REGULAR MEETING OF THE LADY LAKE TOWN COMMISSION

DATE:	**Monday, February 1, 2016**
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]: Minister Matt Malott – New Life Christian Church

E. ROLL CALL

F. PUBLIC COMMENTS[2]

G. CONSENT[3]:

1. Minutes – January 20, 2016 –Commission Workshop Meeting
   – January 20, 2016 –Special (Conceptual Workshop) Commission Meeting
   – January 20, 2016 –Special Commission Meeting

2. Consideration to Host the Scam Jam Shred-a-Thon on February 27, 2016 (Chris McKinstry)

3. Consideration of Memorandum of Agreement between the Florida Department of Corrections and the Lady Lake Police Department (Chris McKinstry)

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

I. OLD BUSINESS:

J. NEW BUSINESS:

5. Consideration of Approval of Lady Lake Library Policies: Rules of Conduct, Unattended Child Policy and Internet and Public Computer Use Policy (Marsha Brinson)

6. Villages Golf Car Shop and Service Center (MJM 10/14-001) – Consideration of Approval for a Waiver from Chapter 20, Section 20-3C). 4).C).3). to Modify Architectural Exterior Elevations – Located at 903 Avenida Central (AK 3451988) (Thad Carroll)

K. TOWN ATTORNEY'S REPORT:

7. Ordinance No. 2016-01 – Second/Final Reading – Annexation – The Villages Of Lake-Sumter, Inc. - Annexing Property Being 0.95 +/- Acres of Land by Robert R. & Jerilyn K. Mowry – Referenced by Alternate Keys 1483077, 2524189, 1672775, 2575026 , 2535385, 2669365, 3239474; 7 Lots - Located within Orange Blossom Gardens Units 2, 3, and 3.1b within Lake County, Florida (Thad Carroll)

8. Ordinance No. 2016-02 – Second/Final Reading – Small Scale Future Land Use Comprehensive Plan Amendment –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 Seven Lots of Approximately 0.95 +/- Acres – Referenced by Alternate Keys 1483077, 2524189, 1672775, 2575026 , 2535385, 2669365, 3239474; 7 Lots - Located within Orange Blossom Gardens Units 2, 3, and 3.1b within Lake County, Florida (Thad Carroll)

9. Ordinance No. 2016-03 – Second/Final Reading – Rezoning – The Villages Of Lake-Sumter, Inc. – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for 7 Lots Consisting of Approximately 0.95 +/- Acres of Land – Referenced by Alternate Keys 1483077, 2524189, 1672775, 2575026 , 2535385, 2669365, 3239474; 7 Lots - Located within Orange Blossom Gardens Units 2, 3, and 3.1b within Lake County, Florida (Thad Carroll)

10. Ordinance No. 2016-05 – First Reading – Small Scale Future Land Use Comprehensive Plan Amendment – Sun Communities Operating, LP – Small Scale Future Land Use Comprehensive Plan Amendment from Lady Lake Rural High Density (RHD) to Lady Lake Manufactured Home High Density (MH-HD) for Two Lots of Approximately 2.6 +/- Acres – Located within Water Oak Country Club Estates within Lake County, Florida (Alternate Keys 1279496 and 1279216) (Thad Carroll)

11. Ordinance No. 2016-06 – First Reading – Rezoning – Sun Communities Operating, LP – Rezoning from Lady Lake Agriculture Residential (AG-1) to Lady Lake Manufactured Home High Density (MH-9) for Two Lots of Approximately 2.6 +/- Acres – Located within Water Oak Country Club Estates within Lake County, Florida (Alternate Keys 1279496 and 1279216) (Thad Carroll)

12. Ordinance No. 2016-07 – Second/Final Reading – Amending The Town of Lady Lake Land Development Regulations Chapter 9, Miscellaneous Regulations; Adding Section 9-10, Entitled Façade Improvement Program (Thad Carroll)

L. TOWN MANAGER'S REPORT:

M. MAYOR/COMMISSIONER'S REPORT:

N. PUBLIC COMMENTS[4]

O. 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 – 02-01-2016

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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

MINUTES OF THE SPECIAL MEETING OF THE LADY LAKE TOWN COMMISSION LADY LAKE, FLORIDA
January 20, 2016

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

1. CALL TO ORDER: Mayor Ruth Kussard

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

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; C.T. Eagle, Public Works Director; John Pearl, IT Director; Captain Jason Brough, Police Department; Pam Winegardner, Finance Director; and Nancy Slaton, Deputy Town Clerk

3. PUBLIC COMMENT

Mayor Kussard asked if anyone in the audience had any comments or questions. There were no comments or questions.

4. <u>Conceptual Presentation for The Villages Golf Car Shop and Service Center MJM 10/14-001 – Architectural Exterior Elevations Modifications – Located at 903 Avenida Central (Thad Carroll)</u>

Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet (on file in the Town Clerk's office). He stated that the applicant, John R. Grant, with The Villages Operating Company, submitted an application back on September 15, 2014 for the conversion of the existing Citizen's First Bank Site into a Golf Car Shop Facility. He stated the project received approval from the Town Commission on November 17, 2014 for a 2,102 sq. ft. addition to the existing two-story building, a two-lane golf cart fueling area providing four fueling stations, landscaping improvements, and a dumpster enclosure addition. He stated that a change has been made since that time that needs Commission approval before a permanent Certificate of Occupancy (C.O.) can be issued.

In accordance with the Land Development Regulations, Chapter 20, Section 20-3C).3).A)., new buildings should adopt one of the four recommended architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission. The Villages Golf Cart Shop facility building proposed the <u>Spanish Mission Architectural Style</u> Design in accordance with the existing and proposed building exterior elevations. The building would exhibit the following:

- ✓ Shaped Mission roof parapet for the building and the fuel station canopy
- ✓ Symmetrical façade

- ✓ Stucco finish on building exterior walls for addition
- ✓ Mission-style doors, window encasement, and outside gates
- ✓ Architectural raised band all around the building

Mr. Carroll reported that during the wall signs installation, it was determined that the existing architectural raised band all around the building had to be removed to accommodate wall signage in certain facades of the exterior of the building. He noted that in the Justification Statement submitted by the applicant, it stated that the new signage planned for the project would be in physical conflict with the small existing raised band. Mr. Carroll stated that at the owner's expense, the banding was removed and new textured stucco was put in place to match the adjacent finishes of the building. In short, the change was intended to address a physical conflict between the banding and signage that would have detracted from the overall final project if not corrected.

An aerial view of the site, a photo of the previous structure on the site, original elevation drawings with the band, and photos of the building at present were shown and reviewed.

Commissioner Hannan asked for clarification on the issue with the banding.

Mr. Carroll replied that the issue with the banding was that it was in conflict with the signage as it lined up with where some of the signage was placed on the façade of the building.

Commissioner Hannan commented that almost every side of this building has numerous signs. He asked the total number of signs on this building.

Mr. Carroll replied that he did not know the total number of signs, although the photos showed the locations of the signage. He stated the purpose of some of the signs are to direct people where to pull through, etc. He stated the signage is in compliance with the Town's code; the issue is the style change with removal of the band that was previously approved for the building design, and the waiver is for that.

Commissioner Richards commented that it is a good looking building and that it would have looked too busy with the band, and Commissioner Hannan agreed.

Mr. Carroll stated that at this time, the applicant is requesting a waiver from the provisions of the Commercial Design Standards pursuant to Chapter 20, Section 20-3C). 4).C).3). to eliminate the conflicting architectural raised band. The following items were included in the packet:

- Justification Statement
- Approval letter by The Villages Commercial Property Management Design Division
- Architectural exterior elevation plans

Mr. Carroll stated that Bren Blaise is present if there are any further questions.

Mayor Kussard asked if the Commissioners had any further questions, and hearing none, asked for a consensus.

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It was the consensus of the Commission that they were in favor of the Conceptual Presentation for The Villages Golf Car Shop and Service Center MJM 10/14-001 – Architectural Exterior Elevations Modifications, as presented.

4. **ADJOURN:** There being no further discussion; the meeting was adjourned at 5:37 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

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MINUTES OF THE SPECIAL WORKSHOP MEETING OF THE LADY LAKE TOWN COMMISSION LADY LAKE, FLORIDA January 20, 2016

The Special Workshop 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 4:47 p.m.

1. CALL TO ORDER

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

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager John Pearl, I.T. 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. Question And Answer Session Regarding the Use of the New Microsoft Surface Pro Tablets (John Pearl/Tony Wilson)

I.T. Director John Pearl stated his goal for today is to give the Commissioners an opportunity to ask any questions they may have in a group session; as many have similar problems or challenges. He stated if there are any questions he cannot answer today, he will find the answer and send it to everyone.

Commissioner Hannan asked how he could make the tablet stay on 24/7.

Mr. Pearl demonstrated by selecting the Windows icon, then Settings, then System, then Power & Sleep. He stated there are two options under this for battery power and when the device is plugged in. He stated that the screens have a mean time for failure (usually 3 to 5 years) and this needs to be factored in when the settings are changed to keep the screen from going to sleep.

Commissioner Richards asked why the tablet shows *"All network drives are not connected"* when he turns the tablet on at home and even at Town Hall.

Mr. Pearl demonstrated by clicking on Windows, File Explorer, which shows the drives to include the C: drive (local drive), and the two mapped Town network drives; the G: drive (groups) and the H: (home) drive. He stated the G: and H: drives are only available when connected to the Town network.

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Commissioner Richards asked how he could access the Commission packet. He stated he opened up his email and brought up the agenda, but it did not include the back-up documents.

Town Manager Kris Kollgaard explained that he needed to access the agenda and packet by clicking on the shortcut on the desktop (Town logo), which takes you to the website and this needs to be downloaded so notes can be made on it. She asked Mr. Pearl to review the process.

Mr. Pearl demonstrated by clicking on the website shortcut, then clicking on an agenda. He stated that once this opens, you must click on the download icon on the upper right side and click okay to save locally. He stated you will be able to tell the item is downloaded when the arrow icon turns blue; then this screen can be closed. Mr. Pearl then clicked on the Temp director shortcut and double-clicked on the appropriate agenda packet. He stated this opens in DrawboardPDF where you can make notes in a variety of ways after clicking on the Drawboard button (octagon button) on the right side of the screen (pen, erase, highlight, etc.).

Commissioner Hannan stated he sometimes has to try several times to close items and asked what he is doing wrong.

Mr. Pearl explained that sometimes when you are clicking either on the touch panel or even your mouse, it does not register a clean click.

Mayor Kussard stated she would like to find out how to use the other options besides the mouse.

Mr. Pearl replied there are several options; the touch panel, the mouse, the pen, or the touch screen on the tablet itself. He recommended using whatever works best for each person.

Commissioner Vincent commented he had seen an article about recalls for the Microsoft tablets.

Mr. Pearl replied that he also saw that article and it was a recall of the power bricks for the Surface 1, 2, & 3 models made before July of 2015. He stated people were rolling up their power cords really tightly, and as a result, the stress relief boot was starting to break and the wires were being compromised. These will be replaced.

Commissioner Hannan commented that he is finding that his touch pad does not work as well as touching the screen.

Mr. Pearl stated there is a way to control how the touch panel on the table responds to clicks. He stated he will find this out and share the information with everyone.

Commissioner Hannan asked if the agenda packets stay on the tablet once they have been downloaded.

Mr. Pearl replied that they will stay on the Temp directory until they are deleted. He stated these should be deleted on an occasional basis, although there is 20 gigs of available space.

Commissioner Hannan stated he was able to download the agenda packet in a way that was easier for him.

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Mr. Pearl demonstrated how this was done. He stated that if you click on the blue download button in the window, it opens in Drawboard, saving steps.

Mr. Pearl demonstrated how to open and use email using Internet Explorer.

Commissioner Hannan stated he has saved his password so that it does not have to be entered every time.

Mr. Pearl explained that if the password is saved, they will be prompted every 90 days to change their password and this can be frustrating if the password has been forgotten. He stated that everyone should change their password from the default password to an individual one.

Mr. Pearl stated that a screen cast is another way to communicate. He demonstrated by opening the screen cast he sent out by email earlier today which was a video with audio of John's voice giving instructions.

Commissioner Vincent commented that they could take pictures with their tablets and email them as attachments with any comments or questions.

Mr. Pearl stated he took pictures with his tablet and put them in DrawboardPDF and was able to make notes right on the pictures. He stated he is working on setting up a convenient place to share them.

Commissioner Hannan asked for the focus to be on the web mail and the Commission packets before other applications are explored.

Mr. Pearl stated he was willing to go at any pace the Commissioners are comfortable with.

5. ADJOURN: There being no further discussion; the meeting was adjourned at 5:16 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

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

January 20, 2016

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]**:** Reverend Tom Ash – New Song Community Church

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

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Mike Burske, Parks and Recreation Director; John Pearl, I.T. Director; Pam Winegardner, Finance Director; and Nancy Slaton, Deputy Town Clerk

F. PUBLIC COMMENTS[ii]

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

G. CONSENT[iii]**:**

Mayor Kussard asked if there were any questions or comments on the Consent items, and hearing none, asked for a motion.

1. Minutes – January 4, 2016 – Special Commission Workshop Meeting and January 4, 2016 Regular Commission Meeting

2. Consideration and Approval of the Microsoft Enterprise Agreement Renewal (John Pearl)

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The background summary for this agenda item is on file in the Clerk's Office. It states that on December 3, 2012, the Town Commission approved staff's recommendation to accept the SHI Microsoft Enterprise Agreement proposal to enter into a three-year software licensing agreement. (Please see attached documentation.) That agreement provided licensing for various Microsoft server and client operating systems and applications. It is now expiring.

This request is to renew the enterprise agreement for another three year term. Renewal of the enterprise agreement will allow for the continuance of the software assurance benefit (software upgrades) for the licensing already purchased.

SHI is the sole vendor of the Microsoft Enterprise Agreement in Florida under State Contract #252-001-09-1. Mr. Schroth has reviewed and approved the language of the renewal agreement. The cost for this item has been included in the 2016 budget.

3. Consideration to Host the Annual Lady Lake Easter Egg Hunt at the Junior Field at the Guava Street Athletic Complex on March 19, 2016 (Mike Burske)

The background summary for this agenda item is on file in the Clerk's Office. It states that last year, the Lady Lake Easter Egg Hunt volunteers counted over 2,500 people attending the event. The Parks and Recreation Director will be proposing to host this event at the Junior Baseball Field at the Guava Street Athletic Complex. The size of the field and the available parking will assist us in handling a crowd of this size. As in years past, we have many different groups and organizations which assist the Town with this event. Many Chamber members, businesses and churches donate their time, labor and signs for the event. Last year, we had over 30 different groups who supported this event and gave those in our area the ability to have a controlled Easter Egg Hunt. The egg hunt goes for the duration of the event and allows children of similar ages to hunt at the same time. The number of children is also controlled to make sure every child is able to get several eggs.

Some of the groups who assisted last year were the Lady Lake Library, Chamber of Commerce, Girls Scouts, Relay for Life, Steeple People, Life Family Practice, United Southern Bank, Lady Lake Area Rotary Club, First Baptist Church of Lady Lake, Crossroads Community Church, Sonic Drive Thru, Chic-Fil-A, Z88 Radio, Recreation Plantation and the Historical Society. As with any event, the groups and games will change from year to year. As in years past, we have had bounce houses donated for the children and expect the donation once again this year. The businesses who donate their time and efforts are able to advertise who they are and hand out coupons or literature to help support their organization. This is also the practice for the Halloween Party.

To assist with marketing, this event will appear on many websites for different organizations. This gives us great exposure while not having to pay to advertise. We have many different churches and organizations that volunteer to run the egg hunt and the front gate. This gives us the ability to staff the event without utilizing paid staff. Including the running games, we have around 100 people volunteer for this event and assist in the coordination.

This year, we will have the Lady Lake Kiwanis Club as our major sponsor. The Kiwanis Club will invest in Easter eggs for the Town and will also work to staff the event. In return, they will want to be able to advertise that they are partnering with the Town for the egg hunt. The Parks and Recreation Department believes the requests are valid and are happy to have the new partnership.

Upon a motion by Commissioner Richards and a second by Commissioner Holden, the Commission approved Consent Items #G-1 through #G-3 by a vote of 5 to 0.

H. OLD BUSINESS: No old business.

I NEW BUSINESS:

4. Consideration to Reject the Bids for the Guava Street Athletic Complex Concession Stand Project and Approval to Re-Bid the Project (Mike Burske)

Parks and Recreation Director Mike Burske gave the background summary for this agenda item (on file in the Clerk's office). He stated that as shown in the engineer's bid tabulation, the bids received in November 2015 were very high for the concession stand project; the lowest bid was from Mark Cook Builders at $468,756.00 and the highest bid was $754,801.00.

Mr. Burske stated that the Town's goal is a bid in the $350,000.00 range, and in the new bid request, addendums to the bid will be included for less expensive items to try to reduce the costs.

Commissioner Richards commented that this is the smart thing to do.

Upon a motion by Commissioner Richards and a second by Commissioner Hannan, the Commission approved the Consideration to Reject the Bids for the Guava Street Athletic Complex Concession Stand Project and to Re-Bid the Project by a vote of 5 to 0.

5. Consideration to Invest $3,250.00 in Commercial Grade Smoke Alarms for the Chamber of Commerce and the Lady Lake Historical Society (Mike Burske)

Parks and Recreation Director Mike Burske gave the background summary for this agenda item (on file in the Clerk's office). He stated that Aztek Security & Fire Alarm Company has given the Town a quote for $3,250.00 for a commercial grade alarm system. He stated the alarm will also assist the Lady Lake Historical Society in being able to obtain insurance for the contents of their building if they so choose.

Upon a motion by Commissioner Holden and a second by Commissioner Hannan, the Commission approved the Consideration to Invest $3,250.00 in Commercial Grade Smoke Alarms for the Chamber of Commerce and the Lady Lake Historical Society by a vote of 5 to 0.

6. Consideration of Approval of the Memorandum of Agreement for Early Voting Site for the 2016 Election Year (Kris Kollgaard)

Town Manager Kris Kollgaard gave the background summary for this agenda item (on file in the Clerk's office). She stated that the Lake County Supervisor of Elections is requesting to utilize the Lady Lake Library as an early voting site for the Presidential Primary Election for the dates of Feb. 29th – Mar. 5th, 2016 and Mar. 6th – Mar. 12th, 2016; for the Primary Election on Aug. 15th – Aug. 20th, 2016 and Aug. 21st – Aug. 27th, 2016; and for the General Election for the dates of Oct. 24th – 29th and Oct. 30th – Nov. 5th, 2016.

Upon a motion by Commissioner Hannan and a second by Commissioner Vincent, the Commission approved the Memorandum of Agreement for Early Voting Site for the 2016 Election Year by a vote of 5 to 0.

J. TOWN ATTORNEY'S REPORT:

7. Ordinance No. 2016-01 – First Reading – Annexation – The Villages of Lake-Sumter, Inc. - Annexing Property Being 0.95 +/- Acres of Land by Robert R. & Jerilyn K. Mowry – Referenced by Alternate Keys 1483077, 2524189, 1672775, 2575026 , 2535385, 2669365, 3239474; 7 Lots - Located within Orange Blossom Gardens Units 2, 3, and 3.1b within Lake County, Florida (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

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./Robert R. & Jerilyn K. Mowry, has filed applications to annex properties consisting of seven lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2, 3, and 3.1B. The annexation application involves annexing 0.95 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

Mr. Carroll stated that the present use of the properties is vacant and that staff recommends approval. A map and an aerial view of the properties was shown, as were photos of the postings.

