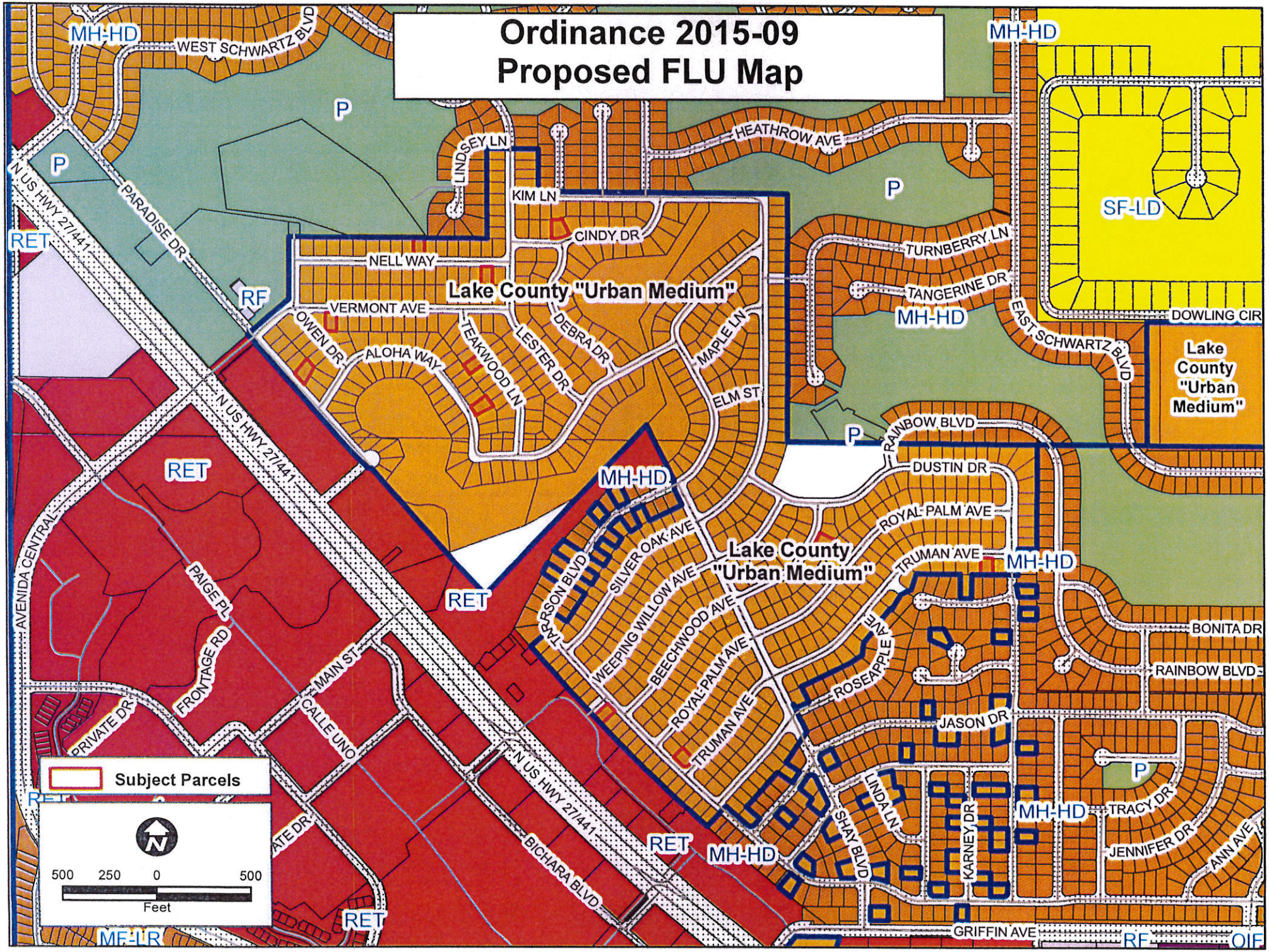
19. **Recreation (residential only) 4 acres per 1,000 residents:** N/A See attached sheet. **Acres**

Signature of Engineer: _____ 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


Ordinance 2015-09
Existing FLU Map
MH-HD
WEST SCHWARTZ BLVD
P
HEATHROW AVE
SF-LD
LINDSEY LN
KIM LN
CINDY DR
TURNBERRY LN
TANGERINE DR
DOWLING CIR
EAST SCHWARTZ BLVD
Lake County "Urban Medium"
N US HWY 27/441
PARADISE DR
RET
RF
NELL WAY
VERMONT AVE
OWEN DR
ALOHA WAY
TEAKWOOD LN
LESTER DR
DEBRA DR
MAPLE LN
ELM ST
RAINBOW BLVD
DUSTIN DR
ROYAL PALM AVE
TRUMAN AVE
AVENIDA CENTRAL
PAIGE PL
FRONTAGE RD
PRIVATE DR
MAIN ST
CALLE UNO
BONITA DR
ROSEAPPLE AV
JASON DR
LINDA LN
SHAY BLVD
KARNEY DR
TRACY DR
JENNIFER DR
ANN AVE
BICHARA BLVD
GRIFFIN AVE
OIF
ME-LR
Subject Parcels
500 250 0 500
Feet


Ordinance 2015-09
Proposed FLU Map
Lake County "Urban Medium"
Lake County "Urban Medium"
Lake County "Urban Medium"
Subject Parcels
500 250 0 500
Feet
MH-HD
WEST SCHWARTZ BLVD
P
HEATHROW AVE
SF-LD
LINDSEY LN
KIM LN
CINDY DR
TURNBERRY LN
TANGERINE DR
DOWLING CIR
EAST SCHWARTZ BLVD
PARADISE DR
N US HWY 27/441
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RF
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VERMONT AVE
OWEN DR
ALOHA WAY
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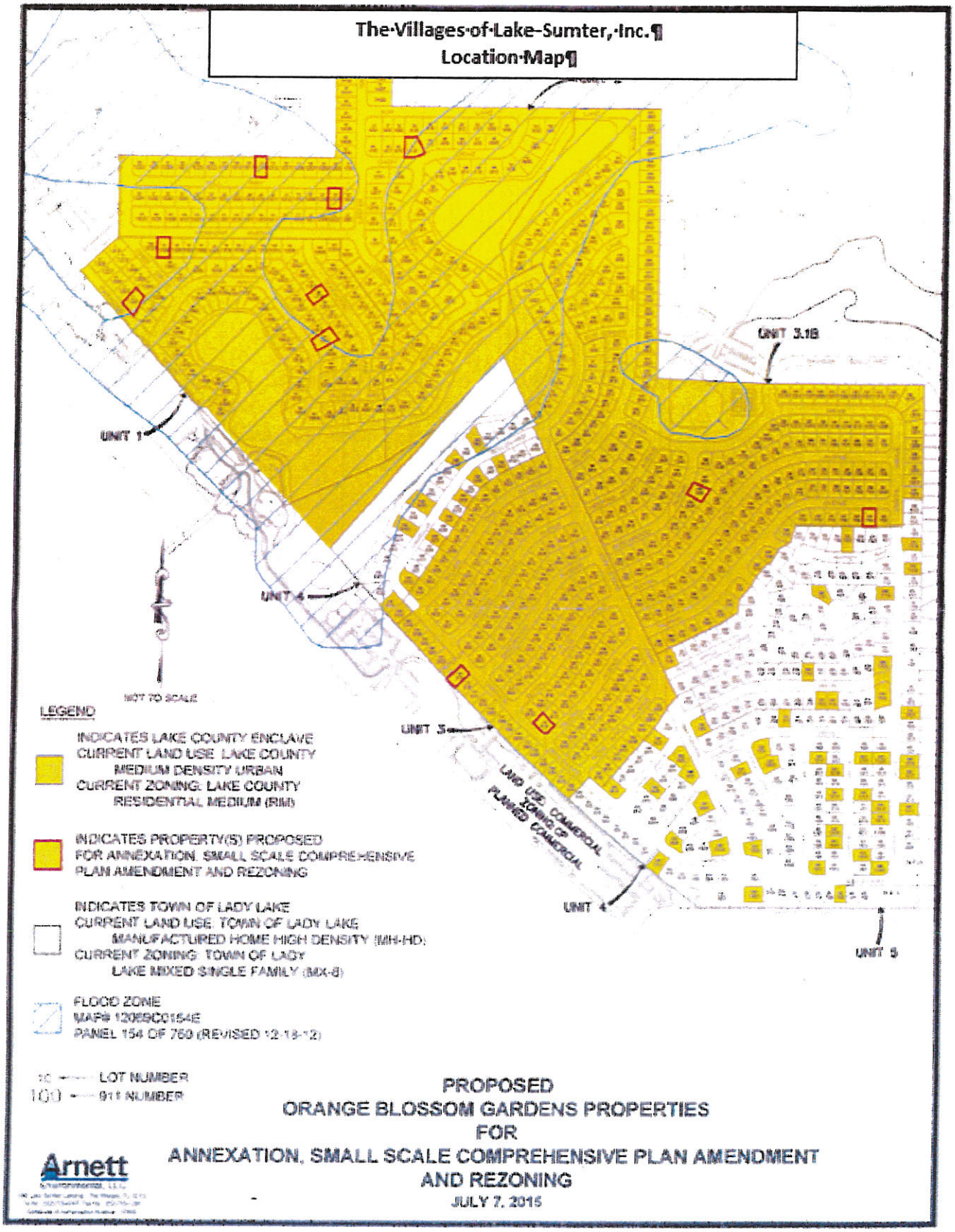
LESTER DR
DEBRA DR
MAPLE LN
ELM ST
RAINBOW BLVD
DUSTIN DR
ROYAL PALM AVE
TRUMAN AVE
SILVER OAK AVE
WEEPING WILLOW AVE
BEECHWOOD AVE
ROYAL PALM AVE
TRUMAN AVE
TARSON BLVD
ROSEAPPLE AVE
BONITA DR
RAINBOW BLVD
JASON DR
LINDA LN
SHAY BLVD
KARNEY DR
TRACY DR
JENNIFER DR
ANN AVE
AVENIDA CENTRAL
PAIGE PL
FRONTAGE RD
MAIN ST
CALLE UNO
PRIVATE DR
BICHARA BLVD
GRIFFIN AVE
ME-LR
OIF

Town Planner



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, LOCATED NORTH OF GRIFFIN AVENUE AND NORTHEAST OF NORTH HIGHWAY 27/441, 11 LOTS LOCATED WITHIN ORANGE BLOSSOM GARDENS UNITS 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.

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 to "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-

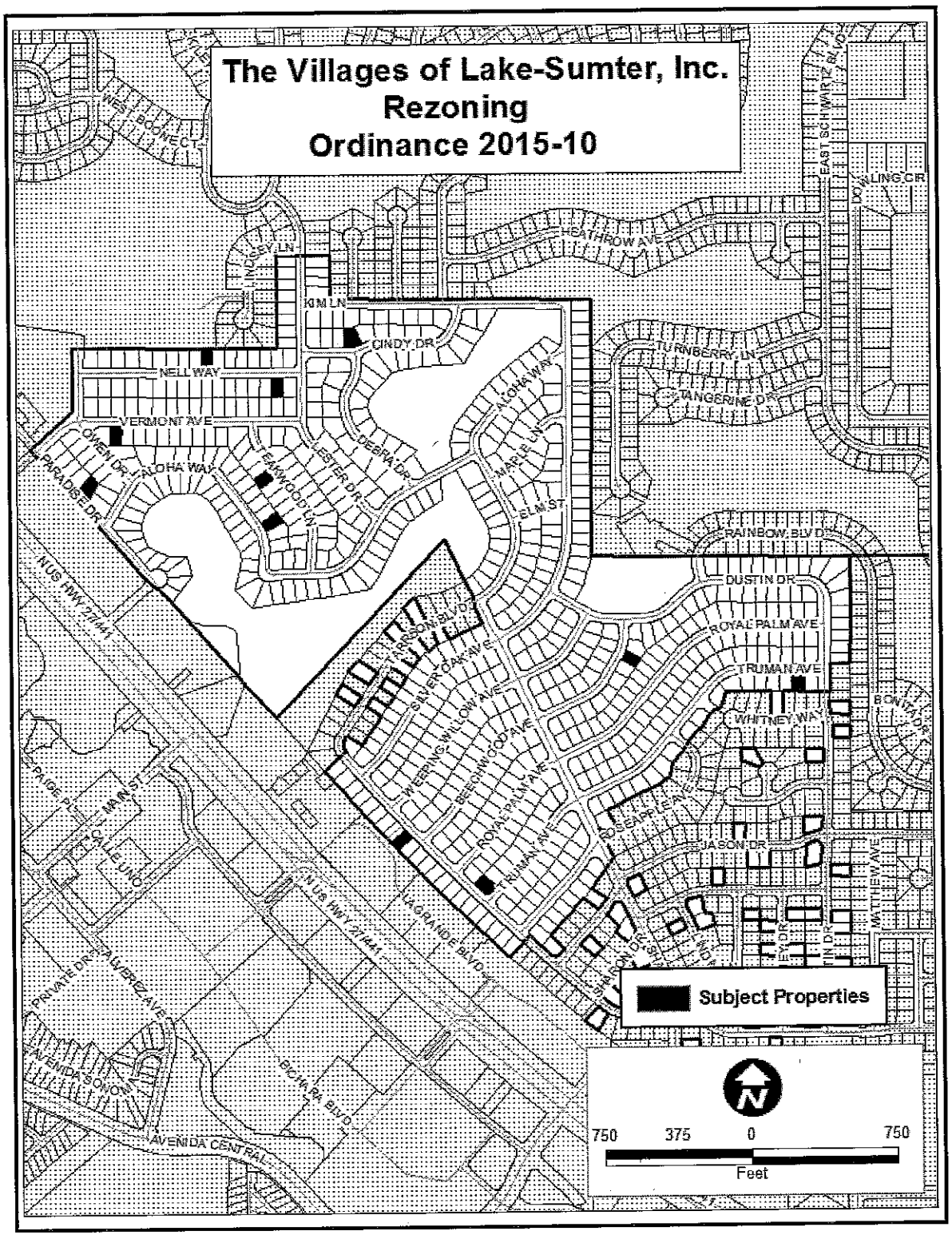
Parcel ID No. 06-18-24-0100-000-04000
Orange Blossom Gardens Unit 1 Lot 40 PB 18 PG 9 ORB 4633 PG 2433

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
N
WEST BOONE CT
HEATHROW AVE
EAST SCHWARTZ BLVD
DOWLING CIR
LINDSEY LN
KIM LN
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PARADISE DR
LESTER DR
DEBRA DR
MAPLE LN
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TARRSON BLVD
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PAIGE PL
MAIN ST
CALLE UNO
LAGRANDE BLVD
PRIVATE DR
ALVEREZ AVE
AVENIDA SONOMA
BICHARA BLVD
AVENIDA CENTRAL

RECEIVED
JUL 13 2015
GROWTH MANAGEMENT DEPT.
TOWN OF 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 ea

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 135038

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.