The seven lots are spread out along different roads and include the following addresses:

- 822 Beechwood Avenue
- 916 Kim Lane
- 808 Roseapple Avenue
- 744 Royal Palm Avenue
- 822 Royal Palm Avenue
- 860 Silver Oak Avenue
- 743 Truman Avenue

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 Wednesday, December 2, 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 consideration by the Town Commission.

Mr. Carroll reported that notices to inform the surrounding property owners (122) within 150 feet of the properties proposed by annexation request were mailed Wednesday, December 23, 2015. The properties were posted Monday, December 28, 2015. He stated that no objections or letters of

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support have been received from surrounding property owners, although there have been three inquiries on the annexation.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-01, provided comments on January 4, 2016, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the January 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-01 by a vote of 3-0. The Town Commission is scheduled to consider Ordinance No. 2016-01 for second/final reading on Monday, February 1, 2016 at 6:00 p.m.

Mr. Carroll stated that Martin Dzuro, on behalf of The Villages, is present if there are any questions.

Mayor Kussard asked if the Commissioners or anyone from the audience had any questions, and hearing none, asked for a motion.

Upon a motion by Commissioner Vincent and seconded by Commissioner Richards, the Commission approved the first reading of Ordinance No. 2016-01 by the following roll call vote:

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

8. Ordinance No. 2016-02 – First Reading – Small Scale Future Land Use Comprehensive Plan Amendment –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 Seven Lots of Approximately 0.95 +/- Acres – Referenced by Alternate Keys 1483077, 2524189, 1672775, 2575026 , 2535385, 2669365, 3239474 - Located within Orange Blossom Gardens Units 2, 3, and 3.1b within Lake County, Florida (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

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./Robert R. & Jerilyn K. Mowry, has filed applications to amend the future land use comprehensive plan for properties consisting of seven lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2, 3, and 3.1B. The application involves changing 0.95 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. He stated that staff recommends approval of this ordinance.

The proposed properties are as follows:

- 822 Beechwood Avenue
- 916 Kim Lane
- 808 Roseapple Avenue
- 744 Royal Palm Avenue
- 822 Royal Palm Avenue
- 860 Silver Oak Avenue

- 743 Truman Avenue

A map showing the location of the properties was shown, as was the Future Land Use Map.

The Small Scale Future Land Use Map Amendment application was received on Wednesday, December 2, 2016, 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 consideration by the Town Commission.

Concurrency Determination Statement: The Villages has removed existing manufactured homes on six of the lots in a historic section of The Villages known as Orange Blossom Gardens to 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 reported there will be no impact on Town services as shown below:

- 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 0.95 ± 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- Manufactured Home High Density (MH-HD)
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 notices to inform the surrounding property owners (122) within 150' of the property of the proposed annexation were mailed on Wednesday, December 23, 2015. The properties were posted on Monday, December 28, 2015. He stated there have been no objections received to date.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-02, provided comments on January 4, 2016, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the January 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-02 by a vote of 3-0. The Local Planning Agency considered Ordinance No. 2016-02 earlier this same day (at 5:45 p.m.) and recommended approval by a vote of 5-0. The Town Commission is scheduled to consider Ordinance No. 2016-02 for second/final reading on Monday, February 1, 2016 at 6:00 p.m.

Mr. Carroll stated that Martin Dzuro, on behalf of The Villages, is present if there are any questions.

Mayor Kussard asked if the Commissioners or anyone from the audience had any questions, and hearing none, asked for a motion.

Upon a motion by Commissioner Richards and seconded by Commissioner Holden, the Commission approved the first reading of Ordinance No. 2016-02 by the following roll call vote:

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

DRAFT

9. Ordinance No. 2016-03 – First Reading – Rezoning – The Villages of Lake-Sumter, Inc. – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for Seven Lots Consisting of Approximately 0.95 +/- Acres of Land – Referenced by Alternate Keys 1483077, 2524189, 1672775, 2575026 , 2535385, 2669365, 3239474 - Located within Orange Blossom Gardens Units 2, 3, and 3.1b within Lake County, Florida (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

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./Robert R. & Jerilyn K. Mowry, has filed an application concurrently with the annexation and Small Scale Future Land Use Comp Plan Amendment to rezone properties consisting of seven lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2, 3, and 3.1B. The application involves rezoning 0.95 +/- 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. He stated staff recommends approval of this ordinance.

The proposed properties are as follows:

- 822 Beechwood Avenue
- 916 Kim Lane
- 808 Roseapple Avenue
- 744 Royal Palm Avenue
- 822 Royal Palm Avenue
- 860 Silver Oak Avenue
- 743 Truman Avenue

A map depicting the properties was shown, as was a zoning map of the area.

The rezoning application was received on Wednesday, December 2, 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 consideration by the Town Commission.

Mr. Carroll reported that notices to inform the surrounding property owners (122) within 150' of the property of the proposed annexation were mailed on Wednesday, December 23, 2015. The properties were posted on Monday, December 28, 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

DRAFT

Subject Property	Lake County Residential Medium (RM)
Zoning of Adjacent Properties	
West	Lake County Residential Medium (RM) Lady Lake- Mixed Residential Medium Density (MX-8)
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. 2016-03, provided comments on January 4, 2016, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the January 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-03 by a vote of 3-0. The Town Commission is scheduled to consider Ordinance No. 2016-03 for second/final reading on Monday, February 1, 2016 at 6:00 p.m.

Mr. Carroll stated that Martin Dzuro, on behalf of The Villages, is present if there are any questions.

Mayor Kussard asked if the Commissioners or anyone from the audience had any questions, and hearing none, asked for a motion.

Upon a motion by Commissioner Holden and seconded by Commissioner Richards, the Commission approved the first reading of Ordinance No. 2016-03 by the following roll call vote:

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

10. Ordinance No. 2016-04 – Second/Final Reading – Suspension of the Supplemental Education Assistance Fee (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that on September 29, 2015, the Lake County Board of County Commissioners approved Ordinance No. 2015-40 which provided for the increase of the educational impact fees for all residential construction within the county, both unincorporated and within municipalities, to one-hundred percent (100%) of the recommended amount in accordance with the Lake County Schools Educational Facilities Update Study dated July 16, 2015. Due to the adoption of Ordinance No. 2015-40, supplemental educational assistance fee cannot be imposed by the Town of Lady Lake, because effective January 11, 2016, 100% of the recommended amount for the impact fee is to be collected in full by the Lake County Board of County Commissioners.

Mr. Carroll stated that at this time, the Town of Lady Lake must suspend collection of the Supplemental Education Assistance Fee to a date uncertain. He stated that staff recommends

approval of Ordinance No. 2016-04 suspending collection of the Supplemental Education Assistance Fee retroactively from January 11, 2016 to a date uncertain.

As per the Impact Fee Study prepared by Tindale Oliver, dated July 16, 2015 (with Table 11 revised August 19, 2015), the Public School Impact Fee per Dwelling Unit was recommended to be $9,324 for single family homes; $8,045 for Multi-family dwellings, and $5,856 for Mobile Home/Mobile Home Parks. Age-restricted communities remain exempt. Below are the adopted rates as per Ordinance No. 2015-40, assessing the full amount.

Dwelling Type	Impact Fee
Single Family Homes	$9,324
Multi-Family	$8,045
Mobile Home	$5,856

The Town of Lady Lake has $1,619,676.11 in Supplemental Education Impact Fees as of October 31, 2015. The fees may be used for the following:

Code of Ordinances, Sec. 13-25. - Use of supplemental education assistance fees.

(a) Any supplemental education assistance fee collected by the town shall be held by them in a trust account separate and distinct from all other revenues. The supplemental education assistance fee funds shall be held by the town until a request for funds is received from the Lake County School Board. Any transfer of funds to the school board shall be subject to town commission approval. All transferred funds shall be held by the school board in the supplemental education assistance fee trust account. Five percent (5%) of the funds collected shall be retained by the town as an administrative fee for collecting and transmitting the funds.

(b) Supplemental education assistance fees shall, upon receipt by the school board, be deposited in a separate trust account established and maintained by the school board. Such account shall be designated as the "Supplemental Education Assistance Fee Trust Account" and shall be maintained separate and apart from all other accounts of the school board.

(c) The school board shall maintain adequate records to justify all expenditures from the supplemental education assistance fee trust account. Upon reasonable notice, the town shall have access to such books, records and documents relating to the supplemental education assistance fee trust account for the purpose of inspection or audit. The town has the right, but not the duty, to audit the school board's supplemental education assistance fee trust account at the town's sole cost and expense.

(d) The monies deposited into the supplemental education assistance fee trust account shall be used solely in the Town of Lady Lake's utility service area boundary for the purpose of providing growth-necessitated capital improvements to educational plants and ancillary plants of the educational system including, but not limited to:

(1) Land acquisition, including any cost of acquisition;

(2) Fees for professional services, including but not limited to architecture, engineering, surveying, feasibility determinations, landscaping, soils and material testing, legal appraisals, and construction management;

(3) Design and construction documents;

(4) Site development, site-related improvements and improvements incidental to the construction thereto; on-site and off-site;

(5) Any permitting or application fees necessary for the construction;

(6) Design and construction of educational plants and ancillary plants;

(7) Design and construction of drainage facilities required by the construction of educational plants and ancillary plants or improvements thereto;

(8) Relocating utilities required by the construction of educational plants and ancillary plants or improvements or additions thereto;

(9) Acquisition of furniture and equipment necessary to accommodate students, faculty, administrators, staff and the activities of the educational programs and services at educational plants which are necessitated by growth;

(10) Payment of principal and interest, necessary reserves and costs of issuance under any bonds or other indebtedness issued by the school board to fund growth-necessitated improvements and additions to the educational system.

Code of Ordinances, Sec.13-26. - Permissible allocation of funds: All funds held in the supplemental education assistance fee trust account may be allocated to fund charter schools or allocated to other such legally permissible causes as the town commission directs. The Town of Lady Lake is not required to remit any fees to the Lake County School Board, but may, should it decide to do so.

Mr. Carroll reported that the Town Commission voted 5-0 for approval of Ordinance No. 2016-04 at first reading on Monday, January 4, 2016.

Mayor Kussard asked if the Commissioners or anyone from the audience had any questions, and hearing none, asked for a motion.

Upon a motion by Commissioner Richards and seconded by Commissioner Vincent, the Commission approved the second/final reading of Ordinance No. 2016-04 by the following roll call vote:

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

11. Ordinance No. 2016-07 – First Reading – Amending The Town of Lady Lake Land Development Regulations Chapter 9, Miscellaneous Regulations; Adding Section 9-10, Entitled Façade Improvement Program (Thad Carroll)

DRAFT

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that a draft ordinance was included in the packet for consideration by the Town Commission pertaining to an amendment to the Town of Lady Lake Land Development Regulations Chapter 9, Miscellaneous Regulations; Adding Section 9-10, Entitled Façade Improvement Program.

Mr. Carroll reported that staff previously prepared a draft "Façade Improvement Program" document for consideration by the Economic Development Advisory Committee (EDAC) at the April 29, 2014 meeting. He stated that the draft outlined the qualifications for the program, procedures, and eligibility for the committee's consideration; and since that time, the draft ordinance was submitted to the Town Attorney for review and has been approved.

Mr. Carroll stated that at this time, the ordinance has been prepared in its final form and is ready for consideration for approval by the Town Commission to implement the program, as recommendations from the Planning and Zoning Board and the Economic Development Advisory Committee (EDAC) have been made. This fiscal year, the budget for EDAC activities has been established at $7,500. The intent is to allocate funds for two grants this fiscal year, leaving $2,500 for other operational expenses. Staff is seeking an approval of Ordinance No. 2016–07 by the Town Commission.

Mr. Carroll reviewed some of the highlights of the ordinance, as follows:

Eligibility Requirements. To participate in the Façade Improvement Program, the structure must be:

1. located within the Downtown Redevelopment Area Boundary (see Figure A below). (Applicants within the Downtown Redevelopment Area will be given priority to the grant award; however, the Town Commission may award the grant to applicants outside of the Downtown Redevelopment Area on a case-by-case basis, provided they meet all other eligibility requirements); and
2. used for a business operating at minimum 20 hours a week; and
3. have a commercial zoning designation (HC, LC, CP, CT).

Eligible Facade Improvements. The Facade Improvement Program is limited to reimbursement for improvements made only to the exterior of commercial structures. Eligible improvements are those on the building elevations that front rights-of-way and are visible to the passers-by on the street. Signs and sign improvements are not eligible for this program. Routine maintenance such as painting, pressure washing, and minor repairs to existing materials alone will not be eligible for reimbursement, but may be an element of the scope of the project. Project components that may qualify for a Façade Grant include, but are not necessarily limited to:

Exterior improvement, restoration, including removal of decayed materials.

a) Repair, replacement, or installation of new:
b) exterior windows
c) exterior doors
d) awnings
e) exterior lighting

f) painting (only if entire façade is repainted)
g) roofing materials

Application Submittals: Required application submittals shall include:

1. Completed application form
2. Valid Business Tax Receipt for the Town of Lady Lake
3. Documentation that property taxes are current
4. Documentation of no outstanding liens or active Code Enforcement cases within the Town of Lady Lake. (Mr. Carroll noted that this program is not to be used to remedy code enforcement violations.)
5. Detailed budget including three written estimates from licensed contractors to verify costs are within reasonable parameters. Invoice of project costs will have to be submitted.
6. Photo of current Façade (a photo of the completed façade showing all improvements will be required to close the project as well).
7. Scaled drawings clearly illustrating proposed improvements.

A map of the Downtown Redevelopment Area Boundary was shown. Mr. Carroll stated that it is in the older, historical section of downtown with a lot of smaller businesses within this boundary. He noted that this is the focus area where staff would like to see this grant implemented; however, the ordinance is not limited in its application Town-wide. He stated that if there are applications for businesses outside of this boundary, and they are a project that the Commission would like to see funded, it will be the Commission's discretion to award a grant outside of this boundary.

Mr. Carroll reported that the Economic Development Advisory Committee reviewed Ordinance No. 2016-07 at their regular meeting on Tuesday, January 5, 2016 and recommended approval by a vote of 3-0. The Planning and Zoning Board recommended approval of Ordinance No. 2016-07 by a vote of 2-1 at the January 11, 2015 meeting. The Town Commission is scheduled to consider Ordinance No. 2016-07 for second/final reading on Monday, February 1, 2016 at 6:00 p.m.

Mayor Kussard asked if the Commissioners had any questions.

Commissioner Hannan asked if staff or a business owner will file an application for this grant.

Mr. Carroll replied that the business owner would have to come in as applicant, and would have to supply contractor information, what their scope is, etc. He stated staff would review it to assess whether it trips the threshold of the Town's Commercial Design Standards, and once all the necessary items are submitted, staff would put the packet together and bring it before the Commission for their consideration.

Town Manager Kris Kollgaard clarified that the Commission will supply the grants to the business owners. She stated there is $7,500 in the EDAC line item budget which will include the two $2,500 grants in the budget, with $2,500 left to cover other EDAC expenses.

Commissioner Hannan asked if this grant will cover landscaping.

Mr. Carroll replied that landscaping is not written into this grant in its present form. He stated that landscaping can be planted and then die, and is not a permanent improvement; this grant is for permanent improvements.

Commissioner Richards commented that this grant would be a way to get businesses closer to the Town's current Commercial Design Standards so there will be a nice looking community.

Mr. Carroll agreed, stating some projects have been approved that do not quite meet the Town's Commercial Design Standards, although they are progressing closer to the threshold.

Upon a motion by Commissioner Hannan and seconded by Commissioner Richards, the Commission approved the first reading of Ordinance No. 2016-07 by the following roll call vote:

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

K. TOWN MANAGER'S REPORT:

Town Manager Kris Kollgaard reminded everyone that next Thursday, January 28th, the Town will be hosting The Villages Middle School 7th grade Civics classes at Town Hall for a chance to experience local government and participate in a mock Commission meeting. She stated it will be open to the public and will begin around 9 a.m.; a pizza lunch will be provided.

Ms. Kollgaard also stated that the Art-in-the Park is scheduled for January 30th and 31st at the Log Cabin Park.

Ms. Kollgaard reported that staff has met with the Driving Range people regarding parking lot improvements. She stated the engineering costs will be $13,000, and they were given a rough estimate of the total project. She stated they will get back with staff to see if they are willing to split the costs, and if so, it will be brought before the Commission for their consideration of putting it out to bid.

L. MAYOR/COMMISSIONER'S REPORT:

Commissioner Hannan stated he is being challenged using the Microsoft tablet, but that he has used it during this meeting. He stated he has asked the Town Manager for the cost savings if the tablets are used instead of paper packets.

Ms. Kollgaard stated that she has those figures and will e-mail them to the Commissioners. She also stated that if the Commissioners decide they do not want to use the tablets, they will be used to replace the big laptop computers in the patrol cars. She stated that as they come up for replacement, they will be replaced with the tablets as the tablets are cheaper, they do more, and take up less room.

Commissioner Richards commented that one of his nuclear devices was stolen in the Tampa area, and as big as their police force is, they could not send a report on the computers and they said it would take a week to a week and a half. He said the Town's police force should be commended as they have had the computers in the cars for over 20 years.

DRAFT

Commissioner Richards asked if the Police Officer Retirement Trust Fund is doing well and if there will be enough to fund the pensions. He stated that although he saw the report, he was not sure if this shows actuarially if the pensions will be funded.

Ms. Kollgaard stated that according to the actuaries, the fund is doing well. She stated that according to the plan's operating procedures, they are required to have an independent party look at it every couple of years. She stated she is going to point this out to the Police Pension chairperson to remind them to bring this up at the next meeting.

Commissioner Holden stated he has been attending the Police Pension Board meetings for the past couple of years and that he is disappointed that the fund is not building up like he thinks it should. He stated that a workshop for the new board members is going to be scheduled and perhaps this will help.

M. PUBLIC COMMENTS[iv]

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

N. ADJOURN: The meeting was adjourned at 6:29 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

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

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

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

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

DRAFT

TOWN COMMISSION AGENDA ITEM

G-2

REQUESTED COMMISSION MEETING DATE: February 1, 2016

SUBJECT: Scam Jam Shred-A-Thon

DEPARTMENT: POLICE

STAFF RECOMMENDED MOTION: Approval to host the Fourth Annual Scam Jam Shred-A-Thon on Saturday, February 27, 2016.

SUMMARY: Pending Town Commission approval the Lady Lake Police Department is planning to host the Fourth Annual Scam Jam Shred-A-Thon on Saturday, February 27, 2016 from 10:00 am until 2:00 pm at the north front parking lot of Target. This program is designed to increase public awareness with regard to current trends in criminal scams affecting our community and identify those responsible. Additionally, our agency will have educational information available to help citizens protect their identity and personal financial information from being compromised. Residents will be able to bring documents to be destroyed to this event and several shred trucks are being made available courtesy of Citizens First Bank. Community partners expressing an interest in participating in this event include: Citizens First Bank, Target, Seniors vs. Crime, and our neighboring law enforcement agencies in Lake, Sumter and Marion counties. Attendance at the past Shed-A-Thon events has been phenomenal. Last year a record 9.1 tons of documents were shredded.