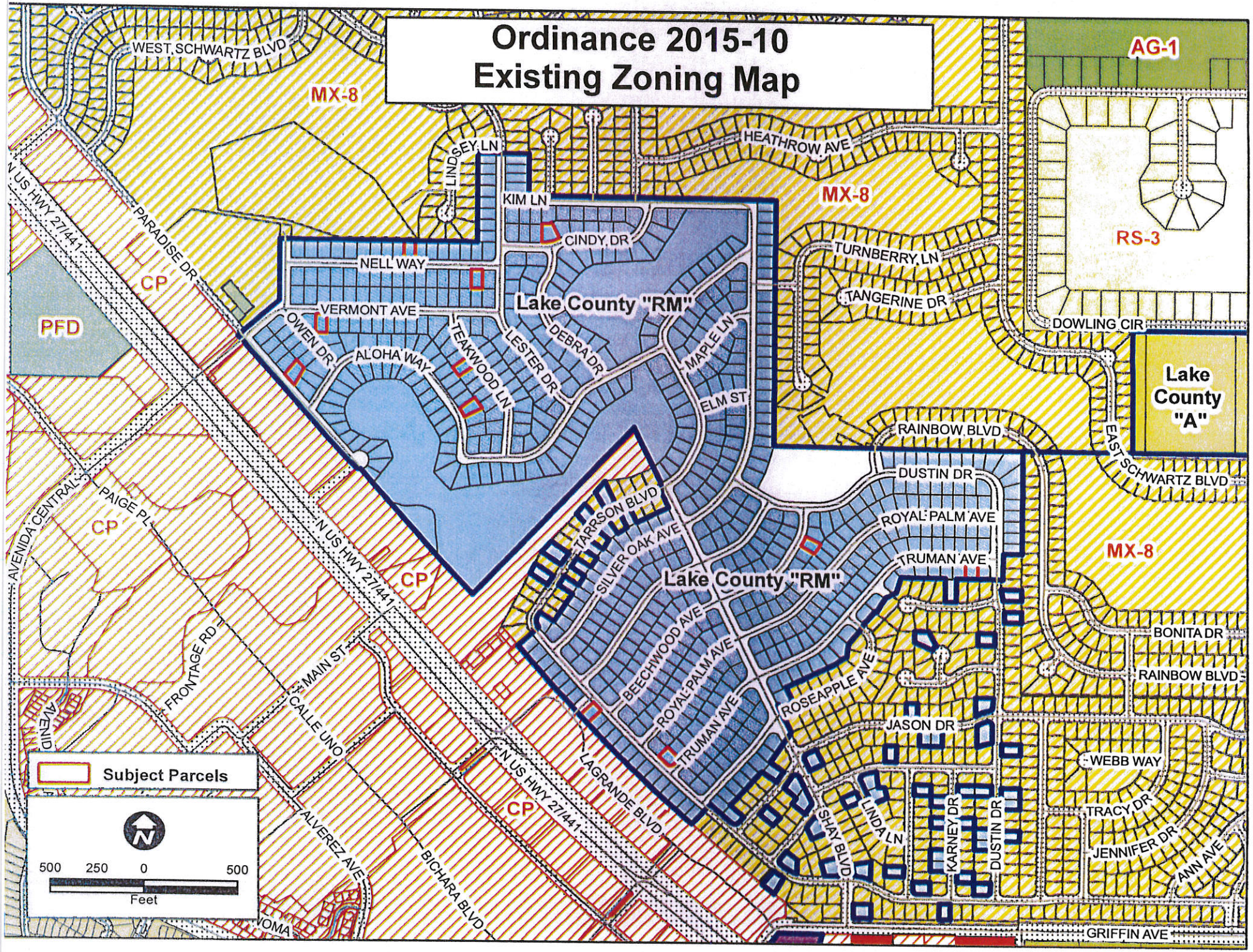
-AND-

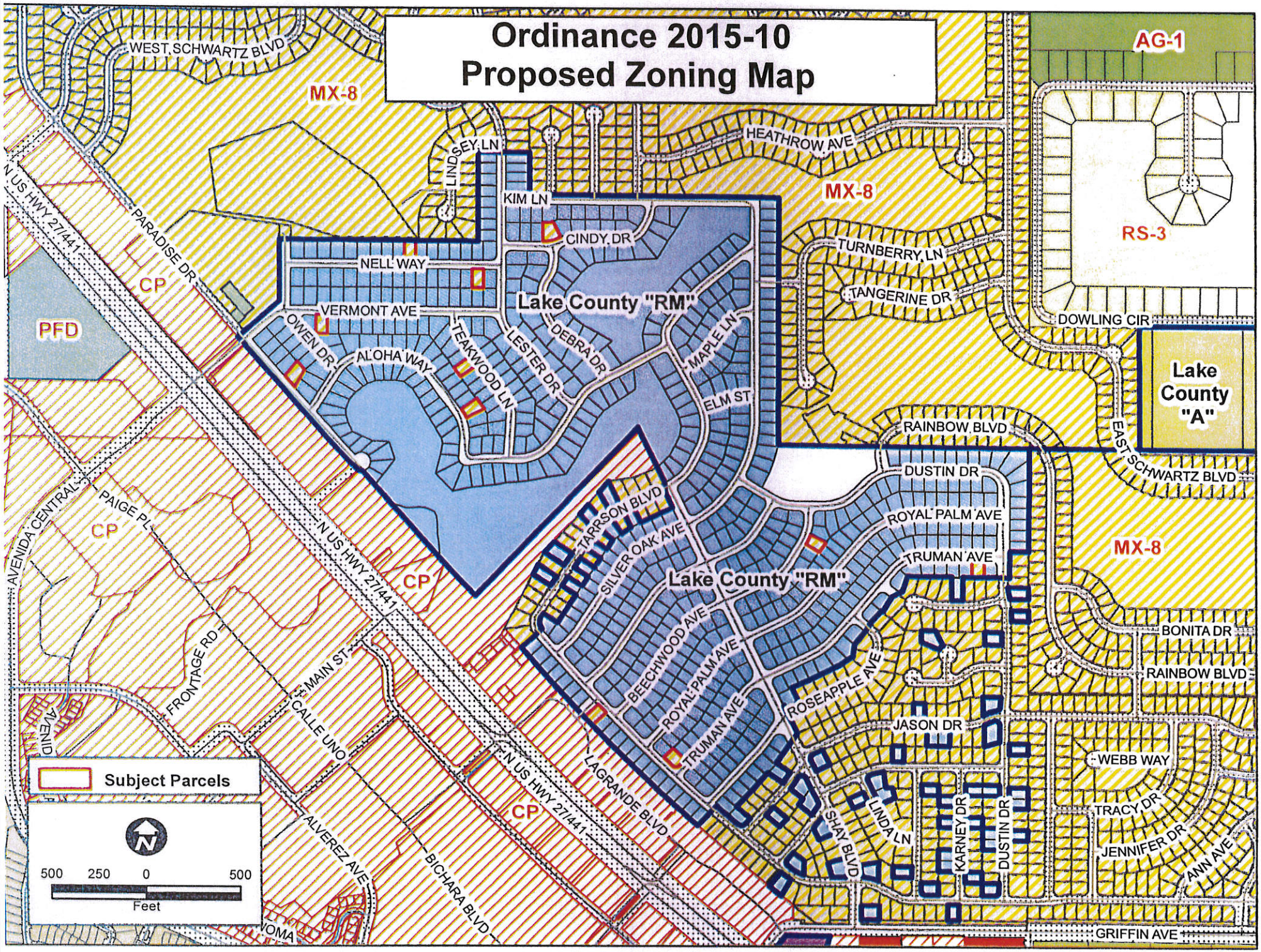
Parcel ID #: 0618240350-000-29600
Lot 296, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.

-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


Ordinance 2015-10
Existing Zoning Map
WEST SCHWARTZ BLVD
MX-8
AG-1
RS-3
HEATHROW AVE
LINDSEY LN
KIM LN
CINDY DR
NELL WAY
TURNBERRY LN
TANGERINE DR
DOWLING CIR
Lake County "RM"
VERMONT AVE
OWEN DR
ALOHA WAY
TEAKWOOD LN
LESTER DR
DEBRA DR
MAPLE LN
ELM ST
Lake County "A"
RAINBOW BLVD
EAST SCHWARTZ BLVD
N US HWY 27/441
PARADISE DR
CP
PFD
DUSTIN DR
TARRSON BLVD
SILVER OAK AVE
ROYAL PALM AVE
TRUMAN AVE
Lake County "RM"
BEECHWOOD AVE
ROYAL PALM AVE
TRUMAN AVE
BONITA DR
RAINBOW BLVD
ROSEAPPLE AVE
JASON DR
WEBB WAY
TRACY DR
JENNIFER DR
ANN AVE
SHAY BLVD
LINDA LN
KARNEY DR
DUSTIN DR
GRIFFIN AVE
AVENIDA CENTRAL
PAIGE PL
FRONTAGE RD
MAIN ST
CALLE UNO
ALVEREZ AVE
BICHARA BLVD
LAGRANDE BLVD
Subject Parcels
500 250 0 500
Feet


Ordinance 2015-10
Proposed Zoning Map
MX-8
AG-1
RS-3
PFD
CP
Lake County "RM"
Lake County "A"
WEST SCHWARTZ BLVD
HEATHROW AVE
LINDSEY LN
KIM LN
CINDY DR
NELL WAY
VERMONT AVE
OWEN DR
ALOHA WAY
TEAKWOOD LN
LESTER DR
DEBRA DR
MAPLE LN
ELM ST
TURNBERRY LN
TANGERINE DR
DOWLING CIR
RAINBOW BLVD
EAST SCHWARTZ BLVD
DUSTIN DR
TARPSON BLVD
SILVER OAK AVE
ROYAL PALM AVE
TRUMAN AVE
BEECHWOOD AVE
ROYAL PALM AVE
TRUMAN AVE
ROSEAPPLE AVE
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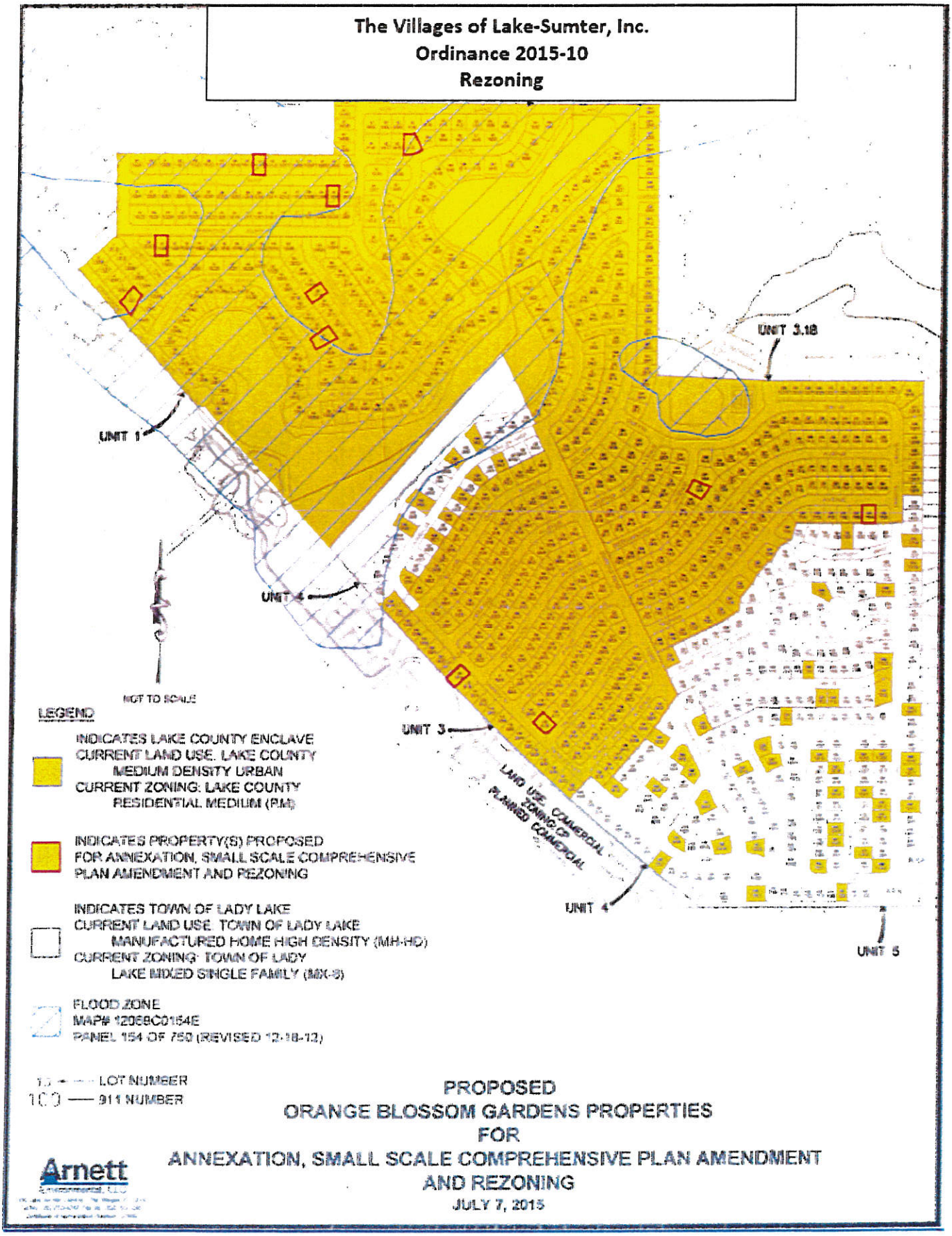
RAINBOW BLVD
WEBB WAY
TRACY DR
JENNIFER DR
ANN AVE
GRIFFIN AVE
SHAY BLVD
LINDA LN
KARNEY DR
DUSTIN DR
LAGRANDE BLVD
BICHARA BLVD
ALVEREZ AVE
CALLE UNO
MAIN ST
FRONTAGE RD
PARADISE DR
PAIGE PL
AVENIDA CENTRAL
N US HWY 27/441
Subject Parcels
500 250 0 500
Feet


The Villages of Lake-Sumter, Inc.
Ordinance 2015-10
Rezoning
UNIT 1
UNIT 2
UNIT 3
UNIT 3.1B
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-3)
FLOOD ZONE
MAP# 12069C0154E
PANEL 154 OF 750 (REVISED 12-18-12)
LOT NUMBER
911 NUMBER
PROPOSED
ORANGE BLOSSOM GARDENS PROPERTIES
FOR
ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
AND REZONING
JULY 7, 2015
Arnett

1

L-24

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: OCTOBER 5, 2015-FIRST READING

SUBJECT: **Ordinance 2015-11 - David Springstead - Rezoning 49 +/- Acres of Land Owned By Elijah Bailey, Jr., from Heavy Commercial (HC) To Planned Unit Development (PUD) - Located north of Lake Ella Road, and west of Hwy 27/441 (Alternate Key Numbers #1282594, #1282608, #3374916).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2015-11, Rezoning 49 +/- Acres of Land Owned by Elijah Bailey, Jr., from Heavy Commercial (HC) To Planned Unit Development (PUD).

Applicant, David Springstead, has filed an application on behalf of the property owner Elijah Bailey, Jr., to amend the zoning designation of property being 49 +/- acres located north of Lake Ella Road, and west of Hwy 27/441, referenced by Alternate Key Numbers #1282594, #1282608, #3374916.

The subject property is currently vacant and the applicant is requesting to rezone the properties to Planned Unit Development (PUD) to allow the following uses; General Retail, Office Use, Restaurants, Apartments, Condominiums, Hotels, Restaurant with Bar, and Medical Treatment Use. Attached is Exhibit "C", detailing the proposed uses and buildings in their foreseen locations on the property.

The property was formerly zoned Planned Unit Development (PUD) under Ordinance 2005-20, which provided entitlements for many of the same uses as provided by the current Heavy Commercial zoning under Ordinance 2011-19. The intent of Ordinance 2011-19, was to rezone the property in a manner that would allow it to be subdivided and marketed in a more flexible manner, as potential developers would have had to adhere to the PUD Ordinance 2005-20. At this time, the property owner has a potential buyer who would like to establish a variety of uses on the property, including apartments, which was removed as an approved use under the Heavy Commercial rezoning of Ordinance 201-19. The Future Land Use designation of Commercial General – Retail Sales and Services (RET) is the appropriate designation for what the applicant is seeking by this rezoning request; therefore, a future land use map amendment is not needed. The zoning designation of the subject property and the adjacent property is as follows:

Zoning Designations

Subject Properties	Lady Lake - Heavy Commercial (HC)
Future Land Use of Adjacent Properties	
West	Lady Lake- Commercial Residential Single Family (RS-6)
East	Lady Lake – Heavy Commercial (HC)
North	Lady Lake – Heavy Commercial (HC)
South	Fruitland Park – Neighborhood Commercial (C-1)

Notices to inform the surrounding property owners (26) within 150' of the property of the proposed rezoning were mailed by certified mail return receipt on Monday, August 31, 2015. The property was also posted Monday, August 31, 2015.

Comments:

- The PUD may be developed is phases; however, parking, stormwater, and all other requirements of the site plan must be in place for each phase to stand alone.
- Site Plans will be required for each phase of the development.
- All development on the property will be served by Town Utilities.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-11, provided on September 1, 2015, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the September 12, 205 meeting, the **Planning & Zoning Board** voted 3-0 to forward Ordinance 2015-11 to the Town Commission with the recommendation of approval.

The **Town Commission** is scheduled to consider Ordinance 2015-11 for second and final reading on Monday, October 19, 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

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DEPARTMENT HEAD Submitted 9/24/15 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

(WD 9-24-15)

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER Approved Agenda Item for: 10/5/15 Date 9/24/15

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

ORDINANCE NO. 2015-11

AN ORDINANCE OF THE TOWN OF LADY LAKE, FLORIDA REDESIGNATING THE ZONING CLASSIFICATION FOR CERTAIN PROPERTIES BEING 49 +/- ACRES OF LAND OWNED BY ELIJAH BAILEY, JR., REFERENCED BY ALTERNATE KEY NUMBERS #1282594, #1282608, #3374916, LOCATED NORTH OF LAKE ELLA ROAD, AND WEST OF HWY 27/441 WITHIN THE TOWN LIMITS OF LADY LAKE IN LAKE COUNTY, FLORIDA; REZONING THE SUBJECT PROPERTIES FROM HEAVY COMMERCIAL (HC) TO PLANNED UNIT DEVELOPMENT (PUD); 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, on October 3, 2011, the Town Commission adopted Ordinance No. 2011-19 establishing the Heavy Commercial (HC) zoning designation on the subject property, prohibiting the uses of "Apartments" and "Kennels: Boarding"; and

WHEREAS, on October 19, 2015, 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.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE THAT:

Section 1. Based upon the petition of the owner of property, which is located in Lake County, Florida, and described in Exhibit "A" hereto, a request has been made that the property be rezoned to " Planned Unit Development", as described in the Memorandum of Agreement "Exhibit B", and shown on the Bubble Plan "Exhibit C". 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 to "Planned Unit Development".

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. 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 19th day of **October, 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 and Final Reading _____

EXHIBIT "A"
Legal Description and Map

The following properties located in Section 28, Township 18 South, Range 24 East:

Alternate Key # 1282594: SW 1/4 OF SE 1/4 N OF CLAY ROAD--LESS BEG AT NE COR OF SW 1/4 OF SE 1/4, RUN S ALONG SAID E LINE OF SW 1/4 OF SE 1/4 TO N'LY R/W LINE OF CLAY RD, N 84DEG 15MIN 56SEC W ALONG N'LY R/W 100FT, N 17DEG 30MIN 30SEC W TO N LINE OF SW 1/4 OF SE 1/4, E ALONG SAID N LINE OF SW 1/4 OF SE 1/4 TO POB-- ORB 2975 PG 1235

Alternate Key # 1282608: NW 1/4 OF SE 1/4 W OF ACL RR R/W--LESS BEG AT SE COR OF NW 1/4 OF SE 1/4, RUN N 00DEG 38MIN 56SEC E ALONG E LINE OF NW 1/4 OF SE 1/4 A DISTANCE OF 279.44 FT, N 22DEG 46MIN 58SEC W 308.37 FT, RUN S 67DEG 13MIN 02SEC W 400 FT, S 17DEG 30MIN 30SEC E TO S LINE OF NW 1/4 OF SE 1/4, E ALONG SAID S LINE OF NW 1/4 OF SE 1/4 TO POB--, LESS FROM SE COR OF NW 1/4 OF SE 1/4 RUN N 00DEG 38MIN 56SEC E 279.44 FT, N 22DEG 46MIN 58SEC W 308.37 FT FOR POB, RUN S 67DEG 13MIN 02SEC W 400 FT, N 17DEG 30MIN 30SEC W 971.23 FT TO N LINE OF NW 1/4 OF SE 1/4, S 89DEG 24MIN 17SEC E TO W'LY LINE OF RR R/W, S 22DEG 46MIN 57SEC E TO POB--ORB 2975 PG 1235

Alternate Key # 3374916: THAT PART OF ABANDONED RR R/W & THAT PART OF NW 1/4 OF SE 1/4 DESCRIBED AS FOLLOWS: FROM SE COR OF NW 1/4 OF SE 1/4 RUN N 00DEG 38MIN 56SEC E 279.44 FT, N 22DEG 46MIN 58SEC W PARALLEL WITH THE W'LY R/W LINE OF US HWY 27-441 A DIST OF 308.37 FT, N 67DEG 13MIN 02SEC E 100.48 FT TO W'LY R/W LINE OF US HWY 27, N 22DEG 46MIN 58SEC W ALONG THE W'LY R/W LINE OF US HWY 27 A DIST OF 225.72 FT FOR POB, RUN S 72DEG 51MIN 55SEC W 477.61 FT, N 17DEG 58MIN 49SEC W TO N LINE OF NW ¼ OF SE 1/4, S 89DEG 14MIN 17SEC E 446.88 FT TO A POINT ON W'LY R/W LINE OF US HWY 27, S 22DEG 46MIN 58SEC E ALONG SAID W'LY R/W LINE OF US HWY 27 TO POB -- ORB 2975 PG 1235

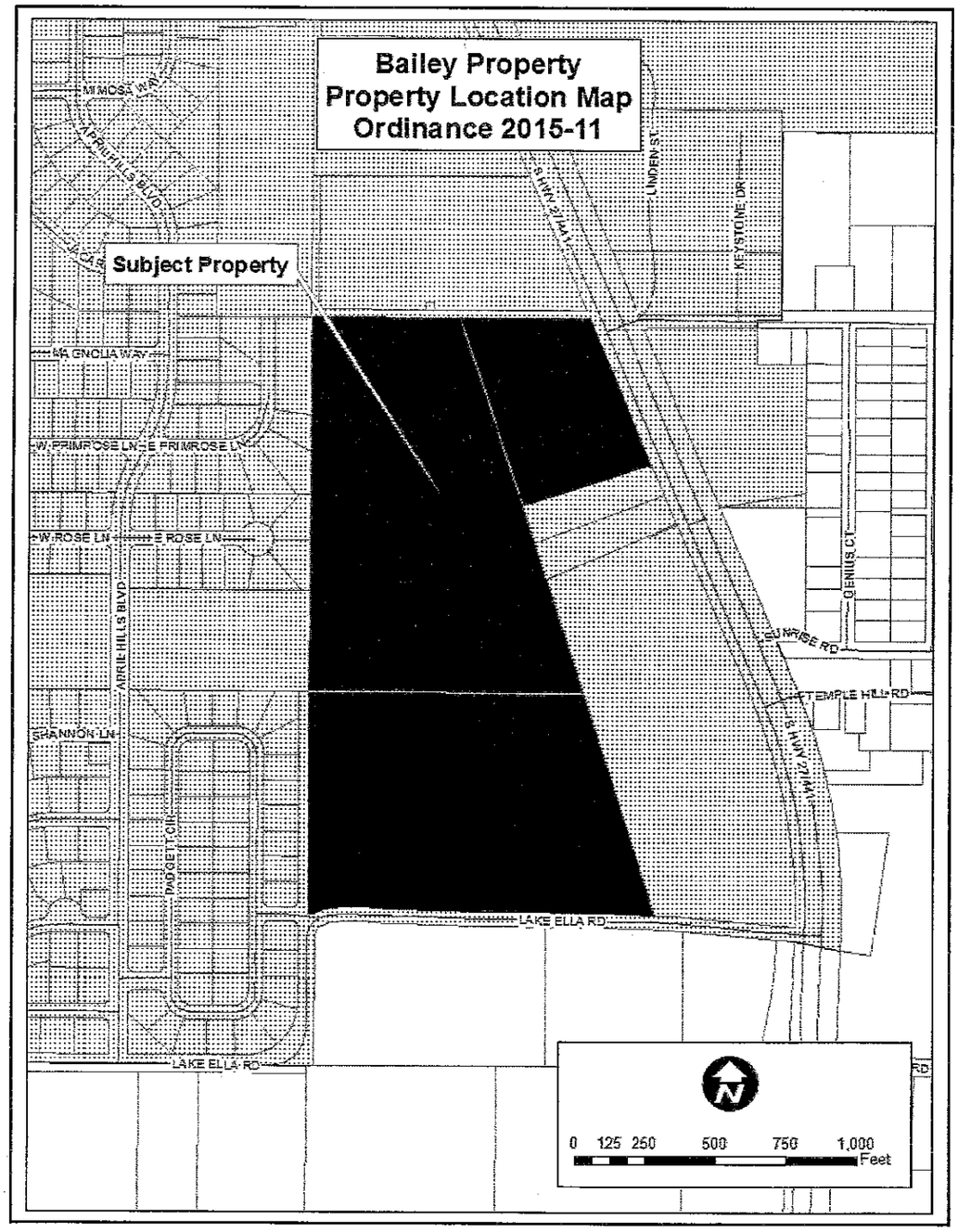

Bailey Property
Property Location Map
Ordinance 2015-11
Subject Property
MIMOSA WAY
APPLEHILLS BLVD
S HWY 21
LINDEN ST
KEYSTONE DR
MAGNOLIA WAY
W PRIMROSE LN
E PRIMROSE LN
W ROSE LN
E ROSE LN
ARRIE HILLS BLVD
GENIUS CT
SUNRISE RD
TEMPLE HILL RD
SHANNON LN
PADGETT CIR
LAKE ELLA RD
0 125 250 500 750 1,000
Feet

Exhibit "B"

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is dated the _____ day of _____, 2015 between the Town of Lady Lake, Florida (hereinafter the "Town") and Elijah Bailey, Jr. (hereinafter "Bailey").

RECITALS

1. Bailey is the owner of certain real property in Lady Lake, Florida as described in the legal description and depicted in the proposed Master Plan attached hereto (hereinafter the "Property"). This property depicted and described in the legal description and the proposed Master Plan is currently zoned Heavy Commercial pursuant to the zoning ordinances and Land Development Regulations of the Town.

2. The property described in the legal description and depicted in the attached map and hereinafter referred to as the "Property."

3. The applicant wishes to rezone the real property as described in the legal description and depicted in the attached map to PUD, Commercial.

4. At this time, the parties wish to enter into a Memorandum of Agreement pursuant to the provisions of Chapter 5, Section 4(o) of the Town's Land Development Regulations.

NOW, THEREFORE, in recognition of the foregoing, the parties agree to the following terms and conditions as part of the proposed PUD, Commercial zoning for the Property:

1. Permitted Uses: Those uses permitted by the Town's Land Development Regulations consistent with a PUD, Commercial zoning (CT, HC and LC as described in the Land Development Code) and as stated and depicted on the attached plan. The maximum number of residential units consisting of multi-family apartments and condominiums within the development will not exceed 500 units.

2. Uses Expressly Prohibited: All uses other than Permitted Uses described above.

3. Design, Development, and Setback Standards: The Property and portions of the Property may be developed and sold as single lots or as multiple lot parcels without the necessity of platting according to the following standards:

   (a) No minimum lot size is required.
   (b) No minimum lot width is required.
   (c) Maximum building height shall be thirty-five (35) feet, unless adequate fire protection measures are provided. Uninhabitable architectural features are not limited by this height restriction and are not required to meet the fire protection measures.
   (d) Parking requirements will be in accordance with Chapter 7 of the Town's Land Development Regulations for the specified use at the time of site plan approval. If a reduction of the parking requirements (shared parking) is requested for the mixed use

areas, the reduction process will be presented for approval during the Technical Review portion of the site plan approval.

(e) The maximum impervious surface ratio for the entire Property shall be limited to eighty (80) percent, including building coverage. Individual site plans with an impervious surface ratio exceeding eighty (80) percent shall be approved, so long as the impervious surface ratio for the entire Property does not exceed eighty (80) percent.

(f) Property Setbacks:

(i) All structures erected on the Property shall have zero (0) foot lot setback lines from lot lines located within the Property.
(ii) All structures erected on the Property shall have a ten (10) foot minimum setback from contiguous property not zoned residential.
(iii) All structures erected on the Property shall have a twenty (20) foot minimum setback from contiguous property zoned residential.
(iv) All structures erected on the Property shall have a minimum fifty (50) foot setback from the right of way for U.S. Highway 441/27. This setback does not apply to walls, signage and signage structures, so long as they are uninhabitable.
(v) All structures erected on the Property shall have a minimum thirty-five (35) foot setback from the right of way for Lake Ella Road. This setback does not apply to walls, signage and signage structures, so long as they are uninhabitable.
(vi) No greater setbacks or separations than those described above shall be imposed by the Town's Code of Ordinances, Land Development Regulations, or zoning ordinances, except as required by the Town's Life Safety Code.

(g) It shall be unlawful to operate a bar, lounge or night club within 200 feet of property owned or used by a church or school. Measurement shall be from the structure of the establishment to the nearest property line of the church or school.

(h) Buffers: Buffers separating the adjacent residential properties to the west and along Lake Ella Road shall be a minimum of a "Class A" Buffer.

4. Site plan approval for proposed structures on the Property shall be contingent upon compliance with Chapter 7 of the Town's Land Development Regulations and will require the certification of a professional engineer that the proposed drainage system will handle the runoff as required by Chapter 13 of the Land Development Regulations.

5. All proposed structures will be permitted by the Town only when shown to be compliant to submitted site plans. Owners shall complete all required site improvements prior to the Town issuing a Certificate of Occupancy.

6. The final Site Development Plan pursuant to the Town's Land Development Regulations [Chapter 5, Section(c)(5)(A)(1)] may be submitted in phases.

7. All structures must be permitted by the Town pursuant to site plans submitted and the owners shall install and complete all required site improvements prior to the Town issuing a Certificate of Occupancy for any permitted structure. Site plan approval shall be based upon adherence to Chapter 7 of the Town's Land Development Regulations,

provided certification of a professional engineer is given certifying that the drainage system will handle the runoff as required by Chapter 13 of the Land Development Regulations.

8. Any amendments to this Memorandum of Agreement are binding only upon execution by all parties affected.

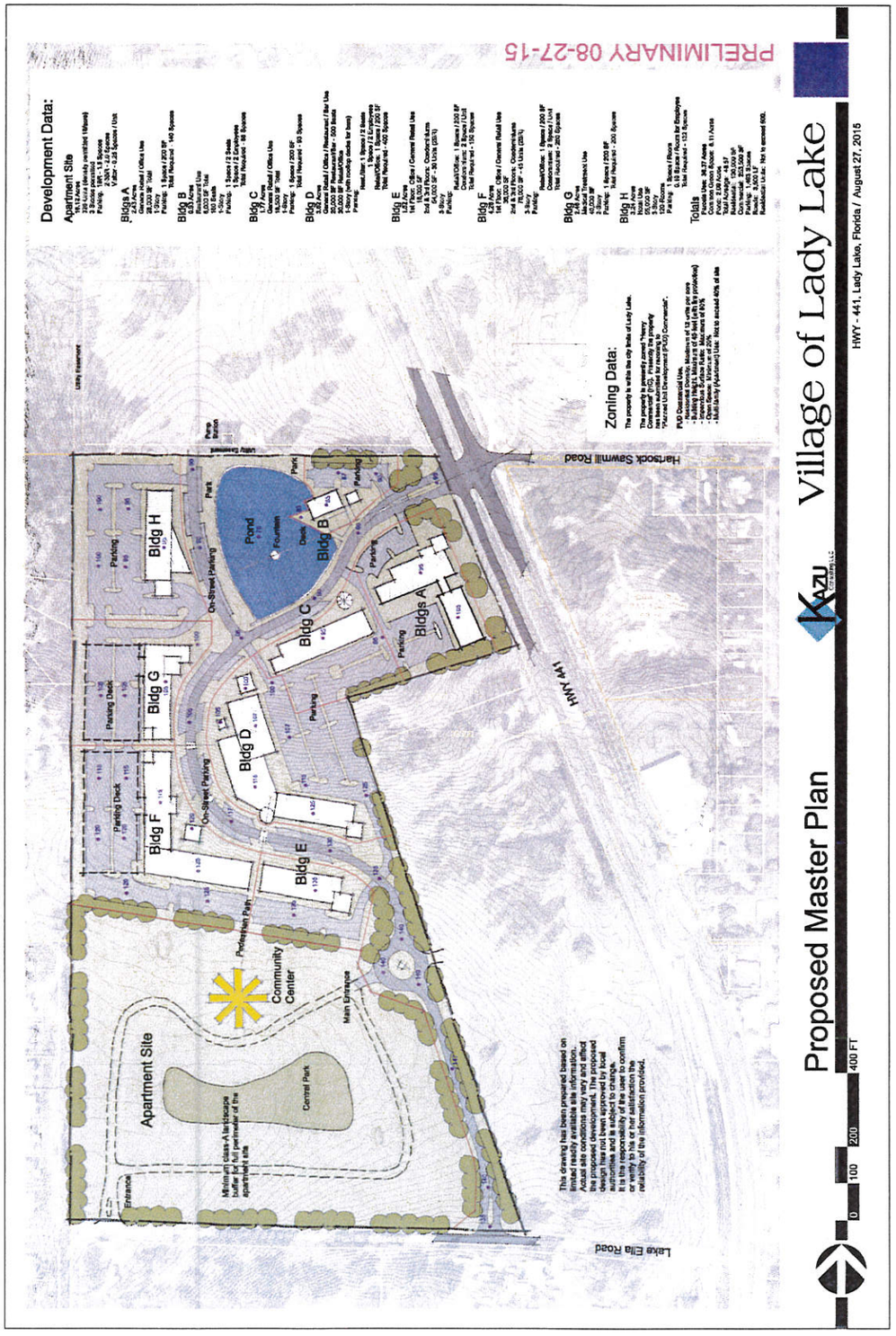
By: _____
Elijah Bailey, Jr.