FISCAL IMPACT: -0-

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

[ ] Support Documents

DEPARTMENT HEAD	Submitted	Date 01/21/2016
HR	Approved as to Form	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN MANAGER	Approved Agenda Item for: 2-1-16	Date 1-25-16

Reviewed

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

TOWN COMMISSION AGENDA ITEM

G-3

REQUESTED COMMISSION MEETING DATE: February 1, 2016

SUBJECT: Memorandum of Agreement between the Florida Department of Corrections and the Lady Lake Police Department

DEPARTMENT: POLICE

STAFF RECOMMENDED MOTION: Approval of the Memorandum of Agreement between the Florida Department of Corrections and the Lady Lake Police Department.

SUMMARY: Memorandums of Agreement are accepted practice between criminal justice agencies in furtherance of their respective duties under law for the purpose of facilitating assistance as described within the agreement. The purpose of the Agreement is to provide a mechanism for the Department through its Community Corrections Circuit Office (specifically the 5th Circuit in Lake County), and the Agency to share investigative information and collaborate on enforcement efforts with a goal of reducing criminal activity by coordinating physical resources, manpower and criminal intelligence.
Town Attorney Derek Schroth has reviewed and approved the attached agreement.

FISCAL IMPACT: $0

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

[X] Support Documents – Memo of Agreement w/ FDOC

DEPARTMENT HEAD	Submitted	Date 01/14/2016
HR	Approved as to Form	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN MANAGER	Approved Agenda Item for: 2-1-16	Date 1-25-16

Reviewed

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

AGREEMENT #A3788

MEMORANDUM OF AGREEMENT

BETWEEN

THE FLORIDA DEPARTMENT OF CORRECTIONS

AND

LADY LAKE POLICE DEPARTMENT

This Agreement is entered into on the date subscribed below, by and between the Department of Corrections, ("Department"), and the Lady Lake Police Department ("Agency"), located in Lake County, Florida, which are the parties hereto.

WITNESSETH

WHEREAS, the purpose of the Agreement is to provide a mechanism for the Department through its Community Corrections Circuit Office (specifically the 5th Circuit in Lake County), and the Agency to share investigative information and collaborate on enforcement efforts with a goal of reducing criminal activity by coordinating physical resources, manpower and criminal intelligence. This may include, but is not limited to offender visits, employees of the parties riding with the Agency, serving warrants and any other steps the parties deem necessary to facilitate reducing criminal activity in Lake County.

WHEREAS, the parties agree that there is a major law enforcement problem relating to criminal activity in Lake County, Florida.

WHEREAS, the parties agree that an intelligence-led, data-driven, multi-agency response will greatly enhance the effectiveness of the Department and the Agency in countering crime and criminal activity in Lake County.

WHEREAS, the parties agree that reentry programs and assistance to offenders and probationers are an appropriate use of resources and will enhance fighting crime and reduce criminal activity.

WHEREAS, the parties share the common goal of promoting public safety in Lake County by reducing crime and recidivism among offenders under community supervision through the efficient administration of policing and correctional services.

WHEREAS, the parties understand that the Department is a party to similar partnerships in other counties in Florida.

WHEREAS, the parties believe that a coordinated response between those other partnerships will aid in the effectiveness of the Department and the Agency, as well as the efforts with those similar partnerships in other counties in providing efficient policing and correctional services.

WHEREAS, the parties understand that every effort will be made to schedule operations pertaining to this Agreement with the similar partnerships.

WHEREAS, the parties recognize that the efficient interaction of this partnership depends upon efficient interaction of their respective agencies and the sharing of information and records regarding the efficient providing of policing and correctional services.

WHEREAS, the parties commit within the terms of this Agreement to a coordinated effort to provide policing and correctional services where each will benefit from the other's resources, abilities and experience.

NOW THEREFORE, subject to controlling law, rules or regulations or to other governing policies and/or procedures, and in consideration of the mutual interests and understandings expressed herein, the parties agree as follows:

I. TERM OF AGREEMENT

This Memorandum of Agreement shall begin on the date on which it is signed by both parties, and shall end at midnight five (5) years from the date of execution. In the event this Agreement is signed by the parties on different dates, the latter date shall control.

This Memorandum of Agreement may be renewed for an additional five (5) year periods, after the initial agreement term, upon the same terms and conditions contained herein, and upon agreement of both parties. Exercise of the renewal option is at the Department's sole discretion and shall be conditioned, at a minimum, on the Agency's performance of this Agreement. The Department, if it desires to exercise its renewal option, will provide written notice to the Agency no later than thirty (30) days prior to the Agreement expiration date. The renewal term shall be considered separate and shall require the exercise of a renewal amendment that shall be signed by both parties.

II. SCOPE OF AGREEMENT

A. Overview

The parties will work together in their goal of improving the administration of criminal justice and reentry services in Lake County, Florida, by:

1. Improving the efficiency of interaction between their offices.

2. Facilitating the exchange of information and records between the parties collected and maintained by each.

3. Using a team problem-solving approach to address challenges posed in the implementation of this Agreement and the criminal justice system.

4. Conducting team initiatives targeted at offender contacts and enforcement of the conditions of supervision.

Each party retains responsibility for its personnel and any fiscal or general administrative services each party incurs in support of this Agreement.

Special operations, as it pertains to this Agreement, involve teams of the Department and the Agency personnel targeting offenders on probation for home or workplace visits. Those offenders that will be targeted include, but are not limited to those on probation for forcible felonies, those offenders on probation with a history of gang related violence and registered sexual offenders under supervision by the Department.

B. Responsibilities of the Department

The Department will perform the following duties in support of the Agreement to the extent possible within those resources the Department, in its own judgment, believes it can commit to the Agreement.

1. The Department will dedicate certain officers and resources to facilitate the identification of dangerous, high risk offenders under supervision.

2. The Department will provide current information to the Agency on those offenders under supervision of the Department. This will include, but not be limited to: addresses, offenses, and conditions of supervision and criminal histories.

3. The Department will designate officers to participate in the Agency operations, in order to familiarize the Agency with the location, descriptions and conditions of supervision for offenders on community control, sexual predators, sexual offenders and high risk offenders. All of the Department officers who participate in these operations will be current on use of force training in accordance with the Department's "Use-of-Force in Community Corrections" Procedure 302.313. The Department will designate officers to participate in operations when, in its own judgment, the Department believes it can commit resources to the Agreement.

4. The Department will designate officers to conduct administrative searches in accordance with the Department Procedure 302.311 to ensure that offenders are in compliance with their terms of supervision.

5. The Department will train the Agency officers in accordance with Rule 33-302.108 of the Florida Administrative Code and with the Department Procedure 302.311 regarding participation in warrantless arrests.

6. The Department may be present, but will not participate in law enforcement activities when the offender is not under the supervision of the Department or the Florida Parole Commission.

C. Responsibilities of the Agency

Law Enforcement will perform the following duties in support of the Agreement to the extent possible within those resources that the Agency, in its own judgment, believes it can commit to the Agreement.

1. The Agency will provide the Department with all current available information on absconders and offenders under the supervision of the Department.

2. The Agency will assist the Department officers on field visits to offender residences and places of employment as deemed necessary by the Agency to execute a warrant or warrantless arrest.

3. The Agency will task law enforcement officers to provide security for probation officers while conducting administrative searches to ensure the offender's compliance with the terms of supervision. Said the Agency officers will control the

offender, any individuals on site who attempt to interfere with the administrative search, and transport the offender to the county jail if needed.

4. The Agency will provide assistance to identify, secure, provide receipts for and properly store any property seized during an administrative search conducted by the Department as the situation requires.

5. The Agency will notify the Department of any violations of supervision that an offender commits in the presence of the Agency officer, and conduct a warrantless arrest upon confirmation with the Department that a violation has occurred.

6. The Agency will assist the Department in transporting and/or arresting offenders within Lake County, Florida, or as otherwise permitted by law, if the offender is found to be in violation of supervision. The Agency will ensure that the Agency officers are aware of Department Procedure 302.311 when participating in transporting/arresting aforementioned absconders or offenders.

7. The Agency will provide the opportunity for the Department to participate in ride along operations in order for the Department officers to familiarize the Agency with the whereabouts, descriptions, and specified conditions of supervision of community control offenders, sexual predators, sexual offenders and high risk offenders, and to ensure that all violations are communicated to the Department officer supervising the offender for communication to the appropriate sentencing authority.

8. The Agency may terminate their individual participation in this Agreement with no less than thirty (30) calendar days' of notice, without requiring the termination of the overall Agreement.

D. Joint Responsibilities

1. In order to enhance public safety, each party agrees to commit its resources as it deems appropriate to apprehend offenders under supervision of the Department or Parole Commission who have violated supervision terms set forth by their sentencing authority.

2. Each party agrees that a successful reentry strategy for offenders will lead to safer Florida communities. Each party agrees to commit its resources as it deems appropriate in a coordinated effort to provide offenders and former offenders the skills and support systems needed to successfully reintegrate into Florida communities.

3. Each party believes that some of the most pressing issues for offenders reentering into society include, but are not limited to the following: housing (permanent or temporary), employment, education, life skills, behavior management, substance abuse, mental health treatment and transportation.

4. The parties agree to provide a designee to attend meetings and serve as a representative of their particular agency. Each party agrees to hold such meetings to discuss issues and methods of implementing the partnership in the most effective manner possible. Each party agrees that said meetings will be held on at least a

biannual basis, but the parties may agree to meet more frequently if in their judgment it would help fulfill the goals of this Agreement.

5. The parties understand that the exchange of information as to their specific responsibilities, duties and roles within the criminal justice system and regarding offender reentry are vital to the efficient operation of this partnership. Such exchange will only be limited by federal or state law and the policies and procedures of each agency.

6. The parties agree to establish policies to implement the Agreement by pooling or sharing resources or equipment where applicable to enhance the delivery of quality service.

7. The parties agree to create procedures for communicating the goals and ideas of the partnership to their personnel for action and implementation.

E. Coalition Structure

1. The Chief of the Agency is established as the Coordinator of Lake County and will coordinate all compliance and enforcement initiatives. The Chief will endeavor to ensure successful and timely completion of the Agency goals and objectives.

2. The Chief will also function as the Agency Agreement Manager as provided for in Section IV of this Agreement and will serve as the Agency liaison/contact regarding issues that arise from this Agreement.

3. The parties will meet biannually to accomplish the following:

   a. Establish collaborative objectives;
   b. Establish guidelines and procedures for joint initiatives;
   c. Share investigative information and data at biannual meetings; and
   d. Establish guidelines and procedures for the disposition of forfeited property.

III. FINANCIAL OBLIGATIONS

The parties acknowledge that this Agreement is not intended to create financial obligations between the parties. However, in the event that costs are incurred as a result of either or both of the parties performing their duties or responsibilities under this Agreement, each party agrees to be responsible for their own costs.

IV. AGREEMENT MANAGEMENT

A. Department's Agreement Administrator

The Agreement Administrator is responsible for maintaining the official Agreement file, processing any amendments or termination of the Agreement, and maintaining records of all formal correspondence between the parties regarding administration of this Agreement.

The address and telephone number of the Department's Agreement Administrator is:

Operations Manager, Contract Administration
Bureau of Contract Management and Monitoring
501 South Calhoun Street
Tallahassee, Florida 32399-2500
Telephone: (850) 717-3681
Fax: (850) 488-7189

B. Agreement Managers

The parties have identified the following individuals as Agreement Managers. These individuals are responsible for enforcing performance of the Agreement terms and conditions and shall serve as liaison regarding issues arising out of this Agreement.

FOR THE DEPARTMENT

Susan S. Cizmadia
Circuit Administrator, 5th Circuit
28402 C. R. 561
Tavares, Florida 32778
Telephone: (352) 609-6107
Fax: (352) 742-6014
E-mail: Cizmadia.susan@mail.dc.state.fl.us

FOR THE LADY LAKE POLICE DEPARTMENT

Chris McKinstry
Chief
423 Fennell Boulevard
Lady Lake, Florida 32159
Telephone: (352) 751-1560
Fax: (352) 751-1566
E-mail: CMckinstry@ladylake.org

V. REVIEW AND MODIFICATION

Upon request of either party, both parties will review this Agreement annually in order to determine whether its terms and conditions are still appropriate. The parties agree to renegotiate terms and conditions hereof if it is mutually determined that significant changes in this Agreement are necessary. There are no obligations to agree by either party.

Modifications to the provisions of this Agreement, with the exception of Section IV, AGREEMENT MANAGEMENT, shall be valid only through execution of a formal written amendment to the Agreement.

VI. TERMINATION

This Agreement may be terminated at any time upon the mutual consent of both parties or unilaterally by either party upon no less than thirty (30) calendar days' notice. Notice shall be delivered by express mail or other method whereby a receipt of delivery may be obtained.

In addition, this Agreement may be terminated with 24 hours notice by the Department for any failure of the Agency to comply with the terms of this Agreement or any applicable Florida law.

VII. OTHER CONDITIONS

A. Public Records Law

The Agency agrees to: (a) keep and maintain public records that would ordinarily and necessarily be required by the Department to perform the services; (b) allow public access to

records in accordance with the provisions of Chapter 119 and 945.10, Florida Statutes; (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 to the Department, at no cost, all public records in the Agency's possession 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 Department in a format that is compatible with the Department's information technology systems. The Agency's failure to comply with this provision shall constitute sufficient cause for termination of this Agreement.

B. Sovereign Immunity

The Agency and the Department are state agencies or political subdivisions as defined in Section 768.28, Florida Statutes, and agree to be fully responsible for acts and omissions of their own agents or employees to the extent permitted by law. Nothing herein is intended to serve as a waiver of sovereign immunity by either party to which sovereign immunity may be applicable. Further, nothing herein shall be construed as consent by a state agency or political subdivision of the State of Florida to be sued by third parties in any matter arising out of this Agreement.

C. Confidentiality

The Agency shall ensure all staff assigned to this Agreement maintains confidentiality with reference to individual participants receiving services in accordance with applicable local, state, and federal laws, rules and regulations. The Department and the Agency agree that all information and records obtained in the course of providing services under this Agreement shall be subject to confidentiality and disclosure provisions of applicable federal and state statutes and regulations adopted pursuant thereto.

The Agency agrees to keep all Department personnel information (i.e., DC staff telephone numbers, addresses, etc.) strictly confidential and shall not disclose said information to any person, unless released in writing by said Department.

D. Disputes

Any dispute concerning performance of the terms of this Agreement shall be resolved informally by the Agreement Managers. Any dispute that cannot be resolved informally shall be reduced to writing and delivered to the Department's Regional Director of Community Corrections. The Regional Director of Community Corrections shall decide the dispute, reduce the decision to writing, and deliver a copy to the parties, the Agreement Managers and the Agreement Administrator.

E. Data Sharing

The Department and the Agency acknowledge their separate obligations to store and disseminate data in compliance with the requirements of Public Records Law, Chapter 119, Florida Statutes, and with other applicable statutes that constitute express exceptions to the requirements of Section 119.07(1), Florida Statutes, by making certain categories of records confidential, exempt from disclosure, or accessible as prescribed by statute. The Agency acknowledges that the data exchanged between them has been provided for official purposes

and that public access to such data is limited and prescribed by statute. The Agency therefore agrees, consistent with public records law, to refer third parties requesting delivery of information to the originating party. The Agency further agrees to disseminate data only in compliance with confidentiality restrictions and in recognition of the exemptions from disclosure provided by law and to provide advance copies of documents involving the other party's data for review to determine if there has been an inadvertent disclosure of confidential information as described herein prior to publication.

F. Notices

All notices required or permitted by this Agreement shall be given in writing and by hand-delivery or email to the respective addresses of the parties as set forth in Section IV above. All notices by hand-delivery shall be deemed received on the date of delivery and all notices by email shall be deemed received when they are transmitted and not returned as undelivered or undeliverable. Either party may change the names, addresses, or telephone numbers set forth in Section IV above by written notice given to the other parties as provided above.

G. Health Insurance Portability and Accountability Act

The Agency shall comply with the Health Insurance Portability and Accountability Act of 1996 (HIPAA) (42 U. S. C. 1320d-8), and all applicable regulations promulgated thereunder. Agreement to comply with HIPAA is evidenced by the execution of this Agreement, which includes and incorporates **Attachment A**, Business Associate Agreement, as part of this Agreement.

H. Prison Rape Elimination Act (PREA)

The Agency shall report any violations of the Prison Rape Elimination Act (PREA), Federal Rule 28 C.F.R. Part 115 to the Department of Corrections' Agreement Manager.

I. Cooperation with Inspector General

In accordance with Section 20.055(5), Florida Statutes, the Agency understands and will comply with its duty to cooperate with the Inspector General in any investigation, audit, inspection, review, or hearing.

J. Force Majeure

Neither party shall be liable for loss or damage suffered as a result of any delay or failure in performance under this Agreement or interruption of performance resulting directly or indirectly from acts of God, fire, explosions, earthquakes, floods, water, wind, lightning, civil or military authority, acts of public enemy, war, riots, civil disturbances, insurrections, strikes, or labor disputes.

IN WITNESS THEREOF, the parties hereto have caused this Agreement to be executed by their undersigned officials as duly authorized.

FOR THE LADY LAKE POLICE DEPARTMENT

SIGNED BY: _____

NAME: _____

TITLE: _____

DATE: _____

FEID# _____

FOR THE DEPARTMENT OF CORRECTIONS

SIGNED BY: _____

NAME: Kelley J. Scott

TITLE: **Director, Office of Administration**
Department of Corrections

DATE: _____

Approved as to form and legality, subject to execution.

SIGNED BY: _____

NAME: Kenneth S. Steely

TITLE: **General Counsel**
Department of Corrections

DATE: _____

BUSINESS ASSOCIATE AGREEMENT

This Business Associate Agreement supplements and is made a part of this Agreement between the Florida Department of Corrections ("Department") and Lady Lake Police Department ("Contractor/Participating Entity/Agency"), (individually, a "Party" and collectively referred to as "Parties").

Whereas, the Department creates or maintains, or has authorized the Contractor to receive, create, or maintain certain Protected Health Information ("PHI,") as that term is defined in 45 C.F.R. §164.501 and that is subject to protection under the Health Insurance Portability and Accountability Act of 1996, as amended. ("HIPAA");

Whereas, the Department is a "Covered Entity" as that term is defined in the HIPAA implementing regulations, 45 C.F.R. Part 160 and Part 164, Subparts A, C, and E, the Standards for Privacy of Individually Identifiable Health Information ("Privacy Rule") and the Security Standards for the Protection of Electronic Protected Health Information ("Security Rule");

Whereas, the Contractor may have access to Protected Health Information in fulfilling its responsibilities under its contract with the Department;

Whereas, the Contractor is considered to be a "Business Associate" of a Covered Entity as defined in the Privacy Rule;

Whereas, pursuant to the Privacy Rule, all Business Associates of Covered Entities must agree in writing to certain mandatory provisions regarding the use and disclosure of PHI; and

Whereas, the purpose of this Agreement is to comply with the requirements of the Privacy Rule, including, but not limited to, the Business Associate contract requirements of 45 C.F.R. §164.504(e).

Whereas, in regards to Electronic Protected Health Information as defined in 45 C.F.R. § 160.103, the purpose of this Agreement is to comply with the requirements of the Security Rule, including, but not limited to, the Business Associate contract requirements of 45 C.F.R. §164.314(a).

Now, therefore, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

1. **Definitions**

Unless otherwise provided in this Agreement, any and all capitalized terms have the same meanings as set forth in the HIPAA Privacy Rule, HIPAA Security Rule or the HITECH Act. Contractor acknowledges and agrees that all Protected Health Information that is created or received by the Department and disclosed or made available in any form, including paper record, oral communication, audio recording, and electronic display by the Department or its operating units to Contractor or is created or received by Contractor on the Department's behalf shall be subject to this Agreement.

2. **Confidentiality Requirements**

A. Contractor agrees to use and disclose Protected Health Information that is disclosed to it by the Department solely for meeting its obligations under its agreements with the Department, in accordance with the terms of this agreement, the Department's established policies rules, procedures and requirements, or as required by law, rule or regulation.

B. In addition to any other uses and/or disclosures permitted or authorized by this Agreement or required by law, Contractor may use and disclose Protected Health Information as follows:

(1) if necessary for the proper management and administration of the Contractor and to carry out the legal responsibilities of the Contractor, provided that any such disclosure is required by law or that Contractor obtains reasonable assurances from the person to whom the information is disclosed that it will be held confidentially and used or further disclosed only as required by law or for the purpose for which it was disclosed to the person, and the person notifies Contractor of any instances of which it is aware in which the confidentiality of the information has been breached;

(2) for data aggregation services, only if to be provided by Contractor for the health care operations of the Department pursuant to any and all agreements between the Parties. For purposes of this Agreement, data aggregation services means the combining of protected health information by Contractor with the protected health information received by Contractor in its capacity as a Contractor of another covered entity, to permit data analyses that relate to the health care operations of the respective covered entities.

(3) Contractor may use and disclose protected health information that Contractor obtains or creates only if such disclosure is in compliance with every applicable requirement of Section 164.504(e) of the Privacy relating to Contractor contracts. The additional requirements of Subtitle D of the HITECH Act that relate to privacy and that are made applicable to the Department as a covered entity shall also be applicable to Contractor and are incorporated herein by reference.

C. Contractor will implement appropriate safeguards to prevent use or disclosure of Protected Health Information other than as permitted in this Agreement. Further, Contractor shall implement administrative, physical, and technical safeguards that reasonably and appropriately protect the confidentiality, integrity, and availability of Electronic Protected Health Information that it creates, receives, maintains, or transmits on behalf of the Department. The Secretary of Health and Human Services and the Department shall have the right to audit Contractor's records and practices related to use and disclosure of Protected Health Information to ensure the Department's compliance with the terms of the HIPAA Privacy Rule and/or the HIPAA Security Rule.

Further, Sections 164.308 (administrative safeguards). 164.310 (physical safeguards), 164.312 (technical safeguards), and 164.316 (policies and procedures and documentation requirements) of the Security Rule shall apply to the Contractor in the same manner that such sections apply to the Department as a covered entity. The additional requirements of the HITECH Act that relate to security and that are made applicable to covered entities shall be applicable to Contractor and are hereby incorporated by reference into this BA Agreement.

D. Contractor shall report to Department any use or disclosure of Protected Health Information, which is not in compliance with the terms of this Agreement as well as any Security incident of which it becomes aware. Contractor agrees to notify the Department, and include a copy of any complaint related to use, disclosure, or requests of Protected Health Information that the Contractor receives directly and use best efforts to assist the Department in investigating and resolving such complaints. In addition, Contractor agrees to mitigate, to the extent practicable, any harmful effect that is known to Contractor of a use or disclosure of Protected Health Information by Contractor in violation of the requirements of this Agreement.

Such report shall notify the Department of:

1) any Use or Disclosure of protected health information (including Security Incidents) not permitted by this Agreement or in writing by the Department;

2) any Security Incident;

3) any Breach, as defined by the HITECH Act; or

4) any other breach of a security system, or like system, as may be defined under applicable State law (Collectively a "Breach").

Contractor will without unreasonable delay, but no later than seventy-two (72) hours after discovery of a Breach, send the above report to the Department.

Such report shall identify each individual whose protected health information has been, or is reasonably believed to have been, accessed, acquired, or disclosed during any Breach pursuant to 42 U.S.C.A. § 17932(b). Such report will:

1) Identify the nature of the non-permitted or prohibited access, use, or disclosure, including the nature of the Breach and the date of discovery of the Breach.

2) Identify the protected health information accessed, used or disclosed, and provide an exact copy or replication of that protected health information.

3) Identify who or what caused the Breach and who accessed, used, or received the protected health information.

4) Identify what has been or will be done to mitigate the effects of the Breach; and

5) Provide any other information, including further written reports, as the Department may request.

E. In accordance with Section 164.504(e)(1)(ii) of the Privacy Rule, each party agrees that if it knows of a pattern of activity or practice of the other party that constitutes a material breach of or violation of the other party's obligations under the BA Agreement, the non-breaching party will take reasonable steps to cure the breach or end the violation, and if such steps are unsuccessful, terminate the contract or arrangement if feasible. If termination is not feasible, the party will report the problem to the Secretary of Health and Human Services (federal government).

F. Contractor will ensure that its agents, including a subcontractor, to whom it provides Protected Health Information received from, or created by Contractor on behalf of the Department, agree to the same restrictions and conditions that apply to Contractor, and apply reasonable and appropriate safeguards to protect such information. Contractor agrees to designate an appropriate individual (by title or name) to ensure the obligations of this agreement are met and to respond to issues and requests related to Protected Health Information. In addition, Contractor agrees to take other reasonable steps to ensure that its employees' actions or omissions do not cause Contractor to breach the terms of this Agreement.

G. Contractor shall secure all protected health information by a technology standard that renders protected health information unusable, unreadable, or indecipherable to unauthorized individuals and is developed or endorsed by a standards developing organization that is accredited by the American National Standards Institute and is consistent with guidance issued by the Secretary of Health and Human Services specifying the technologies and methodologies that render protected health information unusable, unreadable, or

indecipherable to unauthorized individuals, including the use of standards developed under Section 3002(b)(2)(B)(vi) of the Public Health Service Act, pursuant to the HITECH Act, 42 U.S.C.A. § 300jj-11, unless the Department agrees in writing that this requirement is infeasible with respect to particular data. These security and protection standards shall also apply to any of Contractor's agents and subcontractors.

H. Contractor agrees to make available Protected Health Information so that the Department may comply with individual rights to access in accordance with Section 164.524 of the HIPAA Privacy Rule. Contractor agrees to make Protected Health Information available for amendment and incorporate any amendments to Protected Health Information in accordance with the requirements of Section 164.526 of the HIPAA Privacy Rule. In addition, Contractor agrees to record disclosures and such other information necessary, and make such information available, for purposes of the Department providing an accounting of disclosures, as required by Section 164.528 of the HIPAA Privacy Rule.

I. The Contractor agrees, when requesting Protected Health Information to fulfill its contractual obligations or on the Department's behalf, and when using and disclosing Protected Health Information as permitted in this contract, that the Contractor will request, use, or disclose only the minimum necessary in order to accomplish the intended purpose.

3. **Obligations of Department**

A. The Department will make available to the Business Associate the notice of privacy practices (applicable to offenders under supervision, not to inmates) that the Department produces in accordance with 45 CFR 164.520, as well as any material changes to such notice.

B. The Department shall provide Business Associate with any changes in, or revocation of, permission by an Individual to use or disclose Protected Health Information, if such changes affect Business Associate's permitted or required uses and disclosures.

C. The Department shall notify Business Associate of any restriction to the use or disclosure of Protected Health Information that impacts the business associate's use or disclosure and that the Department has agreed to in accordance with 45 CFR 164.522 and the HITECH Act.

4. **Termination**

A. Termination for Breach - The Department may terminate this Agreement if the Department determines that Contractor has breached a material term of this Agreement. Alternatively, the Department may choose to provide Contractor with notice of the existence of an alleged material breach and afford Contractor an opportunity to cure the alleged material breach. In the event Contractor fails to cure the breach to the satisfaction of the Department, the Department may immediately thereafter terminate this Agreement.

B. Automatic Termination - This Agreement will automatically terminate upon the termination or expiration of the original contract between the Department and the Contractor.

C. Effect of Termination

(1) Termination of this agreement will result in termination of the associated contract between the Department and the Contractor.

(2) Upon termination of this Agreement or the contract, Contractor will return or destroy all PHI received from the Department or created or received by Contractor on behalf of the Department that Contractor still maintains and retain no copies of such PHI;

provided that if such return or destruction is not feasible, Contractor will extend the protections of this Agreement to the PHI and limit further uses and disclosure to those purposes that make the return or destruction of the information infeasible.

5. **Amendment** - Both parties agree to take such action as is necessary to amend this Agreement from time to time as is necessary to comply with the requirements of the Privacy Rule, the HIPAA Security Rule, and the HITECH Act.

6. **Interpretation** - Any ambiguity in this Agreement shall be resolved to permit the Department to comply with the HIPAA Privacy Rule and/or the HIPAA Security Rule.

7. **Indemnification** – The Contractor shall be liable for and agrees to be liable for, and shall indemnify, defend, and hold harmless the Department, its employees, agents, officers, and assigns from any and all claims, suits, judgments, or damages including court costs and attorneys' fees arising out or in connection with any non-permitted or prohibited Use or Disclosure of PHI or other breach of this Agreement, whether intentional, negligent or by omission, by Contractor, or any sub-contractor of Contractor, or agent, person or entity under the control or direction of Contractor. This indemnification by Contractor includes any claims brought under Title 42 USC §1983, the Civil Rights Act.

8. **Miscellaneous** - Parties to this Agreement do not intend to create any rights in any third parties. The obligations of Contractor under this Section shall survive the expiration, termination, or cancellation of this Agreement, or any and all other contracts between the parties, and shall continue to bind Contractor, its agents, employees, contractors, successors, and assigns as set forth herein for any PHI that is not returned to the Department or destroyed.

G-4

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: February 1, 2016

SUBJECT: Application for the Edward Byrne Memorial Justice Assistance Grant (JAG) Program.

DEPARTMENT: POLICE

STAFF RECOMMENDED MOTION: Recommend approval to accept if awarded, the Federal Fiscal Year 2015 Edward Byrne Memorial Justice Assistance Grant.

SUMMARY:

Staff is requesting approval to accept if awarded, the 2015 Edward Byrne Memorial Justice Assistance Grant to purchase two (2) temporary tactical shelter tents. Emergency personnel in Florida are required to work outside under many adverse environmental conditions such as sun, heat, and rain. Shelter is required to provide a safe haven for personnel to effectively perform job functions. The rapid deployment and instant function of shelter is a necessity in exigent situations to protect first responders and identify safe locations.

Acquisition of temporary tactical shelter tents will accomplish the goal of protecting emergency personnel during outdoor events where adverse environmental situations exist and no other shelter or option is available.

The Lady Lake Police Department conducts various outdoor community events throughout the year. A supplemental use for these tents would be to provide shelter for town employees and other participants during each occasion without having to rely on an outside entity to temporarily provide for us.

It is expected that the Town of Lady Lake's share of this grant opportunity will be approximately $1365.00.

FISCAL IMPACT: $1365.00

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

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

[X] Other – FDLE Grant Allocation Notification Letter

[ ] Support Documents

DEPARTMENT HEAD Submitted Date 01/14/2016

FINANCE DEPARTMENT Approved as to Budget Requirements Date 1-26/2016

TOWN MANAGER Approved Agenda Item for: 2/1/16 Date 1/26/16

RT Reviewed

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

Lady Lake Police

FDLE

Florida Department of Law Enforcement

Richard L. Swearingen
Commissioner

Business Support
Office of Criminal Justice Grants
Post Office Box 1489
Tallahassee, FL 32302-1489
(850) 617-1250
www.fdle.state.fl.us

Rick Scott, *Governor*
Pam Bondi, *Attorney General*
Jeff Atwater, *Chief Financial Officer*
Adam Putnam, *Commissioner of Agriculture*

December 11, 2015

The Honorable Ruth Kussard
Mayor
Town of Lady Lake
409 Fennell Boulevard
Lady Lake, Florida 32159

Re: Federal Fiscal Year (FFY) 2015 Edward Byrne Memorial Justice Assistance Grant (JAG) Program – Florida JAG Direct

Dear Mayor Kussard:

The Florida Department of Law Enforcement (FDLE) has received an award from the United States Department of Justice (USDOJ) for FFY 2015 JAG funds. These grant funds are distributed to units of local government based on local population and crime statistics reported to FDLE.

FDLE has allocated $1,365.00 from this award for use by your agency, in accordance with the Florida JAG Direct distribution provision of Chapter 11D-9, Florida Administrative Code. Please note these funds require monthly or quarterly expenditure and performance reporting. General instructions regarding the JAG direct application process can be found at the following link http://www.fdle.state.fl.us/Content/grants/jagd.aspx. Applications that do not comply with the instructions or do not include all required information will be returned for revision or will have a special condition withholding funds placed on the grant at the time of award.

Recipients must apply online using FDLE's grant management system, Subgrant Information Management Online (SIMON). SIMON can be accessed at http://simon.fdle.state.fl.us. The Project Start and End Dates on the application should reflect the period **February 1, 2016** through **June 30, 2016**.

Application completion will require an "Announcement Code" which is a security feature allowing access to the application. The Announcement Code for this application is **JAGD1516**. This code will remain active through the deadline for submission. Application completion will not be possible without the announcement code. A user manual and video tutorial are available online for assistance. The deadline for submission is **Friday, January 8, 2016**.

In addition to the electronic submission, recipients must print the completed application and required certifications and submit two hard copies (with original signatures) by **Friday, January 15, 2016** to:

Physical address for courier delivery:

Office of Criminal Justice Grants
Florida Department of Law Enforcement
2331 Phillips Road
Tallahassee, FL 32308

Mailing address for USPS delivery:

Office of Criminal Justice Grants
Florida Department of Law Enforcement
P.O. Box 1489
Tallahassee, Florida 32302-1489

The intent and purpose of the JAG program is to improve the criminal justice system, reduce crime and improve public safety; and projects may be funded under any one of the JAG purpose areas. However, recipients are reminded that federal funds must not supplant those funds that have been appropriated for the same purpose, and may not be used to pay all or part of any costs, positions, expenditures, etc. the recipient is already obligated or budgeted to pay. To further clarify, federal grant funds should not be utilized to support or accomplish an agency's baseline capabilities. Instead, grant funds should be used to enhance or implement those services which the agency is not able to support or sustain within existing capabilities.

Please ensure the application clearly discusses the criminal justice or law enforcement program for which federal funds will be used, and the Scope of Work provides all required contract elements for project activities, deliverables and documentation. If funds are being requested for equipment or technology, the application should provide discussion for how that equipment will provide services or support in addition to or outside of current agency capabilities.

Our office is available Monday through Friday, 8:00a.m.– 5:00p.m. EDT at (850) 617-1250 to assist with any questions. For issues relating to SIMON, please contact Government Analyst Tim Colletti at (850) 617-1258. For questions regarding your proposal or the JAG program, please contact me or Planning Manager Randall Smyth at (850) 617-1250. We look forward to working with you to provide this important funding to Florida's agencies.

Sincerely,

Petrina T. Herring

Petrina Tuttle Herring
Bureau Chief

PTH/aw

cc: Local Law Enforcement Agency

J-5

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: February 1, 2016

SUBJECT: Consideration of Approval of Lady Lake Library Policies: Rules of Conduct, Unattended Child Policy and Internet and Public Computer Use Policy

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DEPARTMENT: Library

STAFF RECOMMENDED MOTION: Approval of Library Policies: Rules of Conduct, Unattended Child Policy and Internet and Public Computer Use Policy.

SUMMARY: Policies establish a framework for efficient library operations, with clear directions for staff to operate the library. Understandable rules and regulations for the public also promote equitable use of the library's facility and collections. Clear policies give written guidelines for actions and decision in the library, promote consistency and prevent confusion. They inform every one of the goals and intent of the library and eliminate the need for "crisis policy making".

The three policies attached will enable the Lady Lake Library to provide resolutions to issues that may arise. Town Attorney Derek Schroth has reviewed and approved the attached policies.

FISCAL IMPACT: None

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other [X] Support Documents

DEPARTMENT HEAD Marsha Brinson	**Submitted**	**Date** 1/20/16
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 2-1-16	**Date** 1/25/16

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

Kris Kollgaard

From: Derek Schroth <dschroth@bowenschroth.com>
Sent: Monday, January 25, 2016 11:46 AM
To: Kris Kollgaard
Subject: Library Policies

Good Morning Kris:

I reviewed the Library policies and have no changes. 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

Lady Lake Public Library

Rules of Conduct

The Lady Lake Library wishes to ensure a positive, enjoyable and safe experience for everyone who visits the library. The library is open to all members of the public and everyone has a right to use library resources and services, provided his or her behavior does not infringe or interfere with others use of the library.

Failure of the public to abide by the following code of conduct while on library property constitutes grounds for a warning for offending behavior to cease, an order to leave the library, or if necessary, removal from the library by the Lady Lake Police.

Below is a list of unacceptable behaviors, including, but not limited to:

1. Any illegal conduct as defined by local, state or federal law.
2. Unreasonably loud noise (such as talking, yelling, screaming, crying, cell phone conversations, and the use of media devices at a volume that disturbs others).
3. Boisterous behavior such as running, climbing, fighting, pushing, throwing items.
4. Consuming alcohol or controlled substances, being intoxicated, smoking, using tobacco products, use of e-cigarettes.
5. Offensive or obscene language.
6. Threatening or aggressive gestures or unwanted physical contact.
7. Sexual misconduct such as exposure or inappropriate touching.
8. Lack of personal hygiene or the use of strong perfume or fragrance.
9. Sleeping or lying on library furniture or floor, including exterior library grounds.
10. Loitering or interfering with the ingress or egress of others in or around library premises.
11. Gambling, panhandling, soliciting money.
12. Harassing patrons or staff with behavior that is intimidating, hostile or offensive.
13. Bathing, shaving or washing clothes in the public bathrooms.
14. Skateboarding on library property.
15. Patrons will be appropriately dressed to include shirts and footwear.
16. No animals on premises, except for service dogs as defined by the American Disabilities Act (ADA).
17. Please use bike racks for all bicycles, they may not be brought into the building.
18. Personal items are the responsibility of the owner. The library assumes no responsibility for lost, stolen, damaged or unattended personal items.
19. Food or drink is prohibited in the public computer area or in the computer lab. Covered drinks are permitted in other areas of the library.

Lady Lake Library
Internet Use – Procedures and Guidelines 2015

It is the goal of the Lady Lake Library to make Internet access available to all patrons. The Internet is an integral part of the resources available to assist library patrons in finding the information they need. The Internet is a vast, unregulated, global electronic network that provides access to a variety of ideas, images, information and commentary. The library cannot control nor be responsible for the accuracy of information accessed over the internet, including information in electronic mail and other forms of electronic communication.