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this ____ day of _____, 2015 by _____, Owner of the Property who is personally known to me or has produced _____ as identification.

_____
NOTARY PUBLIC, State of Florida
My Commission Expires:

Exhibit "C"


PRELIMINARY 08-27-15
Development Data:
Apartment Site
Zoning Data:
Village of Lady Lake
HWY - 441, Lady Lake, Florida / August 27, 2015
Proposed Master Plan
0
100
200
400 FT
Apartment Site
Community Center
Central Park
Main Entrance
Pedestrian Path
Bldg A
Bldg B
Bldg C
Bldg D
Bldg E
Bldg F
Bldg G
Bldg H
Pond
Fountain
Parking
On-Street Parking
Parking Deck
Hartsock Sawmill Road
HWY 441
Lake Ella Road

NOTES:

1) SURVEY WAS COMPLETED IN THE FIELD APRIL 29, 2005 AND ACCURATELY REFLECTS FIELD MEASUREMENTS. ALL MEASUREMENTS REFLECTED HEREON ARE FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
2) THE EXPECTED USE OF THE LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 FAC) IS SUBURBAN. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET.
3) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE MATCHED TO THE WEST LINE OF THE SE 1/4 OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AS BEING S 00°16'58" E.
4) DESCRIPTION RECORDED IN MISCELLANEOUS BOOK 19, PAGE 168, BEING THE NW 1/4 OF THE SE 1/4 OF SECTION 28 IS BLANKET IN NATURE.
5) ALL UNDERGROUND INTERIOR IMPROVEMENTS AND PUBLIC UTILITIES HAVE NOT BEEN LOCATED AND SHOWN AT THIS TIME.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SURVEYORS CERTIFICATION :

I HEREBY CERTIFY TO :
WILLIAM L. HENDRY and KATHERINE R. HENDRY
ELIJAH BAILEY, JR.
ATTORNEYS' TITLE INSURANCE COMPANY, INC.

THAT THE BOUNDARY SURVEY, AS REFLECTED HEREON, WAS PERFORMED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

STEVEN B. WILEY DATE
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
CERTIFICATE NUMBER 5951

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSE ONLY AND IS NOT VALID.

FLOOD STATEMENT :

PROPERTY AS REFLECTED HEREON LIES IN FLOOD ZONE "X" AS PER NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120639C0170D, ESTABLISHED IN 1982 AND PROVIDED THRU THE NATIONAL FLOOD INSURANCE PROGRAM.

ABBREVIATIONS AND LEGEND

N = NORTH
S = SOUTH
W = WEST
E = EAST
R/W = RIGHT OF WAY
EP = EDGE OF PAVEMENT
S.R. = STATE ROAD
⊗ = FOUND RAILROAD SPIKE
"Oo" = POWERLINE OR TELEPHONE POLE
C.R. = COUNTY ROAD
S.R. = STATE ROAD
PP = POWERLINE POLE
WV = EXISTING WATER VALVE
X---X--X = FENCE LINE
L.S. = LAND SURVEYOR
ID = IDENTIFICATION
℄ = CENTERLINE
D = DEED MEASUREMENT
F = FIELD MEASUREMENT
P.O.B. = POINT OF BEGINNING
C.M. = CONCRETE MONUMENT

PLAT OF : BOUNDARY SURVEY

OF : A PORTION OF THE SE 1/4 OF SECTION 28 TOWNSHIP 18 SOUTH, RANGE 24 EAST LAKE COUNTY, FLORIDA

FOR : WILLIAM L. and KATHERINE R. HENDRY
ELIJAH BAILEY, JR.

Springstead Engineering, Inc.
Consulting Engineers-Architects
Planners & Surveyors
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414
LB-1723

SCALE = 1" = 100'	SHEET 1 OF 1
DATE = 5/18/05	JOB NO. 0410011.000
DRAWN = SBW	FILED : D-456
FIELD BOOK L-54 PAGES 43-50	SEC. 28, T 18S, R 24E

TOWN OF LADY LAKE
REZONING APPLICATION

Tax identification/AK # _____

1. Owner's Name: Elijah Bailey, Jr.

   Mailing Address: 8768 SW 34th Avenue, Gainesville, Florida 32608

   Telephone #: _____

2. Applicant's Name: David Springstead

   Mailing Address: 727 South 14th Street, Leesburg, Florida 34748

   Telephone #: 352-787-1414

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

4. Property Address/Location: N. of Lake Ella Road; West of Highway 27/441

5. Legal Description of Property to be rezoned: Please see attached.

8. The property is located in the vicinity of the following streets:
   North of Lake Ella Road; West of Highway 27/441.

7. Area of Property: _____ Square feet 19.65+/- Acres MOL

8. Utilities: Central Water x Central Sewer x Well ____ Septic Tank____

9. Existing zoning of property: HC with prohibitions for kennels and apartments.

10. Requested zoning of property: PUD, Commercial

    Note: If the requested zoning is a Planned Unit Development (PUD), indicate type: ____ Residential, x Commercial, ____ Industrial, ____ Mixed Use, and refer to the requirements of the preliminary development plan and see Chapter 5 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;
    N/A

12. Proposed use the property: Development for commercial, condominiums and apartments.

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:

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. Please see attached.

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.

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 EIGHT (8) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEVELOPMENT DEPARTMENT.

Office Use:

Date Application Received: 8/27/15 Amended Received by: T. Carrie

Fees Paid: $1,700

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.

EXHIBIT "A"

LEGAL DESCRIPTIONS

Alternate Key #1282594

SW 1/4 OF SE 1/4 N OF CLAY ROAD--LESS BEG AT NE COR OF SW 1/4 OF SE 1/4, RUN S ALONG SAID E LINE OF SW 1/4 OF SE 1/4 TO N'LY R/W LINE OF CLAY RD, N 84DEG 15MIN 56SEC W ALONG N'LY R/W 100FT, N 17DEG 30MIN 30SEC W TO N LINE OF SW 1/4 OF SE 1/4, E ALONG SAID N LINE OF SW 1/4 OF SE 1/4 TO POB-- ORB 2975 PG 1235

Alternate Key #1282608

NW 1/4 OF SE 1/4 W OF ACL RR R/W--LESS BEG AT SE COR OF NW 1/4 OF SE 1/4, RUN N 00DEG 38MIN 56SEC E ALONG E LINE OF NW 1/4 OF SE 1/4 A DISTANCE OF 279.44 FT, N 22DEG 46MIN 58SEC W 308.37 FT, RUN S 67DEG 13MIN 02SEC W 400 FT, S 17DEG 30MIN 30SEC E TO S LINE OF NW 1/4 OF SE 1/4, E ALONG SAID S LINE OF NW 1/4 OF SE 1/4 TO POB--, LESS FROM SE COR OF NW 1/4 OF SE 1/4 RUN N 00DEG 38MIN 56SEC E 279.44 FT, N 22DEG 46MIN 58SEC W 308.37 FT FOR POB, RUN S 67DEG 13MIN 02SEC W 400 FT, N 17DEG 30MIN 30SEC W 971.23 FT TO N LINE OF NW 1/4 OF SE 1/4, S 89DEG 24MIN 17SEC E TO W'LY LINE OF RR R/W, S 22DEG 46MIN 57SEC E TO POB-- ORB 2975 PG 1235

Alternate Key #3374916

THAT PART OF ABANDONED RR R/W & THAT PART OF NW 1/4 OF SE 1/4 DESCRIBED AS FOLLOWS: FROM SE COR OF NW 1/4 OF SE 1/4 RUN N 00DEG 38MIN 56SEC E 279.44 FT, N 22DEG 46MIN 58SEC W PARALLEL WITH THE W'LY R/W LINE OF US HWY 27-441 A DIST OF 308.37 FT, N 67DEG 13MIN 02SEC E 100.48 FT TO W'LY R/W LINE OF US HWY 27, N 22DEG 46MIN 58SEC W ALONG THE W'LY R/W LINE OF US HWY 27 A DIST OF 225.72 FT FOR POB, RUN S 72DEG 51MIN 55SEC W 477.61 FT, N 17DEG 58MIN 49SEC W TO N LINE OF NW ¼ OF SE 1/4, S 89DEG 14MIN 17SEC E 446.88 FT TO A POINT ON W'LY R/W LINE OF US HWY 27, S 22DEG 46MIN 58SEC E ALONG SAID W'LY R/W LINE OF US HWY 27 TO POB |
ORB 2975 PG 1235

PROPERTY RECORD CARD

General Information

Owner Name:	BAILEY ELIJAH JR	**Alternate Key:**	1282594
Mailing Address:	8768 SW 34TH AVE GAINESVILLE, FL 32608 *Update Mailing Address*	**Parcel Number:**	28-18-24-000400002800
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	19.04670
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	SW 1/4 OF SE 1/4 N OF CLAY ROAD--LESS BEG AT NE COR OF SW | 1/4 OF SE 1/4, RUN S ALONG SAID E LINE OF SW 1/4 OF SE 1/4 | TO N'LY R/W LINE OF CLAY RD, N 84DEG 15MIN 56SEC W ALONG | N'LY R/W 100FT, N 17DEG 30MIN 30SEC W TO N LINE OF SW 1/4 OF| SE 1/4, E ALONG SAID N LINE OF SW 1/4 OF SE 1/4 TO POB-- | ORB 2975 PG 1235 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		20	AC	$0.00	$400,000.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
1706 / 1326	4/9/1999	WD	M	V	$1.00
1711 / 2377	4/28/1999	WD	M	V	$1.00
2975 / 1235	10/11/2005	WD	M	V	$1.00

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$400,000	$399,300	$399,300	5.38560	$2,150.47
LAKE COUNTY MSTU AMBULANCE	$400,000	$399,300	$399,300	0.46290	$184.84
LAKE COUNTY MSTU FIRE	$400,000	$399,300	$399,300	0.47040	$187.83
SCHOOL BOARD STATE	$400,000	$400,000	$400,000	5.74600	$2,298.40
SCHOOL BOARD LOCAL	$400,000	$400,000	$400,000	1.50000	$600.00
TOWN OF LADY LAKE	$400,000	$399,300	$399,300	3.75000	$1,497.38
ST JOHNS RIVER FL WATER MGMT DIST	$400,000	$399,300	$399,300	0.31640	$126.34
LAKE COUNTY VOTED DEBT SERVICE	$400,000	$399,300	$399,300	0.16000	$63.89
LAKE COUNTY WATER AUTHORITY	$400,000	$399,300	$399,300	0.25540	$101.98
NORTH LAKE HOSPITAL DIST	$400,000	$399,300	$399,300	1.00000	$399.30
				Total: 19.0467	**Total:** $7,610.43

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to $25,000) — *Learn More* *View the Law*

Additional Homestead Exemption (up to an additional $25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to $50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to $25,000)	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to $500)	Learn More	View the Law
Blind Exemption (up to $500)	Learn More	View the Law
Disability Exemption (up to $500)	Learn More	View the Law
Total Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption ($5000)	Learn More	View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to $25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

Exemption Savings

The exemptions marked with a ✓ above are providing a tax dollar savings of: $0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More	View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More	View the Law
✓ Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More	View the Law
Conservation Classification Assessment Limitation	Learn More	View the Law
Agricultural Classification	Learn More	View the Law

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: $8.26

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Property data last updated on 12 July 2015.

PROPERTY RECORD CARD

General Information

Owner Name:	BAILEY ELIJAH JR	**Alternate Key:**	1282608
Mailing Address:	8768 SW 34TH AVE GAINESVILLE, FL 32608 *Update Mailing Address*	**Parcel Number:**	28-18-24-000400002700
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	19.04670
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	NW 1/4 OF SE 1/4 W OF ACL RR R/W--LESS BEG AT SE COR OF NW | 1/4 OF SE 1/4, RUN N 00DEG 38MIN 56SEC E ALONG E LINE OF NW | 1/4 OF SE 1/4 A DISTANCE OF 279.44 FT, N 22DEG 46MIN 58SEC W| 308.37 FT, RUN S 67DEG 13MIN 02SEC W 400 FT, S 17DEG 30MIN | 30SEC E TO S LINE OF NW 1/4 OF SE 1/4, E ALONG SAID S LINE | OF NW 1/4 OF SE 1/4 TO POB--, LESS FROM SE COR OF NW 1/4 OF | SE 1/4 RUN N 00DEG 38MIN 56SEC E 279.44 FT, N 22DEG 46MIN | 58SEC W 308.37 FT FOR POB, RUN S 67DEG 13MIN 02SEC W 400 FT,| N 17DEG 30MIN 30SEC W 971.23 FT TO N LINE OF NW 1/4 OF SE | 1/4, S 89DEG 24MIN 17SEC E TO W'LY LINE OF RR R/W, S 22DEG | 46MIN 57SEC E TO POB-- | ORB 2975 PG 1235 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		20.9	AC	$0.00	$418,000.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
1093 / 1489	1/1/1991	WD	Q	V	$50,000.00
1706 / 1326	4/9/1999	WD	M	V	$300,000.00
1711 / 2377	4/28/1999	WD	M	V	$1.00
2975 / 1235	10/11/2005	WD	M	V	$1.00

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$418,000	$417,268	$417,268	5.38560	$2,247.24
LAKE COUNTY MSTU AMBULANCE	$418,000	$417,268	$417,268	0.46290	$193.15
LAKE COUNTY MSTU FIRE	$418,000	$417,268	$417,268	0.47040	$196.28
SCHOOL BOARD STATE	$418,000	$418,000	$418,000	5.74600	$2,401.83
SCHOOL BOARD LOCAL	$418,000	$418,000	$418,000	1.50000	$627.00
TOWN OF LADY LAKE	$418,000	$417,268	$417,268	3.75000	$1,564.76
ST JOHNS RIVER FL WATER MGMT DIST	$418,000	$417,268	$417,268	0.31640	$132.02
LAKE COUNTY VOTED DEBT SERVICE	$418,000	$417,268	$417,268	0.16000	$66.76
LAKE COUNTY WATER AUTHORITY	$418,000	$417,268	$417,268	0.25540	$106.57

NORTH LAKE HOSPITAL DIST	$418,000	$417,268	$417,268	1.00000	$417.27
				Total: 19.0467	**Total:** $7,952.88

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to $25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional $25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to $50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to $25,000)	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to $500)	Learn More	View the Law
Blind Exemption (up to $500)	Learn More	View the Law
Disability Exemption (up to $500)	Learn More	View the Law
Total Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption ($5000)	Learn More	View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to $25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

Exemption Savings

The exemptions marked with a ✓ above are providing a tax dollar savings of: $0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

	Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More	View the Law
	Save Our Homes Assessment Transfer (Portability)	Learn More	View the Law
✓	Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More	View the Law
	Conservation Classification Assessment Limitation	Learn More	View the Law
	Agricultural Classification	Learn More	View the Law

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: $8.64

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Property data last updated on 12 July 2015.