Patrons use the library's Internet service, wireless network and electronic information services entirely at their own risk. The library cannot guarantee privacy when you are using the Internet.

The Lady Lake Library shall not be liable for any damage to personal computers, peripheral equipment or storage media, loss of data or loss of confidential information. The library recommends that patrons do not enter credit card numbers, passwords or other personally identifiable information.

The Lady Lake Library wishes to provide a comfortable and welcoming environment, conducive to the best use of its resources. To that end the library has developed the following rules regarding the use of its public computers and wireless network.

Public Computer Use: Patrons shall respect the rights of other computer users, library patrons, and staff in keeping with the library's established Rules of Behavior. Library computers and Wi-Fi may not be used for any illegal activity, including, but not limited to:

- Damaging or altering computer equipment, systems or software.
- Displaying, printing or sending any material that is illegal, threatening or harassing.
- Downloading or installing any harmful program defined as, but not limited to, spyware, viruses, Trojans, malware, or any other illegal utility on any computer.
- Violating copyright or trademark laws, software licensing agreements or intellectual property rights.
-

Library staff is available to give routine assistance with signing into a computer, general help with finding sites and printing. Staff may not assist in entering phone numbers, addresses, social security numbers, credit card numbers or other personal information. If more assistance is needed for computer use, classes are available. Please check with a member of the library staff.

Patrons will refrain from using resources that are deliberately offensive or which create a hostile or intimidating environment. Patrons will not display images, sounds or messages that are considered obscene by contemporary community standards. Library staff reserves the right

to ask patrons to leave a particular website if others find it offensive. If a computer user refuses to comply, they will be asked to leave the library or in cases of child pornography, the Lady Lake Police will be called.

Work stations are meant for one patron. However, the library recognizes that at times computer users may need to work as a group. With permission they will be able to use the computer lab or other accommodations. If those working in a group cause a disturbance to the effective use of the library by others, they will be asked to correct their behaviors, disband or leave the library, as appropriate.

There is no time restriction placed on computer use and reservations are not needed other than for use of the computer lab. However, if a patron has used a computer for a long period of time (over an hour), they may be asked to complete their session if others are waiting.

There is a charge of $.10 per black and white copy payable at the circulation desk.

Access by Children: Computers in the Youth Library are available for children and teens and their parents, guardians or caregivers. The Lady Lake Library affirms the right and responsibility of parents, guardians and caregivers to monitor their children's use of library materials and resources, including the Internet.

Lady Lake Library
Unattended Child Policy

The Lady Lake Public Library is dedicated to providing a welcoming, safe and fun environment for children. The library offers many programs and services that promote the love of books, reading and learning. However, the safety of children at the library is a serious concern. It is the intention of this policy to enlist parents, grandparents and caregivers to ensure the safety of children and to provide a pleasant experience to all who use it.

The following guidelines will be followed concerning the care and behavior of children:

- Children under the age of 8 must have a parent/caregiver in the immediate vicinity of (and in visual contact with) the child. The parent/caregiver must be at least 12 years old.
- If a child under the age of 8 is found unattended, library staff will attempt to locate the parent/caregiver in the library and inform him/her of the Unattended Child Policy. If the parent or caregiver cannot be found, library staff will contact the Lady Lake Police Department.
- Children 8 and older may use the library unattended; however, the parent/caregiver is still responsible for the behavior and well-being of the child. The child is expected to follow the library's Code of Conduct and may be asked to leave the library if he/she exhibits inappropriate behavior. The library assumes no responsibility for the whereabouts of an unattended child who has been asked to leave the library.
- Library staff cannot act "in loco parentis".
- Parents should not use the library as an alternative to daycare. Parents/caregivers should also realize that, even in their absence, they are legally responsible for their children's behavior.
- The library is not responsible for the care and supervision of unaccompanied children prior to opening or after closing. When the safety of an unaccompanied child is in doubt, or the parent or responsible caregiver cannot be located, or if the library is closing, the library staff will contact the Lady Lake Police department and two staff members will stay with the child until the police arrive.
- Teenagers are considered adult patrons. However, they are the legal responsibility of their parent/legal guardian.
-

Truancy: During school hours, children 17 and under must be accompanied by a parent/legal guardian or have written permission from a parent/guardian to be in the library. This is in accordance with **Florida Statutes Section 984.13** which states: *"A child may be taken into custody by a law enforcement officer when the officer has reasonable grounds to believe that the child has run away from home or is absent from school without authorization or is suspended or expelled and is not in the presence of his or her parent or legal guardian during school hours. The officer may deliver a truant to the approved attendance center. The suspended or expelled student may be delivered to an approved alternative to suspension or expulsion program or to the parent or legal guardian."*

If the child is truant, he/she will be informed of this law before officers are called and will have the opportunity to use the phone to call a parent/guardian for a ride if needed.

Disruptive Behavior: Disruptive behavior is behavior that is inappropriate in a library setting. Disruptive behavior in that it is unacceptable in the library includes, but is not limited to:

- Running, chasing
- Screaming, shouting, yelling, or other loud noise
- Abnormal, erratic behavior that hinders normal library use
- Pushing, hitting, fighting
- Throwing books or other items
- Bullying or bothering other people
- Swearing, profane language
- Refusal to get off computers or leave building at closing time
- Loitering
- Possession or use of any illegal substance (illegal drugs, alcohol possessed by a minor)
- Possession of weapons (guns, knives or other items used as a weapon)
- Other behavior that hinders normal library use

Library staff will give a warning to child or parent/caregiver. If disruptive behavior continues, the parent/caregiver will be asked to escort the child from the premises. Unattended children older than 8 years old may be asked to leave the library after two warnings. Parents will be contacted, or if the parent is unavailable, police assistance will be utilized.

J-6

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: February 1, 2016

SUBJECT: Villages Golf Car Shop and Service Center MJM 10/14-001 – Consideration of Approval for a waiver from Chapter 20, Section 20-3C). 4).C).3). to modify Architectural Exterior Elevations – Located at 903 Avenida Central (AK 3451988).

DEPARTMENT: Growth Management

STAFF RECOMMENDED MOTION:

Staff recommends approving waiver from Chapter 20, Section 20-3C). 4).C).3).

Applicant, John R. Grant, with the Villages Operating Company, submitted an application back in September 15, 2014, for the conversion of the existing Citizen's First Bank Site into a Golf Car Shop Facility. The project received approval from Town Commission on November 17, 2014 for a 2,102-square-foot addition to the existing two-story building, a two-lane Golf Cart Fueling Area providing four (4) fueling stations, landscaping improvements, and dumpster enclosure addition.

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

The Villages Golf Cart Shop Facility building proposed the Spanish Mission Architectural Style Design in accordance with the existing and proposed building exterior elevations. The building would exhibit the following:

- ✓ Shaped Mission Roof Parapet for the Building and the Fuel Station Canopy
- ✓ Symmetrical Façade
- ✓ Stucco Finish on Building Exterior Walls for addition
- ✓ Mission-style doors, window encasement, and outside gates
- ✓ Architectural Raised Band all around the building

During the wall signs installation, it was determined that the existing architectural raised band all around the building had to be removed to accommodate wall signage in certain facades of the exterior of the building.

In the Justification Statement submitted by the applicant, it was stated that the new signage planned for the project would be in physical conflict with the small existing raised band. At the owner's expense, the banding was removed and new textured stucco was put in-place to match the adjacent finishes of the building. In short, the change was intended to address a physical conflict between the banding and signage that would have detracted from the overall final project if not corrected.

At this time, the applicant is requesting a waiver from the provisions of the Commercial Design Standards pursuant to ***Chapter 20, Section 20-3C). 4).C).3).*** to eliminate the conflicting architectural raised band.

In your packets, you will find:

- Justification Statement
- Approval Letter by The Villages Commercial Property Management Design Division
- Architectural Exterior Elevation Plans

Past Actions:

At the regular Town Commission meeting held on November, 17, 2014, the **Town Commission** approved the Villages Golf Cart Shop Major Modification to Site Plan MJM 10/14-001 project for construction.

The **Special Town Commission Conceptual Workshop** reviewed this application at a special meeting on Wednesday, January 20, 2016 with a 5-0 consensus vote to advance the proposed elevation modification for final consideration before the Town Commission.

FISCAL IMPACT: $0 **[ ] Capital Budget**
[ ] Operating
[ ] Other

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

[X] Other – Site Plan

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

---

DEPARTMENT HEAD	**Submitted** 1/25/16	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 2/1/16	**Date** 1/25/16

D 1-25-16

COMMISSION ACTION:

[ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely

[ ] Continued to Date Certain [ ] Approved with Modification

PROPERTY RECORD CARD

General Information

Owner Name:	VILLAGES OPERATING COMPANY	**Alternate Key:**	3451988
Mailing Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 *Update Mailing Address*	**Parcel Number:**	06-18-24-300000000X00
		Millage Group and City:	FVCD (Lady Lake)
		Total Millage Rate:	18.23370
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	903 AVENIDA CENTRAL LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	CITIZENS 1ST BANK *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	LADY LAKE, THE VILLAGE CENTER SUB LOT X--LESS BICHARA BLVD &| AVENIDA CENTRAL RD R/W'S--PB 33 PGS 92-97 | ORB 4674 PG 547 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	FINANCIALS (2300)	0	0		41817.6	SF	$0.00	$334,541.00

Commercial Building(s)

Building 1

Commercial	Building Value: $480,648.00

Summary	
Year Built:	1991
Total Square Footage:	9276
Full Bathrooms:	3
Half Bathrooms:	1
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0
Structure Type:	Concrete Block

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	12	2	4638	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(23C)	100.00 %	Yes	Yes

or Masonry Walls Exterior Walls: 08 : 100.00 %	

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	PAVING (PAV)	17500	SF	1992	$14,175.00
0002	BANK VAULT (BKV)	80	SF	1992	$4,318.00

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4674 / 547	9/1/2015	Warranty Deed	Unqualified	Improved	$1,825,000.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$833,682	$833,682	$833,682	5.30510	$4,422.77
LAKE COUNTY MSTU AMBULANCE	$833,682	$833,682	$833,682	0.46290	$385.91
SCHOOL BOARD STATE	$833,682	$833,682	$833,682	5.69700	$4,749.49
SCHOOL BOARD LOCAL	$833,682	$833,682	$833,682	1.50000	$1,250.52
TOWN OF LADY LAKE	$833,682	$833,682	$833,682	3.55100	$2,960.40
ST JOHNS RIVER FL WATER MGMT DIST	$833,682	$833,682	$833,682	0.30230	$252.02
LAKE COUNTY VOTED DEBT SERVICE	$833,682	$833,682	$833,682	0.16000	$133.39
LAKE COUNTY WATER AUTHORITY	$833,682	$833,682	$833,682	0.25540	$212.92
NORTH LAKE HOSPITAL DIST	$833,682	$833,682	$833,682	1.00000	$833.68
				Total: 18.2337	Total: $15,201.10

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

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on 20 December 2015.

January 4, 2016

Ms. Wendy Then – Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL. 32159

kp studio architect

RE: LA PLAZA GRANDE SOUTH – GOLF CAR SERVICE CENTER
Letter of Justification for Minor Changes to Exterior Elevations

To whom this may concern,

As you may know, the owner of the commercial property in question has undertaken a complete building renovation including new building additions. In keeping with the existing building's style and the Town of Lady Lake's Architectural Standards, the new building additions have maintained the Spanish / Mediterranean Architectural character. At some point during construction it was realized that the building's new signage planned for the project would be in physical conflict with the small existing raised banding. (Refer to Sheets A302 & A303, key note #24) At the owner's expense this banding was removed and new textured stucco was put in-place to match the adjacent finishes. For your reference, Exterior Finish Selections, used for this project, including Manufacturer and Color / Model No. can be found on Sheet A301.

Regrettably at the time of this change it was not known by our firm that the owner was required to make a formal submission to the Town of Lady Lake for review and approval to minor exterior elevation changes. This change was not intended to lessen the architectural appearance but purely to resolve a physical conflict, between the banding and signage that would have detracted from the overall final project if not corrected.

We would respectfully ask that you approve this minor change already applied to the exterior elevations.

Thank you for your time and consideration concerning this important matter.
Respectfully,

Edward R. Plaster Jr.
President – KP Studio Architect

kp studio architect, P.A.
537 NE 8TH AVENUE
OCALA, FL 34470
352-622-7163
352-622-5556
mailbox@kpstudioarchitect.com
www.kpstudioarchitect.com

The Villages®

Design Division

January 5, 2016

Ed Plaster
KP Studio Architect, P.A.
537 NE 8th Avenue
Ocala, FL 34470

Re: Building Plan Review – Final Approval Letter – La Plaza Grande South Golf Car Service Center, La Plaza Grande, The Villages, FL 32159

Dear Ed:

The Villages Design Review Committee has reviewed the revised drawing for the above named project. The project meets our Design criteria and has been given Final Approval.

We look forward to having the new Golf Service Center part of the Villages community. Thanks for you for your cooperation throughout the design review process. Please don't hesitate to call if you have any questions.

Sincerely,

Bill Jones

William T. Jones, RA
Design Architect

Phone: 352-753-6276
Cell: 352-551-4804
Bill.jones@thevillages.com

Electronic Copies: Lance Davis, Mike Pape, Bob Farner, Brenda Grant, Bryn Blaise, Devon Wiechens, Jarod Ford

LETTER OF TRANSMITTAL

kp studio architect

Attention: Wendy Then - Town Planner
Company: Town of Lady Lake

Date: Jan-05-2016
Job No.: 14037

RE: La Plaza Grande South Golf Car Service Center - Submission to TOLL for Minor Exterior Elevation Changes

YOU ARE RECEIVING:

☐ Shop Drawings ☒ Prints ☐ Plans ☐ Specifications ☐ Payment Request
☐ Change order ☒ Letter ☐ Other
☐ Under separate Cover via the followings items:

DOCUMENT TYPE	COPIES	DATE	NO.	DESCRIPTION
24x36	8			Sheets A301, A302, & A303
11x17	4			Sheets A301, A302, & A303
Letter	1			Justification Letter

DOCUMENTS ARE TRANSMITTED AS CHECKED BELOW:

☒ For your use ☐ As requested ☐ Return for corrections ☐ For review & comment
☐ Other ☐ Resubmit 0 copies for approval ☐ Return 0 copies for file
☐ See Remarks ☐ For Approval

REMARKS:

Signed: ERP

Copy:

If enclosures are not as noted, kindly notify us at once.

X:\Office\PROJECTS\2014 JOBS\14064 Golf Cart Service Center @ La Plaza Grande North\Transmittals\Transmittal\010516 TRANS Wendy Then_TOLL.docx

KP STUDIO ARCHITECT, P.A.
537 NE 8TH AVENUE
OCALA, FLORIDA 34470
(352) 622-7163 Phone
(352) 622-6556 Fax
mailbox@kpstudioarchitect.com
License #AA0002357

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. KP Studio Architect P.A. must be notified immediately in writing of any variation from the dimensions and conditions shown on these drawings. Field verify all conditions prior to laying out or fabricating associated work. Bring to the architect's attention any deviation from designed conditions and field conditions prior to ordering materials and installing work, and cooperate with architect to modify such conditions at no additional cost to the owner, architect or architect's consultants. Shop details must be submitted to the architect's office and reviewed by the architect prior to ordering materials, fabrication and delivery to the job site, unless otherwise provided for under the specific contractual agreement between the architect and client. KP Studio Architect P.A. expressly reserves its common law copyright and other property rights in these documents. These documents are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and written consent of KP Studio Architect P.A. In the event of unauthorized use of these documents by a third party, the third party shall hold KP Studio Architect P.A. harmless and agrees to remunerate KP Studio Architect P.A. for such use in an amount equal to the original fee for the original documents, plus legal fees, court costs, collection fees and other costs.

EXISTING NORTH ELEVATION
1/8" = 1'-0"

EXISTING EAST ELEVATION
1/8" = 1'-0"

GENERAL DEMOLITION NOTES:

1. THE G.C. SHALL NOT CONSIDER DEMOLITION & ALTERATION NOTES TO BE ALL-INCLUSIVE. IT IS G.C.'s RESPONSIBILITY TO INSPECT & ACCESS EACH AREA & TO FULFILL THE INTENT OF THE DESIGN INDICATED BY THE CONTRACT DOCUMENTS.
2. THE G.C. SHALL REMOVE & DISPOSE OF ALL DEMOLITION MATERIALS IN A LEGAL MANNER & IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES.
3. ALL DEMOLITION SHALL BE PERFORMED IN A SAFE & ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION & THE OWNER. PRIOR TO START OF 'NEW' WORK, THOROUGHLY CLEAN ALL WORK AREAS OF DUST, DIRT & DEBRIS CAUSED BY DEMOLITION WORK.
4. THE G.C. SHALL VERIFY ALL CONDITIONS & DIMENSIONS WITHIN THE CONTRACT LIMITS & NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DEVIATION FROM CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NOT COVERED.
5. UNLESS NOTED OTHERWISE; DASHED LINES ON DEMO PLANS REPRESENT WALLS, DOORS, SOFFITS, CASEWORK, ETC. TO BE REMOVED COMPLETELY; INCLUDING ELECTRICAL OUTLETS, PLUMBING FIXTURES, LIGHT FIXTURES, ETC.
6. THE G.C. SHALL COORDINATE DEMOLITION PLANS WITH PLANS FOR NEW CONSTRUCTION, FOR EXTENT OF REMOVAL. REMOVE ONLY THOSE PORTIONS OF WALLS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION. PRIOR TO DEMOLITION G.C SHALL PROVIDE ADEQUATE TEMPORARY SUPPORT/SHORING OF EXIST'G STRUCTURE ABOVE.
7. WHEREVER EXISTING EQUIPMENT, PIPING, DUCTS, ETC. ARE REQUIRED TO BE REMOVED, SUCH REMOVAL SHALL INCLUDE ALL ANCHORS, HANGERS, FOUNDATIONS ETC.
8. THE G.C. SHALL REVIEW ALL ITEMS TO BE DEMOLISHED WITH "BUILDING OWNER" TO IDENTIFY ANY ITEMS TO BE 'SALVAGED' PRIOR TO START OF DEMOLITION. REUSE ITEMS IDENTIFIED AS 'SALVAGED' ITEMS AND INDICATED FOR REINSTALLATION SHALL BE CAREFULLY REMOVED. G.C. SHALL CAREFULLY PROTECT, CLEAN & STORE ITEMS FOR REINSTALLATION.
9. FOR ALL SURFACES SCHEDULED TO REMAIN, PATCH & MATCH SURFACES DISTURBED BY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. G.C. TO MATCH FINISH & THICKNESS OF FINISH MATERIAL WHERE PATCHING & REPAIRING OF WALLS, FLOORS, & CEILING IS REQUIRED.