PROPERTY RECORD CARD

General Information

Owner Name:	BAILEY ELIJAH JR	**Alternate Key:**	3374916
Mailing Address:	8768 SW 34TH AVE GAINESVILLE, FL 32608 *Update Mailing Address*	**Parcel Number:**	28-18-24-000400002701
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	19.04670
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	THAT PART OF ABANDONED RR R/W & THAT PART OF NW 1/4 OF SE | 1/4 DESCRIBED AS FOLLOWS: FROM SE COR OF NW 1/4 OF SE 1/4 | RUN N 00DEG 38MIN 56SEC E 279.44 FT, N 22DEG 46MIN 58SEC W | PARALLEL WITH THE W'LY R/W LINE OF US HWY 27-441 A DIST OF | 308.37 FT, N 67DEG 13MIN 02SEC E 100.48 FT TO W'LY R/W LINE | OF US HWY 27, N 22DEG 46MIN 58SEC W ALONG THE W'LY R/W LINE | OF US HWY 27 A DIST OF 225.72 FT FOR POB, RUN S 72DEG 51MIN | 55SEC W 477.61 FT, N 17DEG 58MIN 49SEC W TO N LINE OF NW 1/4| OF SE 1/4, S 89DEG 14MIN 17SEC E 446.88 FT TO A POINT ON | W'LY R/W LINE OF US HWY 27, S 22DEG 46MIN 58SEC E ALONG SAID| W'LY R/W LINE OF US HWY 27 TO POB | ORB 2975 PG 1235 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		6.68	AC	$0.00	$334,000.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
1711 / 2377	4/28/1999	WD	M	V	$1.00
2930 / 694	8/8/2005	QC	U	V	$0.00
2975 / 1235	10/11/2005	WD	M	V	$2,800,000.00

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$334,000	$334,000	$334,000	5.38560	$1,798.79
LAKE COUNTY MSTU AMBULANCE	$334,000	$334,000	$334,000	0.46290	$154.61
LAKE COUNTY MSTU FIRE	$334,000	$334,000	$334,000	0.47040	$157.11
SCHOOL BOARD STATE	$334,000	$334,000	$334,000	5.74600	$1,919.16
SCHOOL BOARD LOCAL	$334,000	$334,000	$334,000	1.50000	$501.00
TOWN OF LADY LAKE	$334,000	$334,000	$334,000	3.75000	$1,252.50
ST JOHNS RIVER FL WATER MGMT DIST	$334,000	$334,000	$334,000	0.31640	$105.68
LAKE COUNTY VOTED DEBT SERVICE	$334,000	$334,000	$334,000	0.16000	$53.44
LAKE COUNTY WATER AUTHORITY	$334,000	$334,000	$334,000	0.25540	$85.30

NORTH LAKE HOSPITAL DIST	$334,000	$334,000	$334,000	1.00000	$334.00
				Total: 19.0467	**Total:** $6,361.59

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to $25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional $25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to $50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to $25,000)	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to $500)	Learn More	View the Law
Blind Exemption (up to $500)	Learn More	View the Law
Disability Exemption (up to $500)	Learn More	View the Law
Total Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption ($5000)	Learn More	View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to $25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

Exemption Savings

The exemptions marked with a ✓ above are providing a tax dollar savings of: $0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More	View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More	View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More	View the Law
Conservation Classification Assessment Limitation	Learn More	View the Law
Agricultural Classification	Learn More	View the Law

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: $0.00

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Property data last updated on 12 July 2015.

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

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

August 31, 2015

RE: Ordinance #2015-11

Dear Property Owner:

Applicant, David Springstead, has submitted an application on behalf of Elijah Bailey, Jr., for property located north of Lake Ella Road, and west of Highway 27/441. The property includes approximately 38.37± acres (referenced by alternate key numbers #1282594, #1282608, #3374916) in Section 28, Township 18 South, Range 24 East, currently in the Town of Lady Lake, Florida.

Pursuant to the provisions of the Town of Lady Lake Land Development Regulations, the applicant is requesting to rezone the properties to Planned Unit Development (PUD) to allow the following uses; General Retail, Office Use, Restaurants, Apartments, Condominiums, Hotels, Restaurant with Bar, and Medical Treatment Use. The petition is scheduled for the following dates:

PLANNING AND ZONING BOARD - Monday, September 14, 2015, at 5:30 p.m.
COMMISSION MEETING (1st Reading) - Monday, October 5, 2015, at 6:00 p.m.
COMMISSION MEETING (2nd Reading) - Monday, October 19, 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) 751-1521 or via email at tcarroll@ladylake.org.

Sincerely,

Thad Carroll, AICP
Growth Management Director

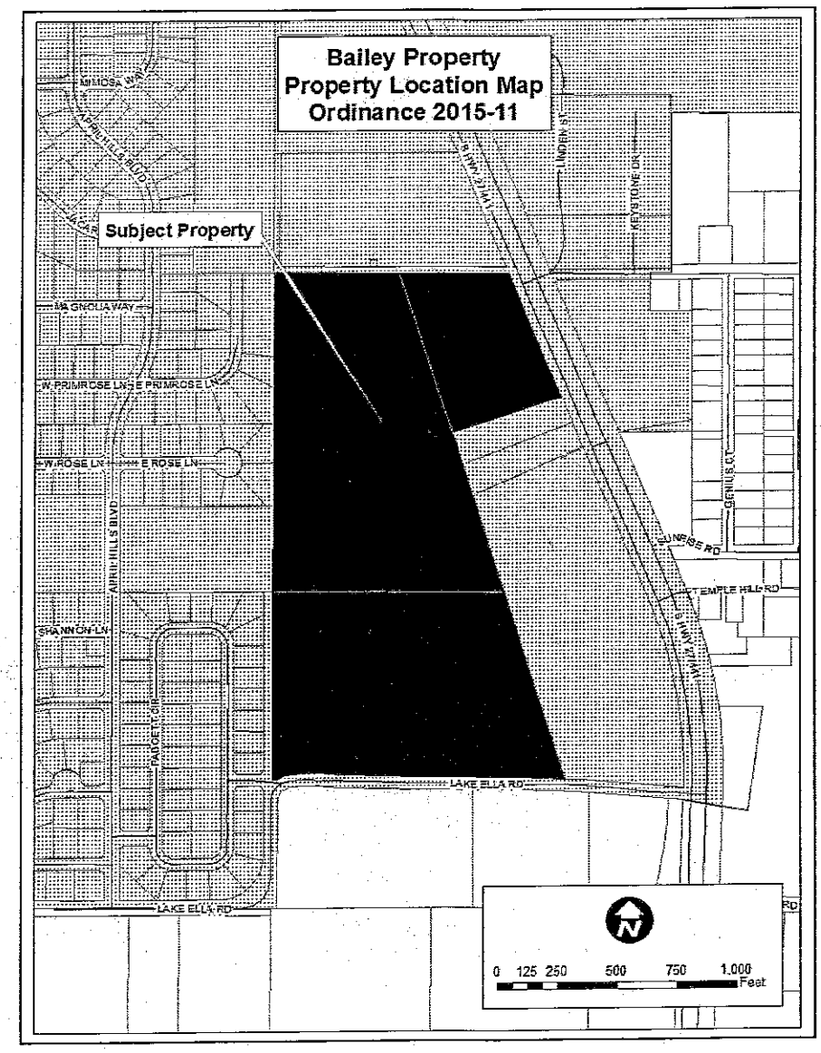
EXHIBIT "A"
Legal Description

Alternate Key # 1282594: SW 1/4 OF SE 1/4 N OF CLAY ROAD--LESS BEG AT NE COR OF SW 1/4 OF SE 1/4, RUN S ALONG SAID E LINE OF SW 1/4 OF SE 1/4 TO N'LY R/W LINE OF CLAY RD, N 84DEG 15MIN 56SEC W ALONG N'LY R/W 100FT, N 17DEG 30MIN 30SEC W TO N LINE OF SW 1/4 OF SE 1/4, E ALONG SAID N LINE OF SW 1/4 OF SE 1/4 TO POB-- ORB 2975 PG 1235

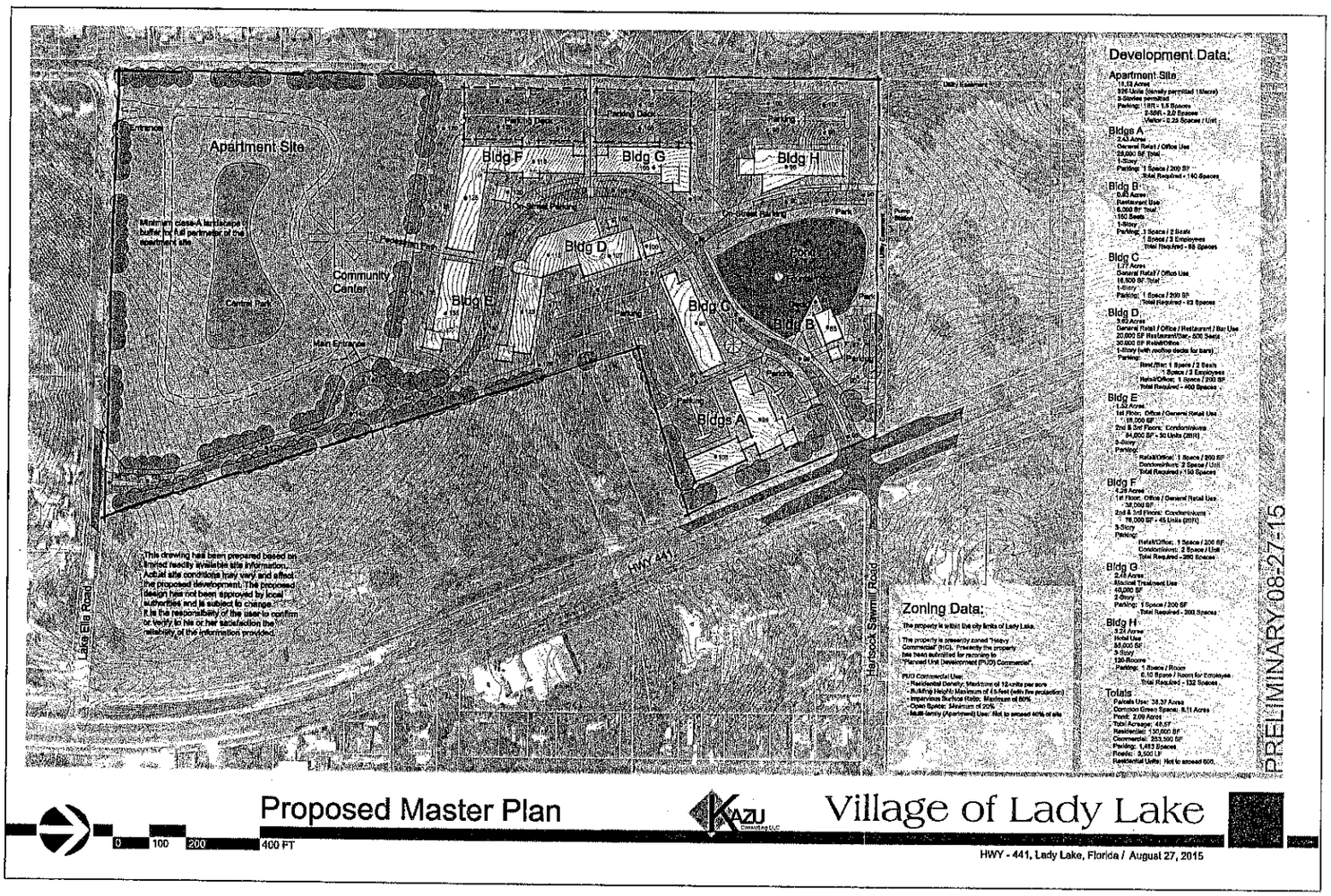
Alternate Key # 1282608: NW 1/4 OF SE 1/4 W OF ACL RR R/W--LESS BEG AT SE COR OF NW 1/4 OF SE 1/4, RUN N 00DEG 38MIN 56SEC E ALONG E LINE OF NW 1/4 OF SE 1/4 A DISTANCE OF 279.44 FT, N 22DEG 46MIN 58SEC W 308.37 FT, RUN S 67DEG 13MIN 02SEC W 400 FT, S 17DEG 30MIN 30SEC E TO S LINE OF NW 1/4 OF SE 1/4, E ALONG SAID S LINE OF NW 1/4 OF SE 1/4 TO POB--, LESS FROM SE COR OF NW 1/4 OF SE 1/4 RUN N 00DEG 38MIN 56SEC E 279.44 FT, N 22DEG 46MIN 58SEC W 308.37 FT FOR POB, RUN S 67DEG 13MIN 02SEC W 400 FT, N 17DEG 30MIN 30SEC W 971.23 FT TO N LINE OF NW 1/4 OF SE 1/4, S 89DEG 24MIN 17SEC E TO W'LY LINE OF RR R/W, S 22DEG 46MIN 57SEC E TO POB--ORB 2975 PG 1235

Alternate Key # 3374916: THAT PART OF ABANDONED RR R/W & THAT PART OF NW 1/4 OF SE 1/4 DESCRIBED AS FOLLOWS: FROM SE COR OF NW 1/4 OF SE 1/4 RUN N 00DEG 38MIN 56SEC E 279.44 FT, N 22DEG 46MIN 58SEC W PARALLEL WITH THE W'LY R/W LINE OF US HWY 27-441 A DIST OF 308.37 FT, N 67DEG 13MIN 02SEC E 100.48 FT TO W'LY R/W LINE OF US HWY 27, N 22DEG 46MIN 58SEC W ALONG THE W'LY R/W LINE OF US HWY 27 A DIST OF 225.72 FT FOR POB, RUN S 72DEG 51MIN 55SEC W 477.61 FT, N 17DEG 58MIN 49SEC W TO N LINE OF NW ¼ OF SE 1/4, S 89DEG 14MIN 17SEC E 446.88 FT TO A POINT ON W'LY R/W LINE OF US HWY 27, S 22DEG 46MIN 58SEC E ALONG SAID W'LY R/W LINE OF US HWY 27 TO POB -- ORB 2975 PG 1235

Property Location Map



CONCEPTUAL PLAN



BERG PATSY D
34285 BLACK BASS CIR
FRUITLAND PARK, FL, 34731

CHAPMAN TODD
3029 ISOLA BELLA BLVD
MOUNT DORA, FL, 32757

COPELAND JOHNNIE MAE
1246 PADGETT CIR
LADY LAKE, FL, 32159

DAVENPORT KIMBERLY ANN
321 E ROSE LN
LADY LAKE, FL, 32159

EL SABBAGH JIMMY & CRYSTAL M
1242 PADGETT CIR
LADY LAKE, FL, 32159

FIRST NATIONAL BANK OF MOUNT DORA
PO BOX 95
MOUNT DORA, FL, 32756

GESSNER MARK E & ANN V
323 E ROSE LN
LADY LAKE, FL, 32159

GOODRIDGE WAYNE & TAMMY
100 ROSE AVE
FRUITLAND PARK, FL, 34731

GRAVELLE CHRIS JR & REBECCA
1248 PADGETT CIR
LADY LAKE, FL, 32159

HOLLAND PAUL W & KIM K
322 E ROSE LN
LADY LAKE, FL, 32159

HYATT LINDA G
8143 E DEWEY ROBBINS RD
HOWEY IN THE HILLS, FL, 34737

JUSTIN HOMES INC
710 W NEW YORK AVE
DELAND, FL, 32720

LENNON KRISTY M
324 E PRIMROSE LN
LADY LAKE, FL, 32159

LIATSOS ELENI G
6118 MARKHAM RD
SANFORD, FL, 32771

NATES TOYS LLC
5619 ANEROCK RD
ORLANDO, FL, 32810

PHILLIPS LARRY M TRUSTEE
PO BOX 491907
LEESBURG, FL, 34749

PUTNEY SARAH
7821 ALTAVAN AVE
ORLANDO, FL, 32822

SCHLICHT EARL L & DORIS M TRUSTEES
PO BOX 1307
LADY LAKE, FL, 32158

STEELE KYLE W
1254 PADGETT CIR
LADY LAKE, FL, 32159

SULLIVAN ALICE MARIE
326 E PRIMROSE LN
LADY LAKE, FL, 32159

TRUSS JAMES J III
1240 PADGETT CIR
LADY LAKE, FL, 32159

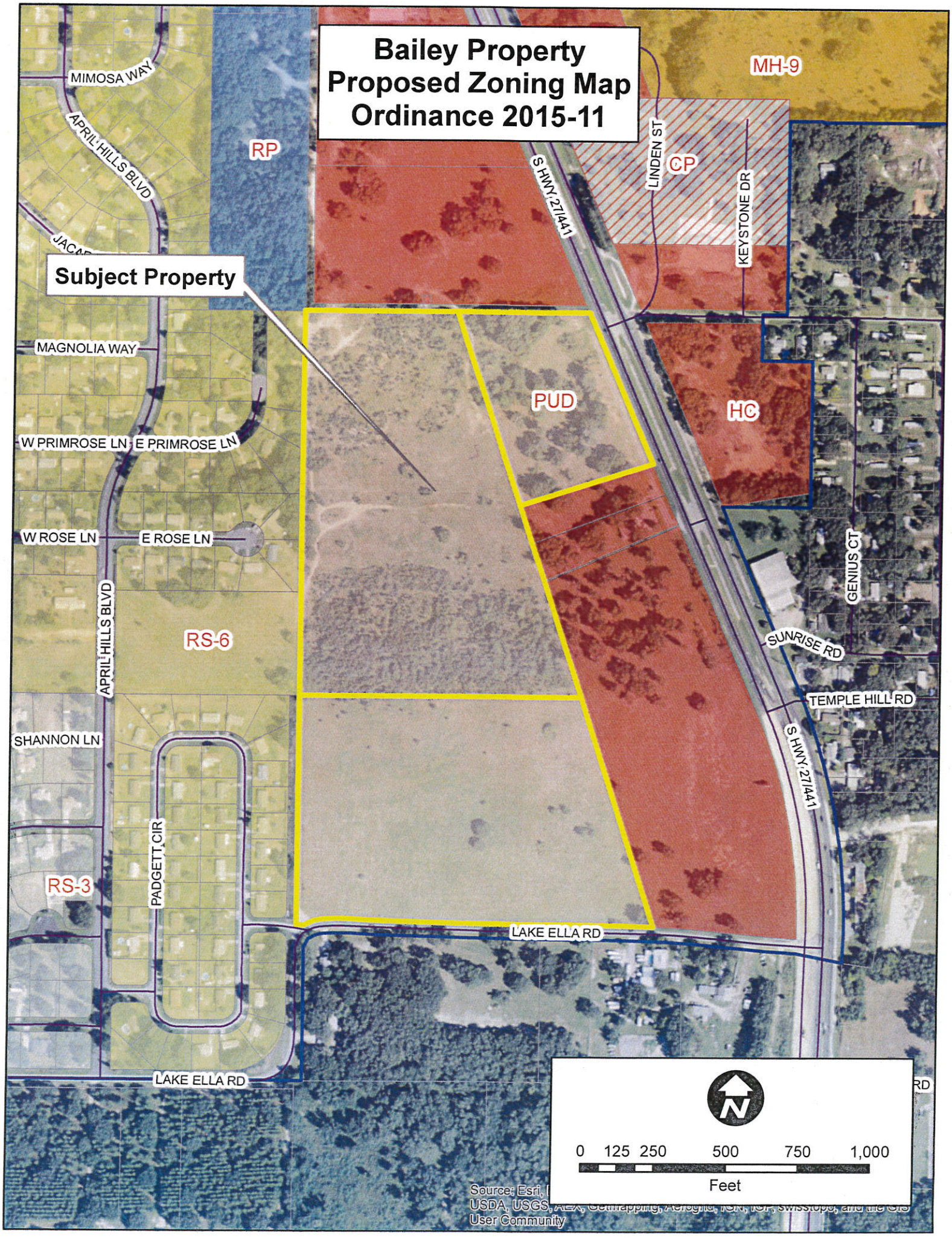
ULGENER DENNIS R
PO BOX 490194
LEESBURG, FL, 34749

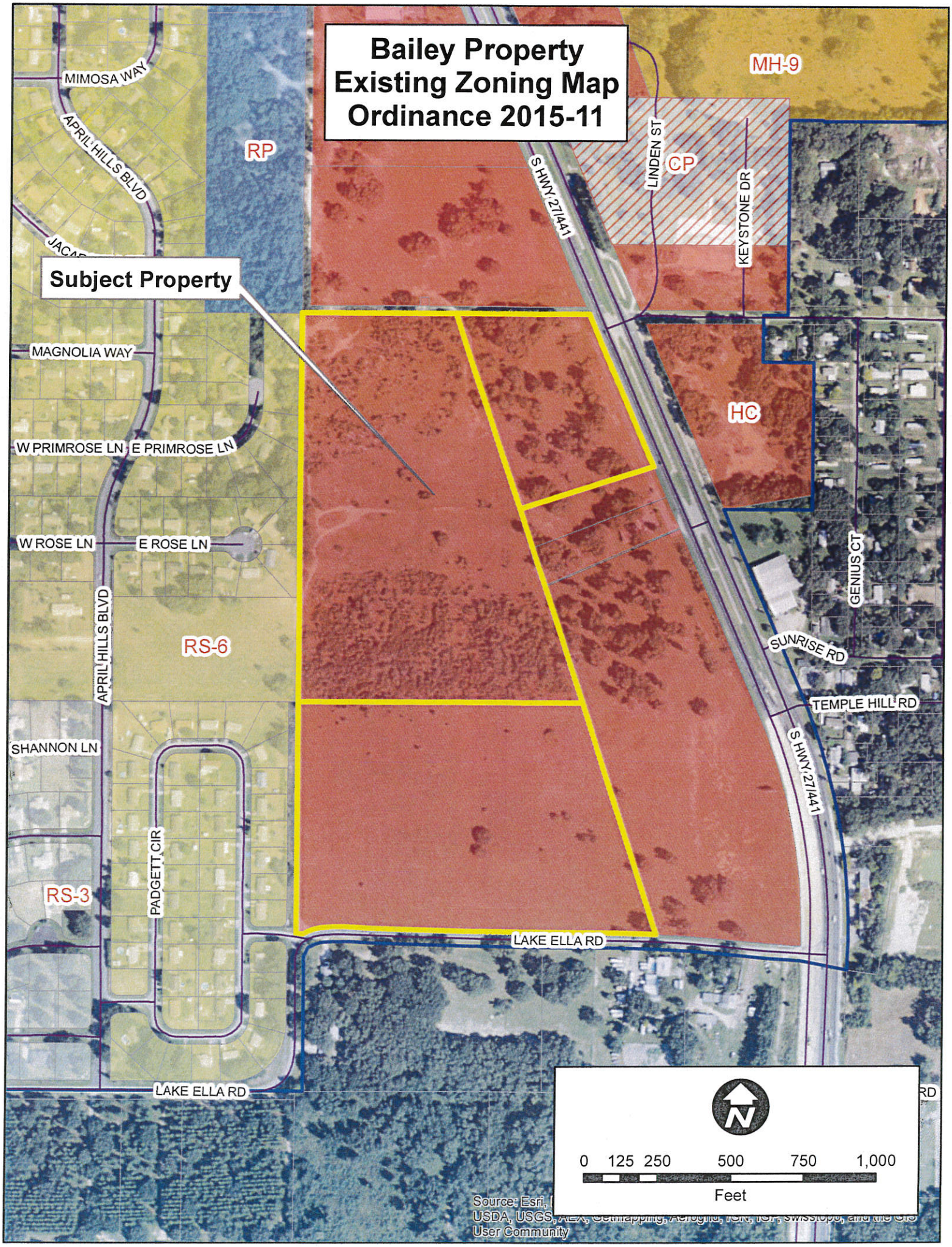
VATHRODER ROBERT J & VICKY A
02626 LAKE ELLA RD
FRUITLAND PARK, FL, 34731

WEYMOUTH GAILMARIE
1252 PADGETT CIR
LADY LAKE, FL, 32159

WHITT J MICHAEL & MARY H TRUSTEES
9624 SAN FERNANDO CT
HOWEY IN THE HILLS, FL, 34737

WILLIAMS JUNE G
PO BOX 491753
LEESBURG, FL, 34749


Bailey Property
Proposed Zoning Map
Ordinance 2015-11
Subject Property
MH-9
RP
CP
HC
PUD
RS-6
RS-3
MIMOSA WAY
APRIL HILLS BLVD
MAGNOLIA WAY
W PRIMROSE LN
E PRIMROSE LN
W ROSE LN
E ROSE LN
SHANNON LN
PADGETT CIR
LAKE ELLA RD
S HWY 27/441
LINDEN ST
KEYSTONE DR
GENIUS CT
SUNRISE RD
TEMPLE HILL RD
0 125 250 500 750 1,000
Feet
Source: Esri,
USDA, USGS,
User Community


Bailey Property
Existing Zoning Map
Ordinance 2015-11
Subject Property
MH-9
RP
CP
HC
RS-6
RS-3
MIMOSA WAY
APRIL HILLS BLVD
MAGNOLIA WAY
W PRIMROSE LN
E PRIMROSE LN
W ROSE LN
E ROSE LN
SHANNON LN
PADGETT CIR
LAKE ELLA RD
S HWY 27/441
LINDEN ST
KEYSTONE DR
GENIUS CT
SUNRISE RD
TEMPLE HILL RD
0 125 250 500 750 1,000
Feet
Source: Esri,
USDA, USGS,
User Community

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE FL 32159

INSTRUMENT #2011096182
OR BK 4081 PG 649 - 652 (4 PGS)
DATE: 10/10/2011 10:39:08 AM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES $35.50

RETURN

ORDINANCE NO. 2011-19

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY BEING 51.81 +/- ACRES OF LAND OWNED BY ELIJAH BAILEY, JR., MICHAEL AND MARY WHITT TRUSTEES, AND TODD AND LISA CHAPMAN, REFERENCED BY ALTERNATE KEY NUMBERS 1282594, 1282608, 3374916, 3793910 AND 3793911, LOCATED NORTH OF LAKE ELLA ROAD AND WEST OF HWY 27/441 WITHIN THE TOWN LIMITS OF LADY LAKE IN LAKE COUNTY, FLORIDA; REZONING SUBJECT PROPERTY FROM TOWN OF LADY LAKE PLANNED UNIT DEVELOPMENT (PUD) TO TOWN OF LADY LAKE HEAVY COMMERCIAL (HC) 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.

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 Lady Lake, Lake County, Florida, and described in Exhibit "A" hereto, a request has been made that the property be rezoned from "Planned Unit Development" to "Heavy Commercial". 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 to "Heavy Commercial", with the prohibition of the uses of "Apartments" and "Kennels : Boarding".

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. 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 3rd **DAY OF** October **, 2011.**

TOWN OF LADY LAKE, FLORIDA

James Richards, Mayor

ATTEST:

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

Derek Schroth, Town Attorney

EXHIBIT "A"
Legal Description and Map

The Following Properties Located in Section 28 Township 18 South Range 24 East:

Alternate Key # 1282594

SW 1/4 OF SE 1/4 N OF CLAY ROAD--LESS BEG AT NE COR OF SW 1/4 OF SE 1/4, RUN S ALONG SAID E LINE OF SW 1/4 OF SE 1/4 TO N'LY R/W LINE OF CLAY RD, N 84DEG 15MIN 56SEC W ALONG N'LY R/W 100FT, N 17DEG 30MIN 30SEC W TO N LINE OF SW 1/4 OF SE 1/4, E ALONG SAID N LINE OF SW 1/4 OF SE 1/4 TO POB-- ORB 2975 PG 1235

Alternate Key # 1282608

NW 1/4 OF SE 1/4 W OF ACL RR R/W--LESS BEG AT SE COR OF NW 1/4 OF SE 1/4, RUN N 00DEG 38MIN 56SEC E ALONG E LINE OF NW 1/4 OF SE 1/4 A DISTANCE OF 279.44 FT, N 22DEG 46MIN 58SEC W 308.37 FT, RUN S 67DEG 13MIN 02SEC W 400 FT, S 17DEG 30MIN 30SEC E TO S LINE OF NW 1/4 OF SE 1/4, E ALONG SAID S LINE OF NW 1/4 OF SE 1/4 TO POB--, LESS FROM SE COR OF NW 1/4 OF SE 1/4 RUN N 00DEG 38MIN 56SEC E 279.44 FT, N 22DEG 46MIN 58SEC W 308.37 FT FOR POB, RUN S 67DEG 13MIN 02SEC W 400 FT, N 17DEG 30MIN 30SEC W 971.23 FT TO N LINE OF NW 1/4 OF SE 1/4, S 89DEG 24MIN 17SEC E TO W'LY LINE OF RR R/W, S 22DEG 46MIN 57SEC E TO POB--ORB 2975 PG 1235

Alternate Key # 3374916

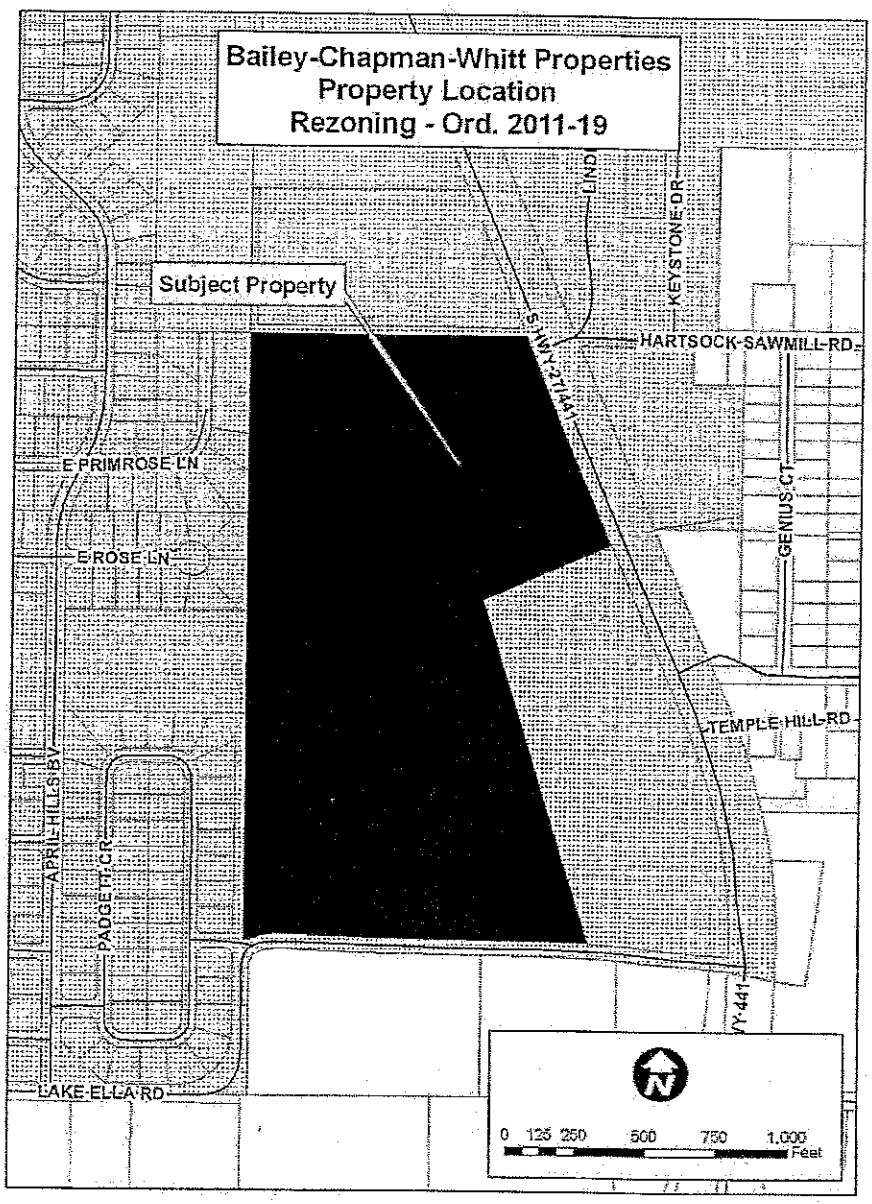
THAT PART OF ABANDONED RR R/W & THAT PART OF NW 1/4 OF SE 1/4 DESCRIBED AS FOLLOWS: FROM SE COR OF NW 1/4 OF SE 1/4 RUN N 00DEG 38MIN 56SEC E 279.44 FT, N 22DEG 46MIN 58SEC W PARALLEL WITH THE W'LY R/W LINE OF US HWY 27-441 A DIST OF 308.37 FT, N 67DEG 13MIN 02SEC E 100.48 FT TO W'LY R/W LINE OF US HWY 27, N 22DEG 46MIN 58SEC W ALONG THE W'LY R/W LINE OF US HWY 27 A DIST OF 225.72 FT FOR POB, RUN S 72DEG 51MIN 55SEC W 477.61 FT, N 17DEG 58MIN 49SEC W TO N LINE OF NW ¼ OF SE 1/4, S 89DEG 14MIN 17SEC E 446.88 FT TO A POINT ON W'LY R/W LINE OF US HWY 27, S 22DEG 46MIN 58SEC E ALONG SAID W'LY R/W LINE OF US HWY 27 TO POB -- ORB 2975 PG 1235