LEGEND:

- (solid line) INDICATES EXISTING WALL, DOOR, ETC. 'TO REMAIN'
- (dashed line) INDICATES EXISTING WALL, DOOR, WINDOW, CASEWORK, ETC. 'TO BE REMOVED'

DEMOLITION KEY NOTES:

- D1 REMOVE EXIST'G CANOPY & COLUMNS
- D2 REMOVE EXIST'G DRIVE-THRU CANOPY & COLUMNS AS SHOWN W/ PARTIAL EXISTING CANOPY TO REMAIN. GC SHALL VERIFY EXIST'G CONDITION PRIOR TO DEMOLITION.
- D3 REMOVE EXIST'G ISLAND, BOLLARDS, & DRIVEWAY IN PREPARATION FOR NEW ISLAND & FUELING DRIVEWAY AS INDICATED ON PLAN
- D4 REMOVE EXIST DRIVE-THRU WINDOW. DEMO/SAWCUT NEW OH DOOR OPENING IN EXIST'G CMU WALL STARTING FROM EXISTING CMU FILLED CELL; VERIFY LOCATION & SIZE.
- D5 REMOVE EXIST'G WINDOW. SAVE FOR REUSE.
- D6 REMOVE EXIST'G DOORS & SIDE LIGHTS.
- D7 REMOVE EXIST'G EQUIPMENT.
- D8 REMOVE EXIST'G WALL IN PREPARATION FOR NEW DOOR OPENING, PER PLAN
- D9 REMOVE EXIST'G DECOR GRILL IN PREPARATION OF NEW SIGNAGE PANEL .
- D10 REMOVE EXISTING FDC AND PROVIDE NEW FDC TIED TO EXISTING FIRE RISER AS INDICATED IN PLAN SHEET A201.
- D11 CUT OPENING IN EXISTING CMU WALL FOR MECHANICAL DEVICE. REFER TO MECHANICAL DRAWINGS.
- D12 REMOVE EXISITNG STUCCO BAND & TILE ACCCENTS.
  G.C. SHALL MEET W/ THE OWNER TO DEFINE THE LIMITS OF NEW EXTERIOR WALL PAINT.

EXISTING SOUTH ELEVATION
1/8" = 1'-0"

EXISTING WEST ELEVATION
1/8" = 1'-0"

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Phone: 352.622.7163
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Web site: kpstudioarchitect.com
License No. #AA0002357

CONSULTANT

PROJECT

ADDITIONS & RENOVATIONS OF GOLF CART SERVICE CENTER LA PLAZA GRANDE SOUTH
THE VILLAGES, FLORIDA

SEAL

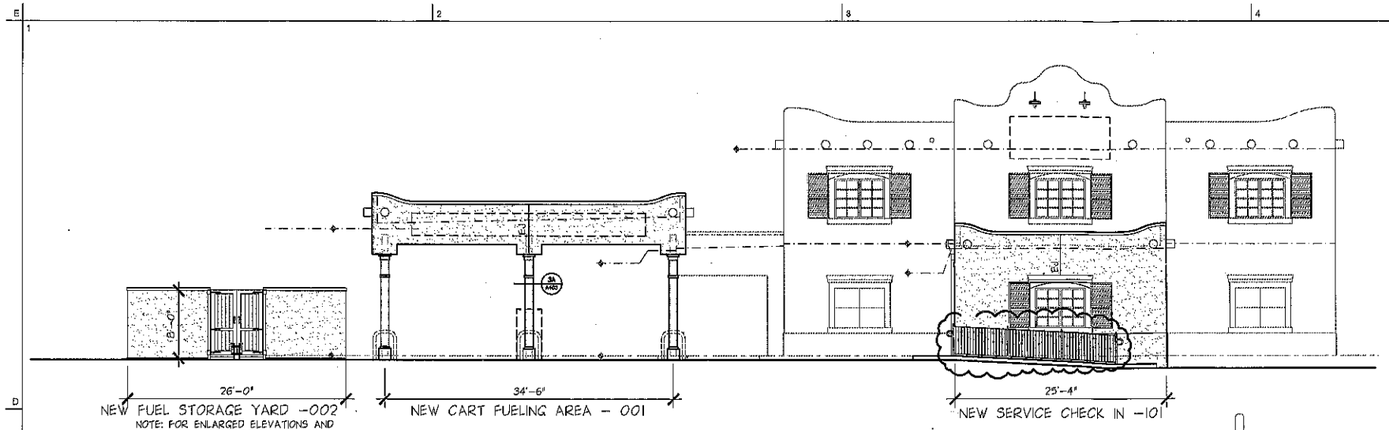
REGISTRATION
LICENSE NUMBER AR97148
EDWARD ROBERT PLASTER JR

REVISIONS:

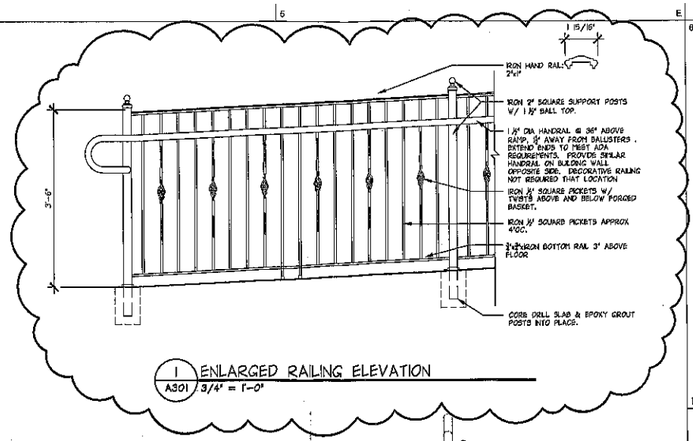
MARK #	DATE:	DESCRIPTION:	BY:
1	4-3-15	OWNER REQUESTED REVISION	JWS

DRAWN BY:	SZS, DM
CHECKED BY:	JWS / LCK
DATE:	11-6-2014

SHEET:
EXISTING EXTERIOR ELEVATIONS
A-300
JOB No. 14064

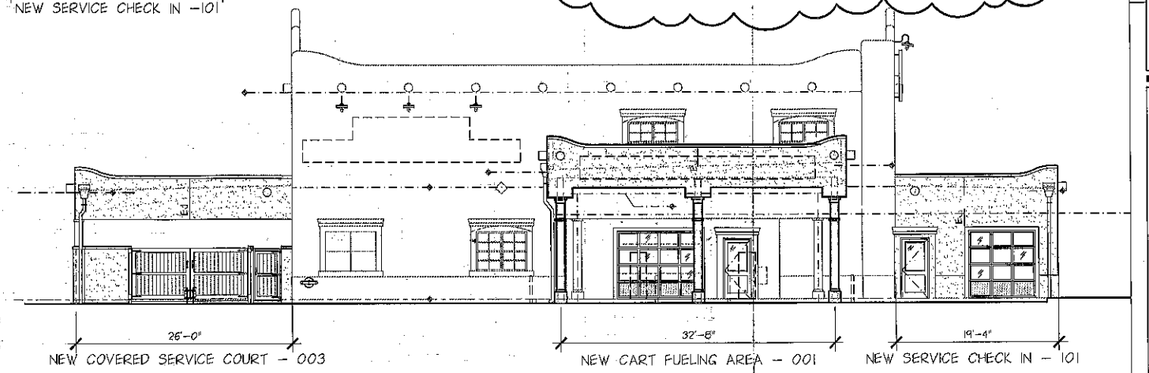


ADDITIONS TO EXISTING NORTH ELEVATION
1/8" = 1'-0"

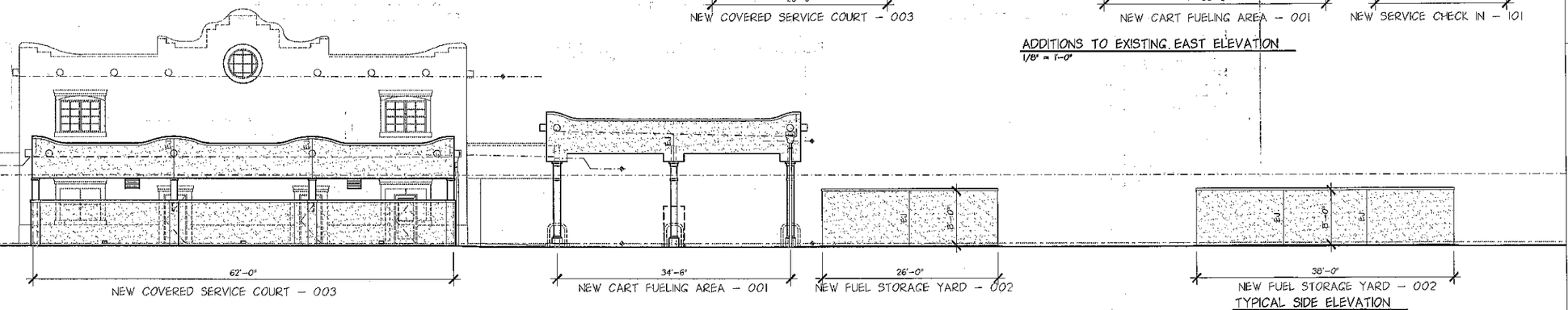


1 / A301 ENLARGED RAILING ELEVATION
3/4" = 1'-0"

NOTE:
FOR ENLARGED ELEVATIONS AND INFORMATION REFER TO SHEETS A-302, A-303



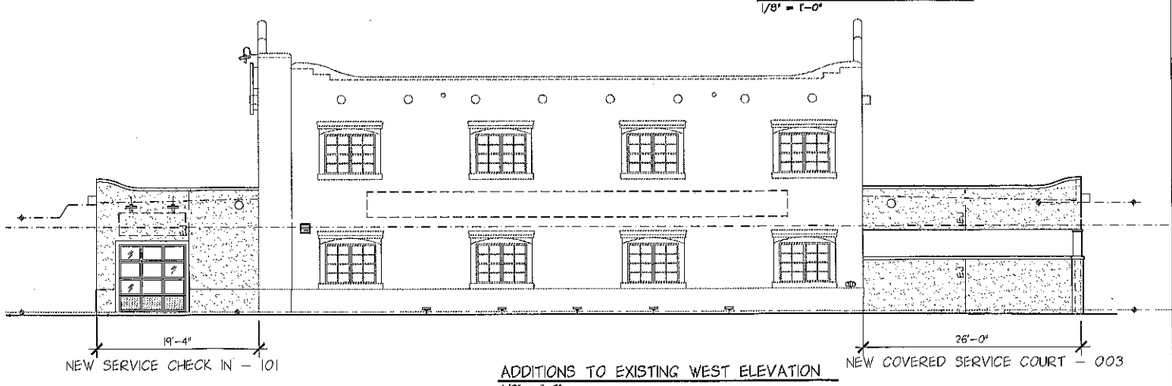
ADDITIONS TO EXISTING EAST ELEVATION
1/8" = 1'-0"



ADDITIONS TO EXISTING SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SELECTIONS		
AREA	MANUFACTURER	MANUFACTURER NUMBER / COLOR
FIELD COLOR	BENJAMIN MOORE	141 CITRUS MIST
TRIM COLOR	BENJAMIN MOORE	157 GOLD FINCH
RAISED BANDING	BENJAMIN MOORE	484 OAK GROVE
TILE	TRINITY TILE	REESO TALEVERA
SHUTTERS	SHERWIN WILLIAMS	SW2181 COTTONTAIL BROWN
DOORS	SHERWIN WILLIAMS	SW2181 COTTONTAIL BROWN
COLUMNS		TO REMAIN THE SAME
WINDOW FRAMES		TO REMAIN THE SAME
GUTTERS & DS'S		TO REMAIN THE SAME

NOTE THAT ALL EXISTING CONSTRUCTION & NEW CONSTRUCTION TO BE REPAINTED UNLESS NOTED OTHERWISE.



TYPICAL SIDE ELEVATION
1/8" = 1'-0"

ADDITIONS TO EXISTING WEST ELEVATION
1/8" = 1'-0"

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CONSULTANT

PROJECT

ADDITIONS & RENOVATIONS OF
GOLF CART SERVICE CENTER
LA PLAZA GRANDE SOUTH
THE VILLAGES, FLORIDA

SEAL

REGISTRATION
LICENSE NUMBER AR97148
EDWARD ROBERT PLASTER JR.

MARK	DATE:	DESCRIPTION:	BY:
REVISIONS:			
1	4-3-15	REMOVE LOWER BANDING	JWS

DRAWN BY:	DM
CHECKED BY:	JWS / LCK
DATE:	11-6-2014

SHEET: EXTERIOR ELEVATIONS
A-301
JOB No. 14064

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. KP Studio Architect P.A. must be notified immediately in writing of any variation from the dimensions and conditions shown on these drawings. Field verify all conditions prior to laying out or fabricating associated work. Failure to do so shall be construed as an acceptance of any and all conditions and shall constitute any variation from designed conditions and field conditions prior to ordering materials and installing work, and coordinate with architect to modify such conditions at no additional cost to the owner, architect or architect's consultants. Shop details must be submitted to the architect's office and reviewed by the architect prior to ordering materials, fabrication and delivery to the job site, unless otherwise provided for under the specific contracted agreement between the architect and client. KP Studio Architect P.A. expressly reserves its common law copyright and other property rights in these documents. These documents are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of KP Studio Architect P.A. and the unauthorized use of these documents by any third party, the third party shall hold KP Studio Architect P.A. harmless and agrees to indemnify KP Studio Architect P.A. for all damages suffered thereby. KP Studio Architect P.A. will not be responsible for any changes made in these documents by any other party not authorized by KP Studio Architect P.A., or for reuse on any other project. Reuse without written verification or adaptation by KP Studio Architect P.A. for the specific purpose intended will be at user's sole risk and without liability or legal exposure to KP Studio Architect P.A.; and user shall indemnify and hold harmless KP Studio Architect P.A. from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom. Any reuse without written verification or adaptation by KP Studio Architect P.A. for the specific purpose intended will entitle KP Studio Architect P.A. to compensation for any and all damages sustained as a result of such reuse. Visual contact with these documents shall constitute prima facie evidence of the acceptance of these restrictions. These documents are not to be used in any way if any fees owed to KP Studio Architect P.A. are overdue. Any unauthorized use, modification, or alteration of these documents is prohibited. 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GENERAL CONSTRUCTION NOTES

1. TENANT SIGNAGE AREA & BUILDING LOCATION. PRIOR TO FABRICATION & INSTALLATION OWNER SHALL SUBMIT SIGNAGE CONCEPT TO THE VILLAGES ARCHITECT FOR REVIEW, COMMENT, AND APPROVAL.
2. FOR ALL SURFACES SCHEDULED TO REMAIN, PATCH & MATCH SURFACES DISTURBED BY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. G.C. TO MATCH FINISH & THICKNESS OF FINISH MATERIAL WHERE PATCHING & REPAIRING OF WALLS, FLOORS, & CEILING IS REQUIRED.
3. G.C. SHALL MEET W/ THE OWNER TO DEFINE THE LIMITS OF NEW EXTERIOR WALL PAINT.
4. SLAB AND BEARING ELEVATIONS LISTED ARE BASED ON AN ASSUMED EXISTING TOP OF SLAB ELEVATION OF 100.00'. REFER TO CIVIL ENGIN DWGS FOR ACTUAL TOP OF SLAB ELEVATIONS.
5.

KEYED NOTES

1. SINGLE PLY ROOFING BEYOND
2. STUCCO TO MATCH EXISTING
3. STUCCO JOINT CONTROL JOINT
4. SYNTHETIC STUCCO ON ¾"T EPS FOAM TO MATCH & ALIGN W/ EXISTING ALL AROUND BASE.
5. 4" EPS FOAM CAP W/ SYNTH. STUCCO PER DETAIL THIS AREA
6. EPS FOAM BAND W/ SYNTH. STUCCO TO MATCH EXISTING DECOR BAND
7. (4)x6"SQ CER TILES DECORATION TO MATCH EXISTING
8. 1x CELLULAR PVC COVER OVER NEW STEEL SUPPORT COLUMN, REFER TO DETAL 3/A403
9. 1x CELLULAR PVC COVER OVER STEEL SUPPORT COLUMN, REFER TO DETAIL 2/A403
10. FOR GATES REFER TO SHEET A420
11. NEW SIGN LIGHT FIXTURES, REFER TO ELECTRICAL DRAWINGS
12. DECORATIVE SIGNAGE HUNG PER OWNER DIRECTIONS. SEE NOTE 1
13. NEW OVERHEAD DOOR PER DOOR SCHEDULE
14. NEW DOOR PER DOOR SCHEDULE . MATCH EXISTING THIS WALL
15. RELOCATED WINDOW & SHUTTERS. TRIM TO MATCH EXISTING
16. NEW BOLLARDS PER PLAN
17. NEW FUELING EQUIPMENT (BY OTHERS)
18. NOT USED
19. SYNTHETIC STUCCO ON FOAM BOARD TO MATCH & ALIGN W/ EXISTING OPENINGS TRIM
20. NEW DECOR 12" 'LOG' TO MATCH EXISTING. SEE DETAIL 2/A404
21. METAL PARAPET CAP
22. SCUPPER W/ COLLECTOR BOX & LEADER PER ROOF PLAN & DETAILS ON A-420 INFORMATION.
23. NEW F.D.C. CONNECTION. REFER TO MEP DRAWINGS.
23. NEW DECOARTIVE IRON RAILING. REFER TO ENLARGED RAILING ELEV 1/A301 & SHEET A102 FOR ADA DIMENSIONS & CIVIL ENGINEERS DRAWINGS FOR SLOPE & LENGTH.
24. REPAIR WALL WHERE BANDING AND TILE WAS REMOVED W/ STUCCO TO MATCH EXISTING TEXTURE.
25. NEW LANDSCAPE UP LIGHTING. REFER TO ELECTRICAL DRAWINGS.

SOUTH ELEVATION
1/4" = 1'-0"

WEST ELEVATION
1/4" = 1'-0"

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License No. #AA0002357

CONSULTANT

PROJECT

ADDITIONS & RENOVATIONS OF GOLF CART SERVICE CENTER LA PLAZA GRANDE SOUTH
THE VILLAGES, FLORIDA

SEAL

REGISTRATION
LICENSE NUMBER AR97148
EDWARD ROBERT PLASTER JR.

REVISIONS:

MARK #	DATE:	DESCRIPTION:	BY:
1	4-03-15	OWNER REQUESTED REVISIONS	JWS

DRAWN BY: DM
CHECKED BY: JWS / LCK
DATE: 11-6-2014

SHEET: ENLARGED EXTERIOR ELEVATIONS

A-302

JOB No. 14064

KEYED NOTES

1. SINGLE PLY ROOFING BEYOND
2. STUCCO TO MATCH EXISTING
3. STUCCO JOINT CONTROL JOINT
4. SYNTHETIC STUCCO ON 3/4" EPS FOAM TO MATCH & ALIGN W/ EXISTING ALL AROUND BASE.
5. NOT USED
6. EPS FOAM BAND W/ SYNTH. STUCCO TO MATCH EXISTING DECOR BAND
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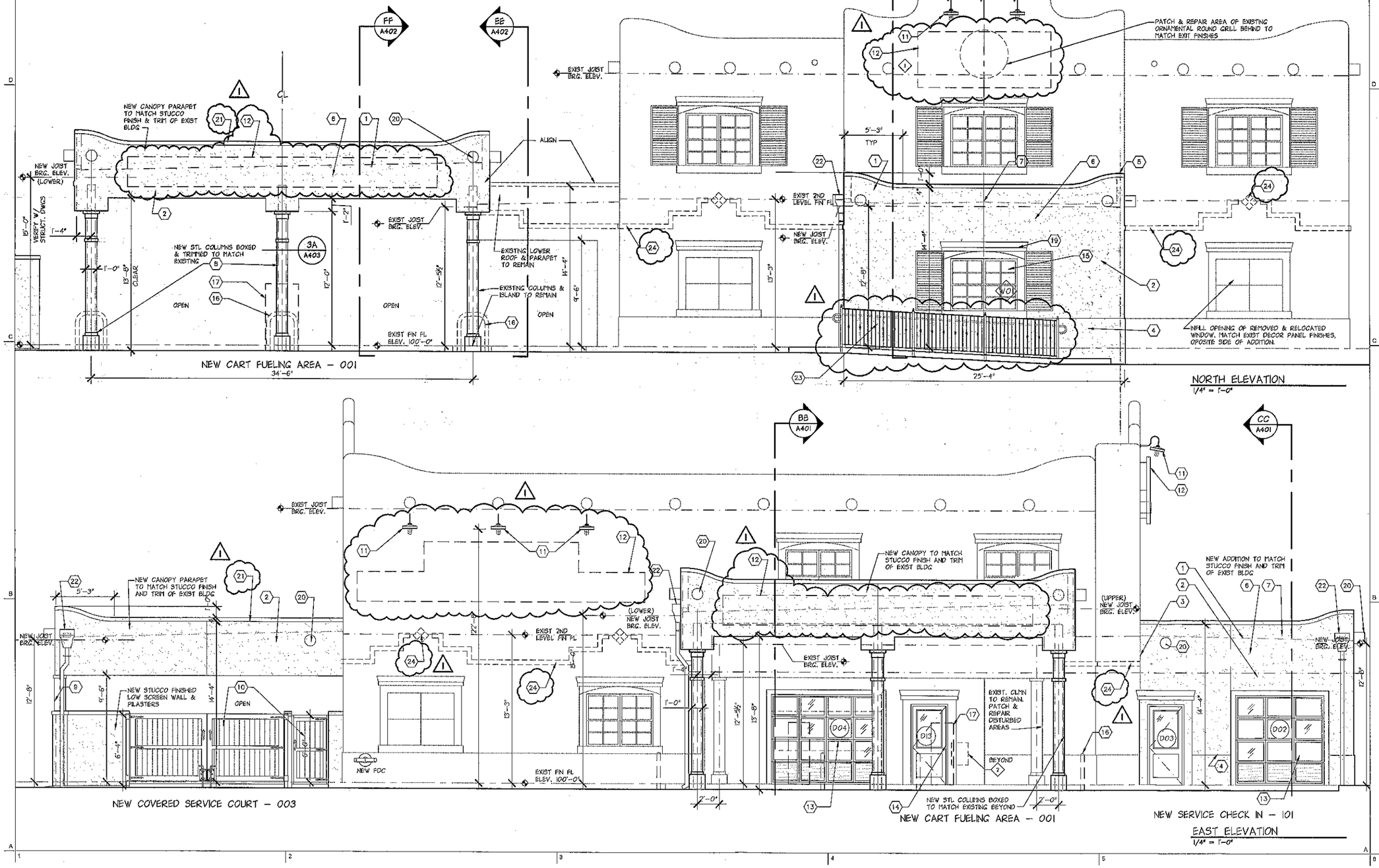

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License No. #AA0002357
CONSULTANT

PROJECT

ADDITIONS & RENOVATIONS OF
GOLF CART SERVICE CENTER
LA PLAZA GRANDE SOUTH
THE VILLAGES, FLORIDA

SEAL

REGISTRATION
LICENSE NUMBER AR97148
EDWARD ROBERT PLASTER, JR.

MARK	DATE:	DESCRIPTION:	BY:
1	4-03-15	OWNER REQUESTED REVISIONS	JWS

DRAWN BY: DM
CHECKED BY: JWS / LCK
DATE: 11-6-2014

SHEET:
ENLARGED EXTERIOR ELEVATIONS
A-303
JOB No. 14064

K-7

TOWN COMMISSION AGENDA ITEM

REQUESTED MEETING DATE: **February 1, 2016 – Second/Final Reading**

SUBJECT: **Ordinance 2016-01 – Annexation of Property Being 0.95 +/- Acres Of Land Owned by the Villages Of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry, Referenced by Alternate Keys 1483077, 2524189, 1672775, 2575026, 2535385, 2669365, 3239474; 7 Lots, which are Located within Orange Blossom Gardens Units 2, 3, And 3.1b.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance 2016-01- The Villages of Lake-Sumter, Inc. /Robert R. & Jerilyn K. Mowry – Requesting Annexation of 7 lots consisting of approximately 0.95 +/- acres of land which are located within Orange Blossom Gardens Units 2, 3, and 3.1B within Lake County, Florida.

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry, has filed applications to annex properties consisting of 7 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2, 3, and 3.1B. The annexation application involves 0.95 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 7 lots are spread out along different roads and include the following addresses:

- 822 Beechwood Avenue
- 916 Kim Lane
- 808 Roseapple Avenue
- 744 Royal Palm Avenue
- 822 Royal Palm Avenue
- 860 Silver Oak Avenue
- 743 Truman Avenue

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 Wednesday, December 2, 2016, 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 consideration by the Town Commission.

Notices to inform the surrounding property owners (122) within 150 feet of the properties proposed by annexation request were mailed Wednesday, December 23, 2015. The properties were also posted Monday, December 28, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-01, provided comments on January 4, 2016, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

At the January 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-01 by a vote of 3-0.

At the Special Meeting on Wednesday, January 20, 2016, the **Town Commission** voted for approval of Ordinance 2016-01 by a vote of 5-0.

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

---

DEPARTMENT HEAD		**Submitted** 1/25/16	**Date**
FINANCE DEPARTMENT		**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY		**Approved as to Form and Legality**	**Date**
TOWN MANAGER		**Approved Agenda Item for:** 2/1/16	**Date** 1/25/16

1-25-16

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modifications

ORDINANCE NO. 2016-01

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VOLUNTARILY ANNEXING PROPERTY BEING 0.95 +/- ACRES OF LAND OWNED BY THE VILLAGES OF LAKE-SUMTER, INC./ROBERT R. & JERILYN K. MOWRY, REFERENCED BY ALTERNATE KEYS 1483077, 2524189, 1672775, 2575026 , 2535385, 2669365, 3239474; 7 LOTS, WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNITS 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 0.95 +/- 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 1st day of **February, 2016.**

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#: 0618240200-000-08000
Lot 80, 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.

Parcel ID#: 0618240300-000-11500
Lot 115, 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.

Parcel ID#: 0618240300-000-15900
Lot 159, 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.

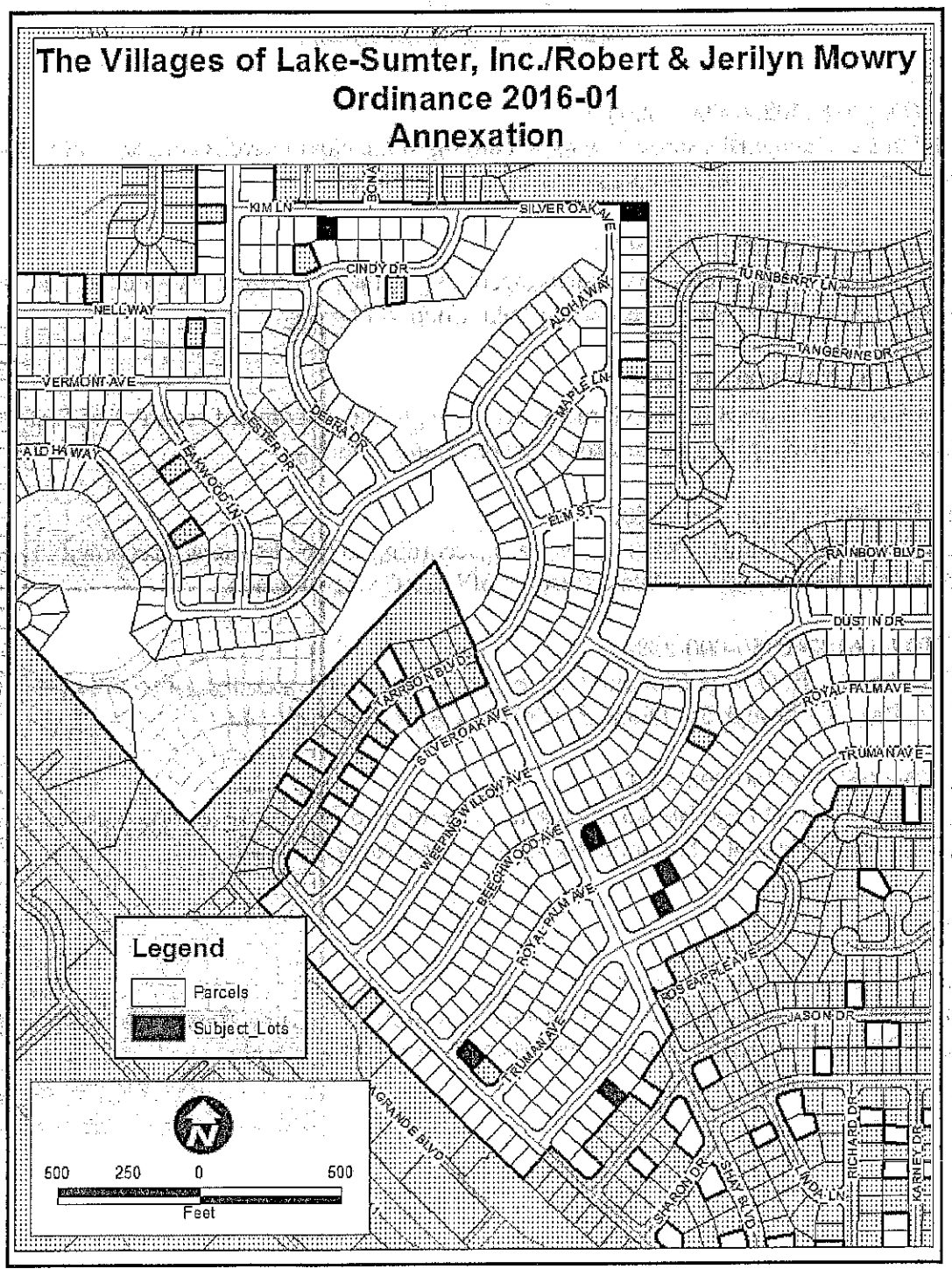
Parcel ID#: 0618240350-000-22400
Lot 224, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.

Parcel ID#: 0618240350-000-28800
Lot 288, 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.

Parcel ID#: 0618240350-000-34300
Lot 343, 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#: 0618240350-000-38500
Lot 385, Unit 3.1 B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.


The Villages of Lake-Sumter, Inc./Robert & Jerilyn Mowry
Ordinance 2016-01
Annexation
KIM LN
SILVER OAK LN
CINDY DR
NELLWAY
VERMONT AVE
ALOHA WAY
MAPLE LN
TANGERINE DR
TURNBERRY LN
DEBRA DR
LESTER DR
TAMWOOD LN
ELM ST
RAINBOW BLVD
DUSTIN DR
TARRSON BLVD
SILVER OAK AVE
ROYAL PALM AVE
TRUMAN AVE
WEEPING WILLOW AVE
REDWOOD AVE
ROSE APPLE AVE
JASON DR
GRANDE BLVD
SHARON DR
RICHARD DR
KARNEY DR
Legend
Parcels
Subject_Lots
500 250 0 500
Feet

TOWN OF LADY LAKE
ANNEXATION APPLICATION

RECEIVED
DEC 2 2015
GROWTH MANAGEMENT
LADY LAKE

Alternate Key Number: See attached list.

1. Owner's Name: The Villages of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry

   Mailing Address: 1020 Lake Sumter Landing, The Villages, FL 32162/860 Silver Oak Avenue The Villages, FL 32159

   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: 41,578.3 Square feet 0.95 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 12/2/15 Received by: T. Cooper

Annexation and Rezoning Fees Paid $7,500 (Bundled Application)

CONSENT AND DESIGNATION OF AGENT

The undersigned, ROBERT R. MOWRY and JERILYN K. MOWRY., as Owners of Lot 224, Orange Blossom Gardens, Unit 3.1B, according to the plat thereof recorded in Plat Book 25, Pages 33-35, Public Records of Lake County, Florida, hereby designate Martin L. Dzuro, Vice President of The Villages of Lake-Sumter, Inc., a Florida corporation, as its Agent, and authorizes him to execute all documents on their behalf in their Application for Annexation from Lake County into the Town of Lady Lake, a Small Scale Comprehensive Plan and Rezoning, and for submission of the Property for those purposes as set forth in the documents rendered in that process.

Dated this 20 day of November, 2015.

Robert R. Mowry
ROBERT R. MOWRY

Jerilyn K. Mowry
JERILYN K. MOWRY

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 20 day of November, 2015 by ROBERT R. MOWRY and JERILYN K. MOWRY, who produced PA Drivers License as identification or who are personally known to me.

(SEAL)

MIRANDA LEE REEDER
MY COMMISSION #FF166505
EXPIRES October 7, 2018
(407) 398-0153 FloridaNotaryService.com

Notary Public, State of Florida
Miranda Reeder
Printed Name
My Commission Expires: 10-7-18

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 2nd day of December, 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
MY COMMISSION EXPIRES
September 22, 2019
#FF 909781
Bonded thru Troy Fain - Insurance
NOTARY PUBLIC STATE OF FLORIDA

The Villages®

December 2, 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 and Robert R. and Jerilyn K. Mowry'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 earliest possible 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 the earlies possible Meetings.

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
1045 Lake Sumter Landing
The Villages, Florida 32162
352-753-6262
Marty.dzuro@thevillages.com

EXHIBIT A

Parcel ID #: 0618240200-000-08000
Lot 80, 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.

Parcel ID #: 0618240300-000-11500
Lot 115, 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.

Parcel ID #: 0618240300-000-15900
Lot 159, 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.

Parcel ID #: 0618240350-000-22400
Lot 224, 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.

Parcel ID #: 0618240350-000-28800
Lot 288, 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.

Parcel ID #: 0618240350-000-34300
Lot 343, 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 #: 0618240350-000-38500
Lot 385, 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.

INSTRUMENT#: 2015114064 OR BK 4694 PG 246 PAGES: 1 10/16/2015 12:47:32 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$476.00

V-800C

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P07635

RETURN

Ent
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[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13th day of October, 2015 between Victor H. Paul and Madeleine L. Paul, husband and wife, whose post office address is 1 Sebbins Pond Dr, Bedford, NH 03110, 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 #: 0618240200-000-08000

Lot 80, 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 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

Victor H. Paul

Witness Name: Jeanmarie Nichols

Madeleine L. Paul

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 13th day of October, 2015 by Victor H. Paul and Madeleine L. Paul, husband and wife, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

JENNIFER GROVESTEEN
MY COMMISSION # EE 150664
EXPIRES: December 5, 2015
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/15

INSTRUMENT#: 2015125594 OR BK 4706 PG 2250 PAGES: 1 11/18/2015 9:10:59 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$560.00

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Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P07672

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of November, 2015 between Sharen L. Savage and David Savage, wife and husband, whose post office address is 786 Cavalier Drive, Apt B, Indialantic, FL 32903, 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 #: 0618240300-000-11500

Lot 115, 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 the Manufactured Home, bearing VIN # N81240 A & B thereon. The Titles have been retired.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Jennifer Groveskeen

Witness Name: Teresa Norvell

Sharen L. Savage

David Savage

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 12th day of November, 2015 by Sharen L. Savage and David Savage, wife and husband, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Jennifer Groveskeen

My Commission Expires: 12/5/15

JENNIFER GROVESTEEN
MY COMMISSION # EE 150564
EXPIRES: December 5, 2015
Bonded Thru Budget Notary Services

INSTRUMENT#: 2015125525 OR BK 4706 PG 2113 PAGES: 2 11/18/2015 8:57:13 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $18.50 DEED DOC:$980.00

$140,000.
Prepared by and return to:
E. Cindie Runkle
Freedom Title & Escrow Company, LLC
133 South Old Dixie Highway
Lady Lake, Florida 32159

File Number: 2015-3751

Warranty Deed

THIS INDENTURE, made this November 13, 2015 A.D. by **Kim T. Harmon, a married person,** whose post office address is 439 Gardendale Circle, Palm Bay, Florida 32909, hereinafter called the grantor(s), to **Robert R. Mowry and Jerilyn K. Mowry, husband and wife,** whose post office address is: 261 Pleasant View Drive, Kittanning, Pennsylvania 16201, hereinafter called the grantee(s):

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Lake** County, Florida, viz:

Lot 224, ORANGE BLOSSOM GARDENS UNIT 3.1B, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1984 Palm Manufactured Home, ID#23630231AT and #23630231BT, Florida Title #20683464 and #20714119, which is an improvement to the land and an immovable fixture which by the intention of the parties and with the retirement of the Certificate of Title as provided in 319.261 Florida Statutes, constitutes a part of the realty and shall pass with it. Said titles are retired.