Alternate Key # 3793910

FROM NW COR OF SE 1/4 OF SE 1/4 RUN N 00DEG 38MIN 56SEC E 279.44 FT, N 22DEG 46MIN 58SEC W PARALLEL WITH THE W'LY R/W LINE OF US HWY 27 A DIST OF 308.37 FT FOR POB, RUN S 67DEG 13MIN 02SEC W 400 FT & PT A, RETURN TO POB, RUN N 67DEG 13MIN 02SEC E 100.48 FT TO W'LY R/W LINE OF US HWY 27, N 22DEG 46MIN 58SEC W ALONG THE W'LY R/W LINE OF US HWY 27 A DIST OF 112.86 FT, S 69DEG 44MIN 02SEC W 488.35 FT, S 17DEG 58MIN 49SEC E TO PT A -- ORB 2930 PG 703 ORB 3733 PG 1027

Alternate Key # 3793911

FROM NW COR OF SE 1/4 OF SE 1/4 RUN N 00DEG 38MIN 56SEC E ALONG E LINE OF NW 1/4 OF SE 1/4 A DIST OF 279.44 FT, N 22DEG 46MIN 58SEC W PARALLEL WITH THE W'LY R/W LINE OF US HWY 27 A DIST OF 308.37 FT, N 67DEG 13MIN 02SEC E 100.48 FT TO W'LY R/W LINE OF US HWY 27, N 22DEG 46MIN 58SEC W ALONG W'LY R/W LINE OF US HWY 27 A DIST OF 112.86 FT FOR POB, RUN S 69DEG 44MIN 02SEC W 488.35 FT, N 17DEG 58MIN 49SEC W 138.91 FT, N 72DEG 51MIN 55SEC E 477.61 FT TO W R/W LINE OF US HWY 27, S 23DEG 16MIN 06SEC E ALONG SAID R/W 112.86 FT TO POB -- ORB 1845 PG 1276 ORB 3918 PG 2454


Bailey-Chapman-Whitt Properties
Property Location
Rezoning - Ord. 2011-19
Subject Property
LIND
KEYSTONE DR
HARTSOCK-SAWMILL-RD
GENIUS CT
E PRIMROSE LN
E ROSE LN
APRIL HILLS BV
PADGETT CR
TEMPLE HILL RD
LAKE ELLA RD
0 125 250 500 750 1,000
Feet

CFN 2005161862
Bk 02977 Pgs 0581 - 592; (12pgs)
DATE: 10/13/2005 01:45:46 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 103.50

ORDINANCE NO. 2005-20

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTIES OWNED BY WILLIAM L. & KATHERINE R. HENDRY AND LISA & TODD CHAPMAN; LOCATED WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA; REZONING SUBJECT PROPERTIES FROM LADY LAKE LIGHT COMMERCIAL "LC" AND LAKE COUNTY AGRICULTURE "AG" TO LADY LAKE PLANNED UNIT DEVELOPMENT "PUD"; 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.

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 the Town limits of the Town of Lady Lake, and described in Exhibit "A" hereto, a request has been made that the property be zoned to "Planned Unit Development", as described in the Memorandum of Agreement "Exhibit B", and shown on the Bubble Plan "Exhibit C". 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 to "Planned Unit Development".

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE, FL 32159

R

Section 2. 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 10th day of October, 2005.

Max Pullen, Mayor

Sue Gay, Town Clerk

ATTEST:

Town Attorney

Passed on First Reading 4-21-05
Passed on Second and Final Reading 10-6-05

EXHIBIT "A"

Legal Description:

PARCEL"A" - HENDRY

THE NORTHWEST ¼ OF THE SOUTHEAST ¼, LYING WEST OF THE ACL RAILROAD, AND LESS: BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼, RUN NORTH 00° 38' 56" E., ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ A DISTANCE OF 279.44 FEET, THENCE NORTH 22° 46' 58" W. 308.37 FEET, RUN SOUTH 67° 13' 02" W., 400 FEET, THENCE SOUTH 17° 30" 30" E., TO THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼, THENCE EAST ALONG SAID SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ TO THE POINT OF BEGINNING, IN SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND

THE SOUTHWEST ¼ OF THE SOUTHEAST 1/4, LYING NORTH OF CLAY ROAD, LESS: BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, RUN SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ TO THE NORTHERLY RIGHT OF WAY LINE OF SAID CLAY ROAD, THENCE NORTH 84° 15' 56" W. ALONG NORTHERLY RIGHT OF WAY 100 FEET, THENCE NORTH 17° 30' 30" W. TO THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ TO THE POINT OF BEGINNING, IN SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND

THAT PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ IN SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 28, RUN THENCE NORTH 00° 38' 56" EAST ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 28, A DISTANCE OF 279.44 FEET; THENCE NORTH 22° 46' 58" WEST PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 27-441, A DISTANCE OF 308.37 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN THENCE NORTH 67° 13' 02" EAST, A DISTANCE 0F 99.48 FEET TO THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 27-441, THENCE NORTH 22° 46' 58" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 27-441, A DISTANCE OF 789.80 FEET TO THE NORTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 28, THENCE NORTH 89° 24' 17" WEST ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 28, A DISTANCE OF 108.38 FEET, THENCE SOUTH 22° 46' 58" EAST PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 27-441, A DISTANCE OF 832.80 FEET TO THE POINT OF BEGINNING.

LESS:

THAT PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ IN SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 28, RUN THENCE NORTH 00° 38' 56" EAST (N00°07'37"E FLORIDA GRID EAST ZONE)

ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST ¼ OF SAID SECTION 28, A DISTANCE OF 279.44 FEET; THENCE NORTH 22° 46' 58" WEST (N23°15'17"W FLORIDA GRID EAST ZONE) PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27-441, A DISTANCE OF 308.37 FEET; THENCE NORTH 67° 13' 02" EAST (N66° 44' 43" E FLORIDA GRID EAST ZONE), A DISTANCE OF 100.48 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27-441, THENCE NORTH 22° 46' 58" WEST (N23° 16' 06" W FLORIDA GRID EAST ZONE) ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27-441, A DISTANCE OF 112.86 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY RUN S69° 44' 02" W FLORID GRID EAST ZONE 488.35 FEET; THENCE N17°58' 49" W FLORIDA GRID EAST ZONE 138.91 FEET; THENCE N72°51'55"E FLORIDA GRID EAST ZONE 477.61 FEET TO THE RIGHT OF WAY OF U.S. HIGHWAY NO. 27-441; THENCE S 23° 16' 06" E FLORIDA GRID EAST ZONE ALONG SAID RIGHT OF WAY 112.86 FEET TO THE POINT OF BEGINNING.

PARCEL "B" - CHAPMAN

THAT PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ IN SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 28, RUN THENCE NORTH 00° 38' 56" EAST (N00°07'37"E FLORIDA GRID EAST ZONE) ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST ¼ OF SAID SECTION 28, A DISTANCE OF 279.44 FEET; THENCE NORTH 22° 46' 58" WEST (N23°15'17"W FLORIDA GRID EAST ZONE) PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27-441, A DISTANCE OF 308.37 FEET; THENCE NORTH 67° 13' 02" EAST (N66° 44' 43" E FLORIDA GRID EAST ZONE), A DISTANCE OF 100.48 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27-441, THENCE NORTH 22° 46' 58" WEST (N23° 16' 06" W FLORIDA GRID EAST ZONE) ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27-441, A DISTANCE OF 112.86 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY RUN S69° 44' 02" W FLORID GRID EAST ZONE 488.35 FEET; THENCE N17°58' 49" W FLORIDA GRID EAST ZONE 138.91 FEET; THENCE N72°51'55"E FLORIDA GRID EAST ZONE 477.61 FEET TO THE RIGHT OF WAY OF U.S. HIGHWAY NO. 27-441; THENCE S 23° 16' 06" E FLORIDA GRID EAST ZONE ALONG SAID RIGHT OF WAY 112.86 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A" Continued

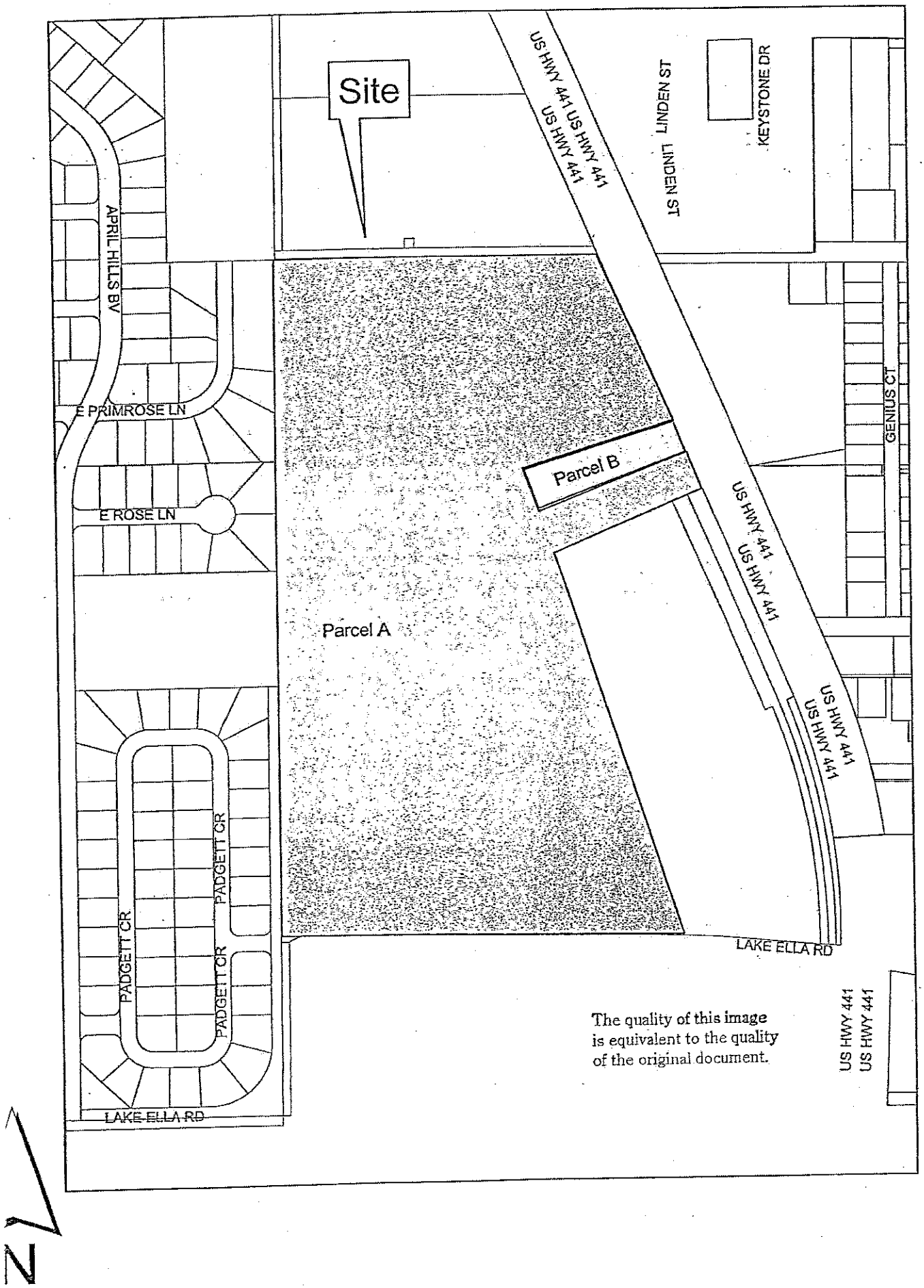


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EXHIBIT "B"

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is dated the 18th day of October, 2005 between the Town of Lady Lake, Florida (hereinafter the "Town") and William L. and Katherine R. Hendry (hereinafter "WKH") and between the Town of Lady Lake, Florida and Todd and Lisa Chapman (hereinafter "TLC").

RECITALS

1. WKH are the owners of certain real property in Lady Lake, Florida as described in the legal description and depicted in the Bubble Plan attached hereto as Exhibit "C" (hereinafter the "Property"). This property depicted and described in the legal description and Exhibit "C" is currently zoned Light Commercial and Agricultural pursuant to the zoning ordinances and Land Development Regulations of the Town.

2. TLC are the owners of certain real property in Lady Lake, Florida as described in the attached legal description and depicted in the Bubble Plan attached hereto as Exhibit "C". This property is described in the legal description and is currently zoned Light Commercial pursuant to the zoning ordinances and Land Development Regulations of the Town.

3. The property described in the legal description and depicted in the attached map as Exhibit "C" and hereinafter referred to as the "Property."

4. The applicant wishes to rezone the real property as described in the legal description and depicted in Exhibit "C" to PUD Mixed Use.

5. At this time the parties wish to enter into a Memorandum of Agreement pursuant to the provisions of Chapter 5, Section 4(o)(5)(A)(1) of the Town's Land Development Regulations.

NOW, THEREFORE, in recognition of the foregoing, the parties agree to the following terms and conditions as part of the proposed PUD, Mixed Use zoning for the Property:

1. Permitted Uses: Those uses permitted by the Town's Land Development Regulations consistent with a PUD, Mixed Use zoning as stated and depicted on Exhibit "C".

2. Uses Expressly Prohibited: All uses other than Permitted Uses described above.

3. Design, Development, and Setback Standards: The Property and portions of the Property may be developed and sold as single lots or as multiple lot parcels without the necessity of platting according to the following standards:

(a) No minimum lot size is required.

(b) No minimum lot width is required.

(c) Maximum building height shall be thirty-five (35) feet, unless adequate fire protection measures are provided. Uninhabitable architectural features are not limited by this height restriction and are not required to meet the fire protection measures.

(d) Parking requirements will be in accordance with Chapter 7 of the Town's Land Development Regulations for the specified use at the time of site plan approval.

(e) The maximum impervious surface ratio for the entire Property shall be limited to eighty (80) percent, including building coverage. Individual site plans with an impervious surface ratio exceeding eighty (80) percent shall be approved, so long as the impervious surface ratio for the entire Property does not exceed eighty (80) percent.

(f) Property Setbacks:

(i) All structures erected on the Property shall have zero (0) foot lot setback lines from lot lines located within the Property.

(ii) All structures erected on the Property shall have a ten (10) foot minimum setback from contiguous property not zoned residential.

(iii) All structures erected on the Property shall have a twenty (20) foot minimum setback from contiguous property zoned residential.

(iv) All structures erected on the Property shall have a minimum fifty (50) foot setback from the right of way for U.S. Highway 441/27. This setback does not apply to walls, signage and signage structures, so long as they are uninhabitable.

(v) All structures erected on the Property shall have a minimum thirty-five (35) foot setback from the right of way for Lake Ella Road. This setback does not apply to walls, signage and signage structures, so long as they are uninhabitable.

(vi) No greater setbacks or separations than those described above shall be imposed by the Town's Code of Ordinances, Land Development Regulations, or zoning ordinances, except as required by the Town's Life Safety Code.

(g) It shall be unlawful to operate a bar, lounge or night club within 200 feet of property owned or used by a church or school. Measurement shall be from the structure of the establishment to the nearest property line of the church or school.

4. Site plan approval for proposed structures on the Property shall be contingent upon compliance with Chapter 7 of the Town's Land Development Regulations and will require the certification of a professional engineer that the proposed drainage system will handle the runoff as required by Chapter 13 of the Land Development Regulations.

5. All proposed structures will be permitted by the Town only when shown to be compliant to submitted site plans. Owners shall complete all required site improvements prior to the Town issuing a Certificate of Occupancy.

6. The final Site Development Plan pursuant to the Town's Land Development Regulations [Chapter 5, Section(c)(5)(A)(1)] may be submitted in phases.

7. All structures must be permitted by the Town pursuant to site plans submitted and the owners shall install and complete all required site improvements prior to the Town issuing a Certificate of Occupancy for any permitted structure. Site plan approval shall be based upon adherence to Chapter 7 of the Town's Land Development Regulations, provided certification of a professional engineer is given certifying that the

drainage system will handle the runoff as required by Chapter 13 of the Land Development Regulations.

8. Any amendments to this Memorandum of Agreement are binding only upon execution by all parties affected.

BY: _____

William L. Hendry

BY: _____

Katherine R. Hendry

BY: _____

Todd Chapman

BY: _____

Lisa Chapman

The Town of Lady Lake, Florida

BY: _____

Print Name: _____

Title: _____

ATTEST: _____

Print Name: _____

Title: _____

APPROVED AS TO FORM:

_____

Print Name: _____

Title: Town Attorney

Hendry Rezoning
Lake Ella Road

LEGAL DESCRIPTION

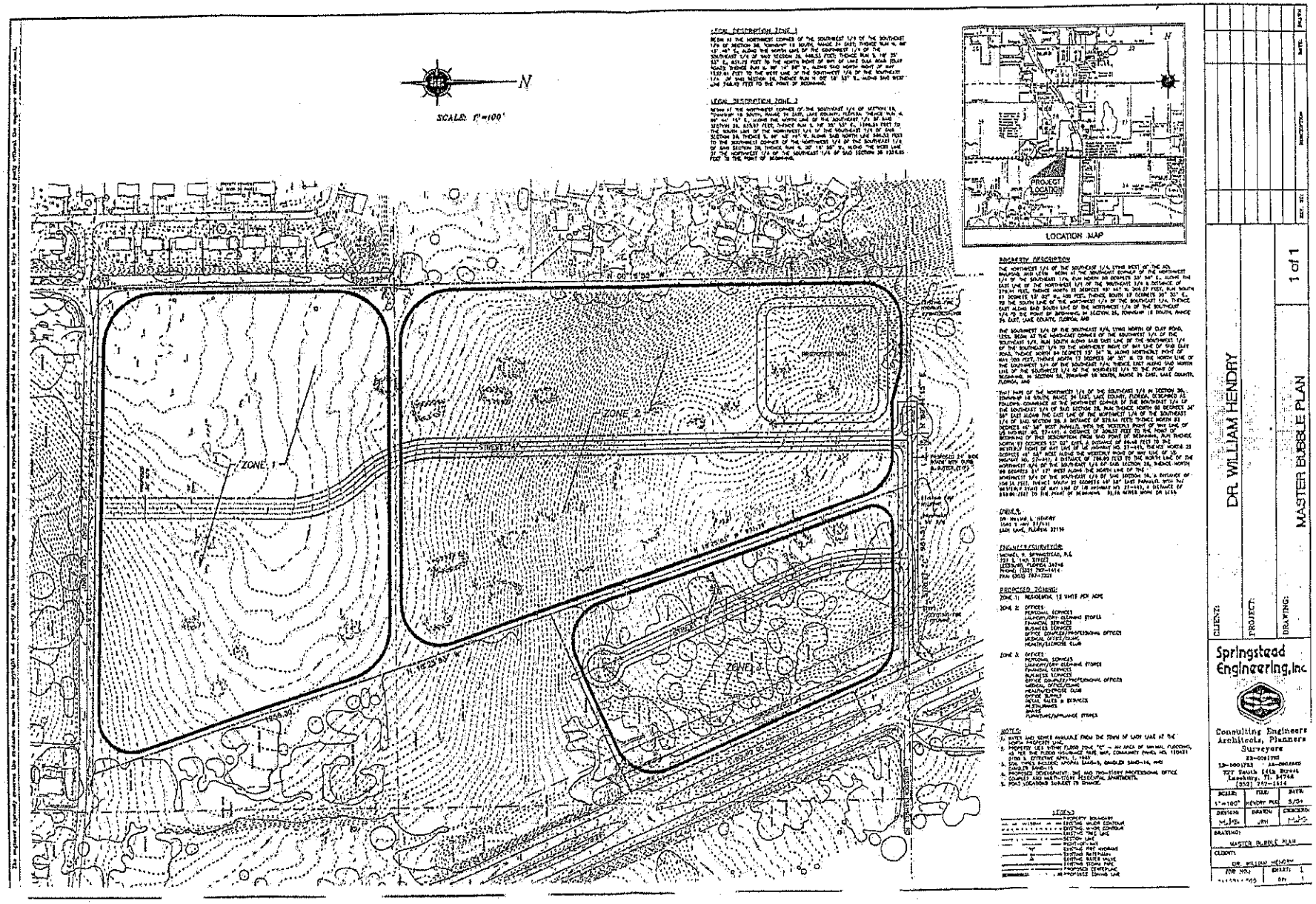
THE NORTHWEST ¼ OF THE SOUTHEAST ¼, LYING WEST OF THE ACL RAILROAD, AND LESS: BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼, RUN NORTH 00°38'56" E., ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ A DISTANCE OF 279.44 FEET, THENCE NORTH 22°46'58" W. 308.37 FEET, RUN SOUTH 67°13'02" W., 400 FEET, THENCE SOUTH 17°30'30" E., TO THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼, THENCE EAST ALONG SAID SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ TO THE POINT OF BEGINNING, IN SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND

THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, LYING NORTH OF CLAY ROAD, LESS BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, RUN SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, TO THE NORTHERLY RIGHT OF WAY LINE OF SAID CLAY ROAD, THENCE NORTH 84°15'56" W. ALONG NORTHERLY RIGHT OF WAY 100 FEET, THENCE NORTH 17°30'30" W. TO THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ TO THE POINT OF BEGINNING, IN SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND

THAT PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ IN SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 28, RUN THENCE NORTH 00°38'56" EAST ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 28, A DISTANCE OF 279.44 FEET; THENCE NORTH 22°46'58" WEST PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 27-441, A DISTANCE OF 308.37 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION: FROM SAID POINT OF BEGINNING, RUN THENCE NORTH 67°13'02" EAST, A DISTANCE OF 99.48 FEET TO THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 27-441, THENCE NORTH 22°46'58" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 27-441, A DISTANCE OF 789.80 FEET TO THE NORTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 28, THENCE NORTH 89°24'17" WEST ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 28, A DISTANCE OF 108.38 FEET, THENCE SOUTH 22°46'58" EAST PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 27-441, A DISTANCE OF 832.80 FEET TO THE POINT OF BEGINNING.

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

EXHIBIT "C"



PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: September 14, 2015

SUBJECT: **Ordinance 2015-11 - David Springstead - Rezoning 49 +/- Acres of Land Owned By Elijah Bailey, Jr., from Heavy Commercial (HC) To Planned Unit Development (PUD) - Located north of Lake Ella Road, and west of Hwy 27/441 (Alternate Key Numbers #1282594, #1282608, #3374916).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance No. 2015-11, Rezoning 49 +/- Acres of Land Owned by Elijah Bailey, Jr., from Heavy Commercial (HC) To Planned Unit Development (PUD) to the Town Commission with the recommendation of approval.**

2. **Motion to forward Ordinance No. 2015-11, Rezoning 49 +/- Acres of Land Owned by Elijah Bailey, Jr., from Heavy Commercial (HC) To Planned Unit Development (PUD) to the Town Commission with the recommendation of denial.**

Staff is in support of Motion Number 1

Applicant, David Springstead, on behalf of the property owner Elijah Bailey, Jr., has filed an application to amend the zoning designation for being 49 +/- acres located north of Lake Ella Road, and west of Hwy 27/441, referenced by Alternate Key Numbers #1282594, #1282608, #3374916.

The subject property is currently vacant and the applicant is requesting to rezone the properties to Planned Unit Development (PUD) to allow the following uses; General Retail, Office Use, Restaurants, Apartments, Condominiums, Hotels, Restaurant with Bar, and Medical Treatment Use. Attached is Exhibit "C", detailing the proposed uses and buildings in their foreseen locations on the property.

The property was formerly zoned Planned Unit Development (PUD) under Ordinance 2005-20, which provided entitlements for many of the same uses as provided by the current Heavy Commercial zoning under Ordinance 2011-19. The intent of Ordinance 2011-19, was to rezone the property in a manner that would allow it to be subdivided and marketed in a more flexible manner, as potential developers would have had to adhere to the PUD Ordinance 2005-20. At this time, the property owner has a potential buyer who would like to establish a variety of uses on the property, including apartments,

which was removed as an approved use under the Heavy Commercial rezoning of Ordinance 201-19. The Future Land Use designation of Commercial General – Retail Sales and Services (RET) is the appropriate designation for what the applicant is seeking by this rezoning request; therefore, a future land use map amendment is not needed. The zoning designation of the subject property and the adjacent property is as follows:

Zoning Designations

Subject Properties	Lady Lake - Heavy Commercial (HC)
Future Land Use of Adjacent Properties	
West	Lady Lake- Commercial Residential Single Family (RS-6)
East	Lady Lake – Heavy Commercial (HC)
North	Lady Lake – Heavy Commercial (HC)
South	Fruitland Park – Neighborhood Commercial (C-1)

Notices to inform the surrounding property owners (26) within 150' of the property of the proposed rezoning were mailed by certified mail return receipt on Monday, August 31, 2015. The property was also posted Monday, August 31, 2015.

Comments:

- The PUD may be developed is phases; however, parking, stormwater, and all other requirements of the site plan must be in place for each phase to stand alone.
- Site Plans will be required for each phase of the development.
- All development on the property will be served by Town Utilities.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2015-11, provided on September 1, 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 2015-11 for first reading on Monday, October 5, 2015 at 6:00 p.m. The second and final reading will be held on Monday, October 19, 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

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9-8-15

DEPARTMENT HEAD **Submitted** 9/8/15 **Date**

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

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

TOWN MANAGER **Approved Agenda Item for:** 9/14/15 **Date** 9/8/15

BOARD ACTION: **[ ] Approved as Recommended** SIG/MONT 3-0 **[ ] Disapproved**

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

[ ] Approved with Modification

cc: THAD-G.M.

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

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

The subject property lies in Section 08, Township 18, Range 24, in Lady Lake, Florida. The property is zoned "PUD" Planned Unit Development, which permits the development in existence. The Future Land Use Map designation for the site is RET (Commercial General Retail Sales and Services). The requested use is consistent with the adopted Memorandum of Agreement of Ordinance No. 2006-04 for the Lady Lake Crossing Plaza and the directives of the Comprehensive Plan and adopted Land Development Regulations.

Ms. Then reported that notices to inform the surrounding property owners (3) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 31, 2015 and the property was also posted on this date.

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed the application for Resolution No. 2015-111 and provided comments on September 4, 2015 that determined the application complete and ready for transmittal to the Planning and Zoning Board and Town Commission. The Town Commission is scheduled to consider the application for Resolution No. 2015-111 for first/final reading at their regular meeting on Monday, October 5, 2015.

Chairperson Gauder asked if there were any comments or questions from the Board members and the audience.

Vice Chairperson Sigurdson commented that this request for signage large enough to be viewed from the road is understandable.

Upon a motion by Member Monteleone and a second by Member Sigurdson, the Planning and Zoning Board recommended transmittal and approval of Resolution No. 2015-111 to the Town Commission for consideration by the following roll call vote:

MONTELEONE	***YES***
SIGURDSON	***YES***
GAUDER	***YES***

7. Ordinance No. 2015-11 – David Springstead – Rezoning 49 +/- Acres of Land Owned by Elijah Bailey, Jr., from Heavy Commercial (HC) To Planned Unit Development (PUD) – Located North of Lake Ella Road, and West of Hwy 27/441 (Alt. Key #1282594, #1282608, #3374916) (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, David Springstead, on behalf of the property owner Elijah Bailey, Jr., has filed an application to amend the zoning designation for property being 49 +/- acres, located north of Lake Ella Road and west of Hwy 27/441, referenced by Alternate Key #1282594, #1282608, and #3374916.

Ms. Then stated the subject property is currently vacant and the applicant is requesting to rezone the property to Planned Unit Development (PUD) to allow the following uses: General Retail, Office Use, Restaurants, Apartments, Condominiums, Hotels, Restaurant with Bar, and Medical Treatment Use. Exhibit "C" was included in the packet and detailed the proposed uses and buildings in their foreseen locations on the property. She stated the property was formerly zoned Planned Unit Development (PUD) under Ordinance No. 2005-20, which provided entitlements for many of the same uses as provided by the current Heavy Commercial zoning under Ordinance No. 2011-19. The intent of Ordinance No. 2011-19 was to rezone the property in a manner that would allow it to be subdivided and marketed in a more flexible manner as potential developers would have had to adhere to the PUD Ordinance No. 2005-20.

Ms. Then stated that at this time, the property owner has a potential buyer who would like to establish a variety of uses on the property, including apartments, which was removed as an approved use under the Heavy Commercial rezoning of Ordinance 2011-19. She stated that staff recommends approval of this ordinance.

The Future Land Use designation of Commercial General – Retail Sales and Services (RET) is the appropriate designation for what the applicant is seeking by this rezoning request; therefore, a future land use map amendment is not needed. The zoning designation of the subject property and the adjacent property was reviewed as follows:

Zoning Designations

Subject Properties	Lady Lake - Heavy Commercial (HC)
Future Land Use of Adjacent Properties	
West	Lady Lake- Commercial Residential Single Family (RS-6)
East	Lady Lake – Heavy Commercial (HC)
North	Lady Lake – Heavy Commercial (HC)
South	Fruitland Park – Neighborhood Commercial (C-1)

Photos and aerial views of the property were shown with an overlay of current and proposed zoning maps.

Ms. Then reviewed the highlights of the proposed changes to include property setbacks as follows:

- All structures erected on the Property shall have zero (0) foot lot setback lines from lot lines located within the Property.
- All structures erected on the Property shall have a ten (10) foot minimum setback from contiguous property not zoned residential.
- All structures erected on the Property shall have a twenty (20) foot minimum setback from contiguous property zoned residential.
- All structures erected on the Property shall have a minimum fifty (50) foot setback from the right of way for U.S. Highway 441/27. This setback does not apply to walls, signage and signage structures, so long as they are uninhabitable.

- All structures erected on the Property shall have a minimum thirty-five (35) foot setback from the right of way for Lake Ella Road. This setback does not apply to walls, signage and signage structures, so long as they are uninhabitable.
- No greater setbacks or separations than those described above shall be imposed by the Town's Code of Ordinances, Land Development Regulations, or zoning ordinances, except as required by the Town's Life Safety Code.

A rendering of the proposed master plan for the site was shown.

Ms. Then reported that notices to inform the surrounding property owners (26) within 150' of the property of the proposed rezoning were mailed by certified mail return receipt on Monday, August 31, 2015 and the property was also posted this same day. She stated that 24 of the 26 notices have been returned as received and no objections or letters of support have been received, although there have been three general inquiries about the proposal.

Ms. Then noted the following comments:

- The PUD may be developed in phases; however, parking, stormwater, and all other requirements of the site plan must be in place for each phase to stand alone.
- Site Plans will be required for each phase of the development.
- All development on the property will be served by Town Utilities.

Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2015-11, provided comments on September 1, 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. 2015-11 for first reading on Monday, October 5, 2015 at 6:00 p.m. The second and final reading will be held on Monday, October 19, 2015 at 6:00 p.m.

Chairperson Gauder asked if there were any comments or questions from the Board members and the audience.

Upon a motion by Member Sigurdson and a second by Member Monteleone, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2015-11 to the Town Commission for consideration by the following roll call vote:

MONTELEONE	***YES***
SIGURDSON	***YES***
GAUDER	***YES***

~~**8. Ordinance No. 2015-13 – Amending the Text of Policy 1-10.1, F) of the Future Land Use Element of the Lady Lake Comprehensive Plan 2030 – Allowing for the Construction of Individual Single Family Dwelling Units on Lots of Record Existing as of September 21, 2006, in the Manufactured Home High Density (MH-HD) Future Land Use Designation (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 this is a housekeeping item that staff~~