Parcel ID Number: 0618240350-000-22400
THE PROPERTY DESCRIBED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HER SPOUSE AS THE SAME DEFINED BY THE LAWS AND THE CONSITITUTION 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 taxes accruing subsequent to **December 31, 2014.**

INSTRUMENT#: 2015121473 OR BK 4702 PG 1484 PAGES: 1 11/5/2015 3:41:06 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$490.00

Prepared by and return to:
Gary Fuchs/ass
Attorney at Law
** McLin Burnsed**
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P07831

RETURN

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Warranty Deed

This Warranty Deed made this 2nd day of November, 2015 between Lenore J. Elberson, a single woman, whose post office address is 43 Lenape Trail, Brick, NJ 08724, 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 #: 0618240300-000-15900

Lot 159, 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 1980 Liberty Manufactured Home, ID# 10L11993, Florida Title 17506822 bearing Real Property Decals # R12171059 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: Stacy Spears

Witness Name: Teresa Norvell

Lenore J. Elberson

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 2nd day of November, 2015 by Lenore J. Elberson, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

STACY S. SPEARS
MY COMMISSION # FF 017774
EXPIRES: December 20, 2017
Bonded Thru Budget Notary Services

INSTRUMENT#: 2015128173 OR BK 4709 PG 1900 PAGES: 2 11/25/2015 9:30:22 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $0.00 DEED DOC:$546.70

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR LAKE COUNTY, GENERAL
JURISDICTION DIVISION
CASE NO. 2015-CA-001105

NATIONSTAR MORTGAGE, LLC D/B/A CHAMPION
MORTGAGE LLC,
Plaintiff,

vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF MARVIN L. SMITH,
DECEASED, et al.
Defendant(s).
_____/

CERTIFICATE OF TITLE

The undersigned Clerk of the Court, certifies that he or she executed and filed a certificate of sale in this action on Nov. 12, 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 288, OF ORANGE BLOSSOM GARDENS UNIT 3-1B, ACCORDING TO THE PALT THEREOF, AS RCORDED IN PLAT BOOK 25, PAGE(S)33 THROUGH 35, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH A 1989 FLEETCRAFT DOUBLEWIDE MOBILE HOME WITH VIN #'S FL2FL10724A & FL2FL10724B.

a/k/a 822 BEECHWOOD AVENUE LADY LAKE, FL 32159

was sold to

The Villages of Lake Sumter Inc.
1000 Lake Sumter Landing
The Villages, FL 32162

15-021544 - GeS

INSTRUMENT#: 2015109173 OR BK 4688 PG 1499 PAGES: 1 10/5/2015 3:28:31 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$434.00

62,000 RETURN

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P07613

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Int
Total

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Warranty Deed

This Warranty Deed made this 2nd day of **October, 2015** between **Charlene DeMarco, a single woman,** whose post office address is **17660 SE 119th Avenue Road, 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 #: 0618240350-000-34300

Lot 343, 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 the Manufactured Home, bearing VIN # 3b64l40083 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

Charlene DeMarco
Charlene DeMarco

Jeanmarie Nichols
Witness Name: Jeanmarie Nichols

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 2nd day of October, 2015 by Charlene DeMarco, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

TERESA NORVELL
MY COMMISSION # FF 130026
EXPIRES: June 8, 2018
Bonded Thru Budget Notary Services

Teresa Norvell
Notary Public

Printed Name: _____

My Commission Expires: _____

INSTRUMENT#: 2015101862 OR BK 4680 PG 982 PAGES: 1 9/16/2015 10:07:17 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $0.00 DEED DOC:$404.60

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR LAKE COUNTY, FLORIDA
CASE NO. 2013 CA 003250

BRANCH BANKING AND TRUST COMPANY, SUCCESSOR IN INTEREST TO COLONIAL BANK BY ACQUISITION OF ASSETS FROM THE FDIC, AS RECEIVER FOR COLONIAL BANK,
Plaintiff,
vs.
DOROTHY RYMILLER, ET AL.
Defendants

2015 SEP 15 AM 8:46

CERTIFICATE OF TITLE

The undersigned Neil Kelly, Clerk of the Court, hereby certifies that a certificate of sale has been executed and filed in this action on SEP - 3 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 385, ORANGE BLOSSOM GARDENS, UNIT 3.1 B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGES 33 THROUGH 35, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH ANY AND ALL IMPROVEMENTS LOCATED THEREON, INCLUDING A 1982 HILL MANUFACTURED HOME BEARING ID# 02610543R; FLORIDA TITLE # 21505684; REAL PROPERTY DECAL # R078630.

was sold to: The Villages of Lake Sumter Inc
1000 Lake Sumter Landing
The Villages, FL 32162

WITNESS my hand and the seal of the court this ____ day of SEP 15 2015, 2015.

(SEAL)

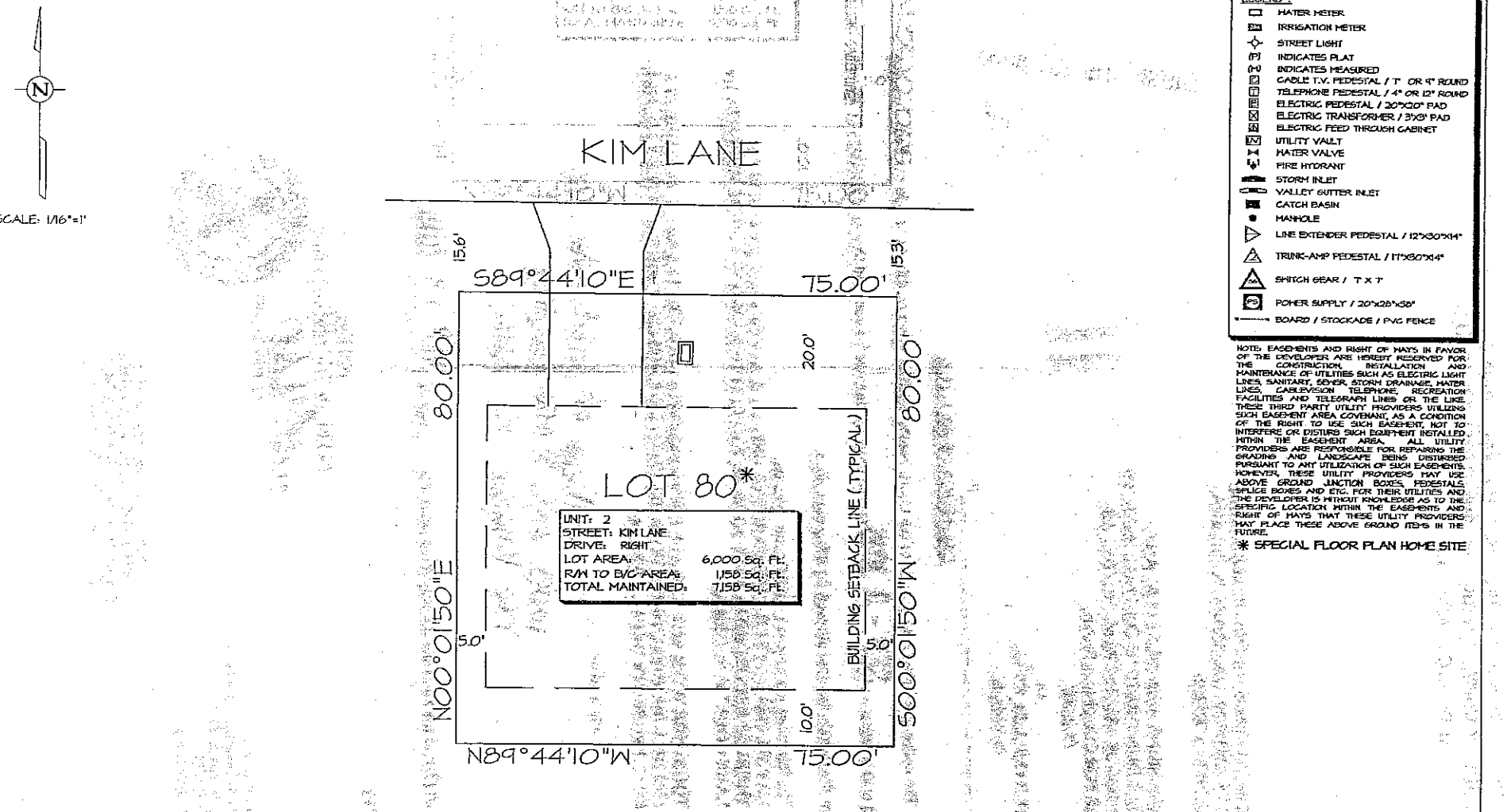
Neil Kelly
CLERK OF THE CIRCUIT COURT
BY [signature]
As Deputy Clerk

CLERK OF CIRCUIT & COUNTY COURT LAKE COUNTY, FLORIDA

Van Ness Law Firm, PLC
1239 E. Newport Center Drive Suite #110
Deerfield Beach, Florida 33442
Phone (954) 571-2031
Pleadings@vanlawfl.com

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

BB4221-13/dr



NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE

THIS IS NOT A SURVEY

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The Villages
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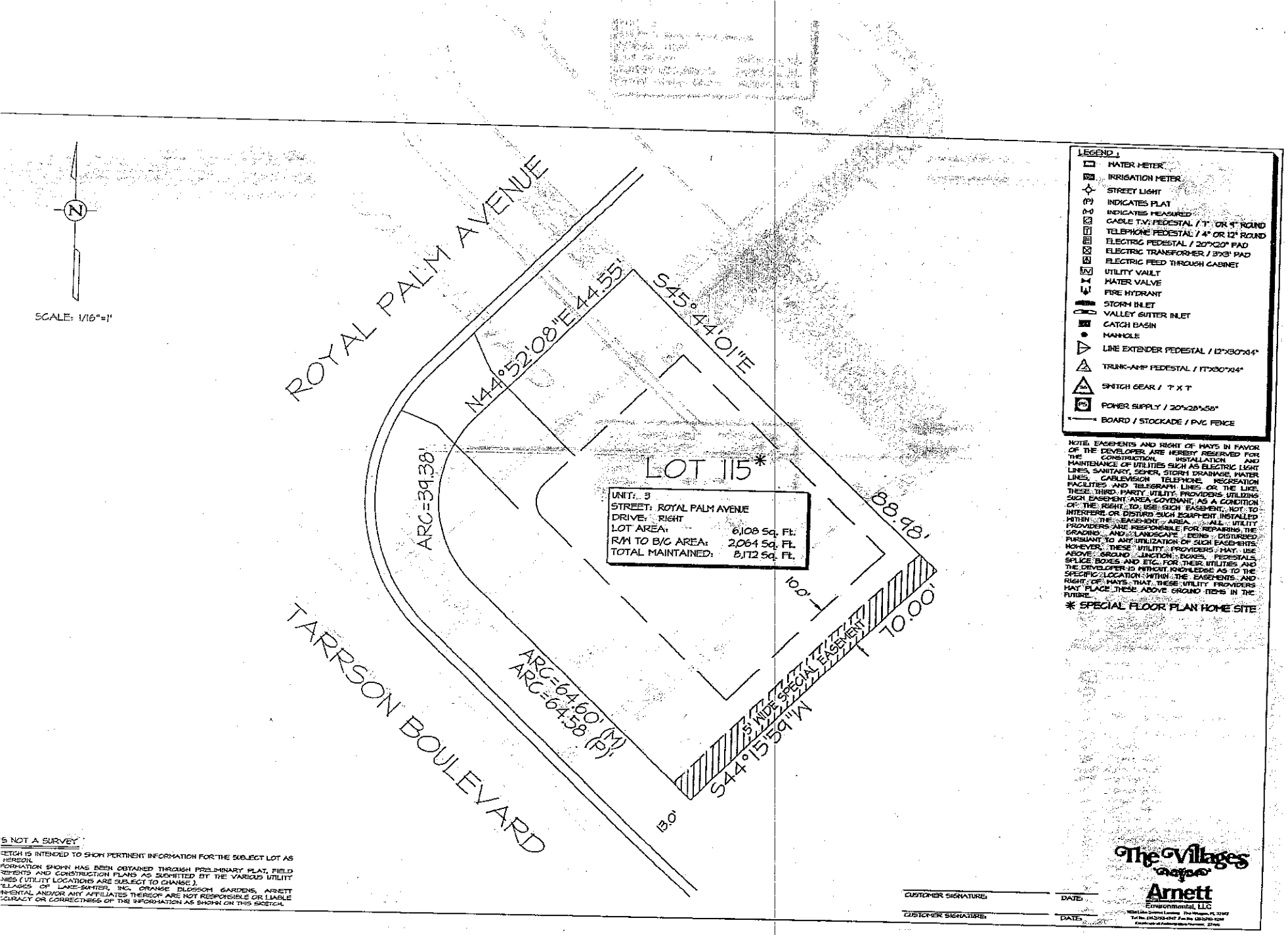
Arnett
Environmental, LLC



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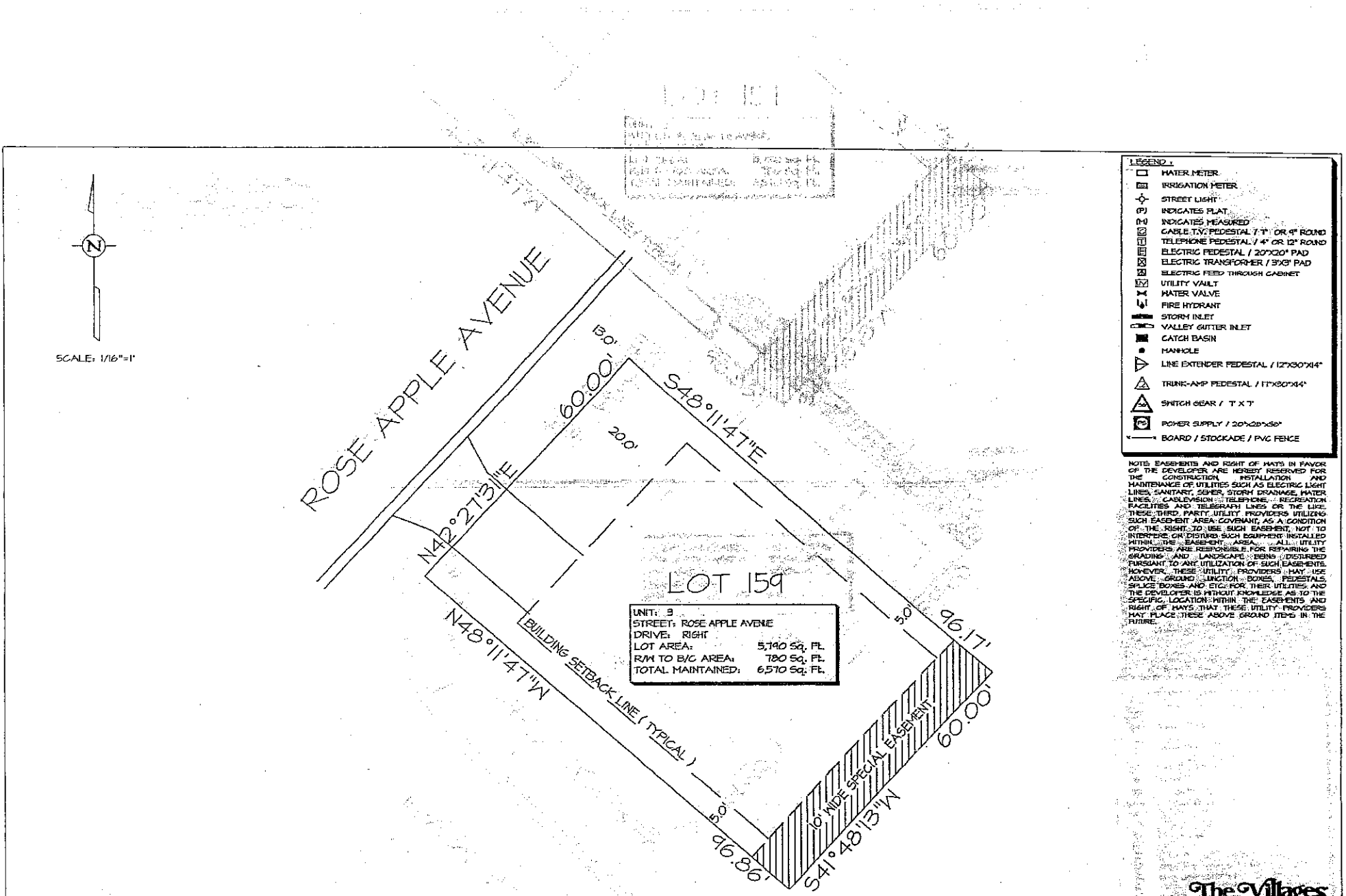

SCALE: 1/16"=1'

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- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 3'X3' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNC-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / T X T
- POWER SUPPLY / 20"X28"X58"
- BOARD / STOCKADE / PVC FENCE

LOT 223

LAKE PARADISE

ORDINARY HIGH WATER LINE

35.0'

S89°44'10"E 100.00'

5' WIDE SPECIAL EASEMENT

60.41'

60.00'

LOT 224

UNIT: 3.1B
STREET: SILVER OAK AVENUE
DRIVE: LEFT
LOT AREA: 6,021 Sq. Ft.
R/W TO B/C AREA: 2,073 Sq. Ft.
TOTAL MAINTAINED: 8,094 Sq. Ft.

BUILDING SETBACK LINE (TYPICAL)

5' WIDE SPECIAL EASEMENT

10' WIDE SPECIAL EASEMENT

N00°01'44"E

S00°01'45"W

20.0'

153'

5' WIDE SPECIAL EASEMENT

N89°58'15"W 100.00'

KIM LANE

SILVER OAK AVENUE

ORDINARY HIGH WATER LINE

LAKE PARADISE

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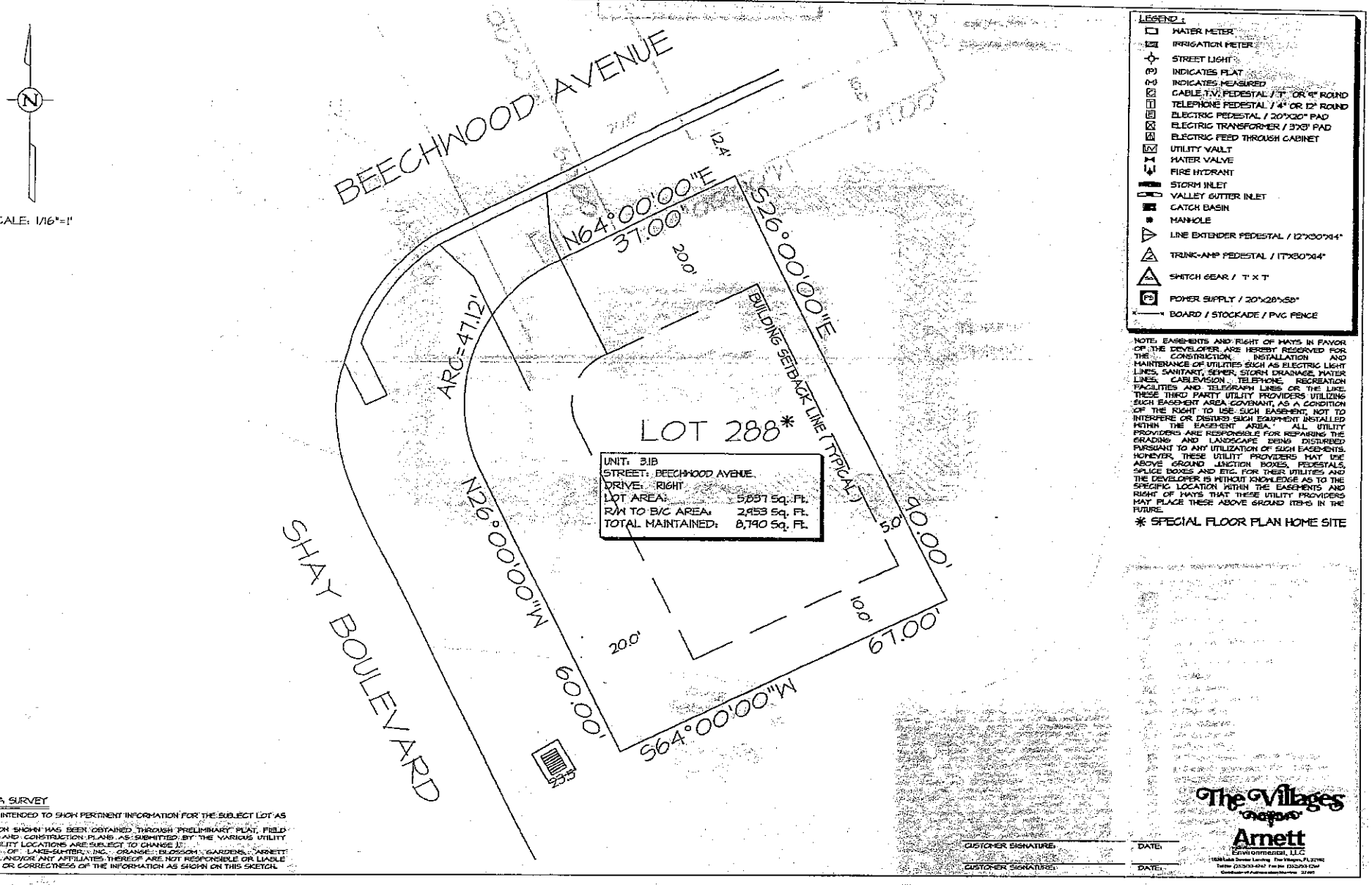

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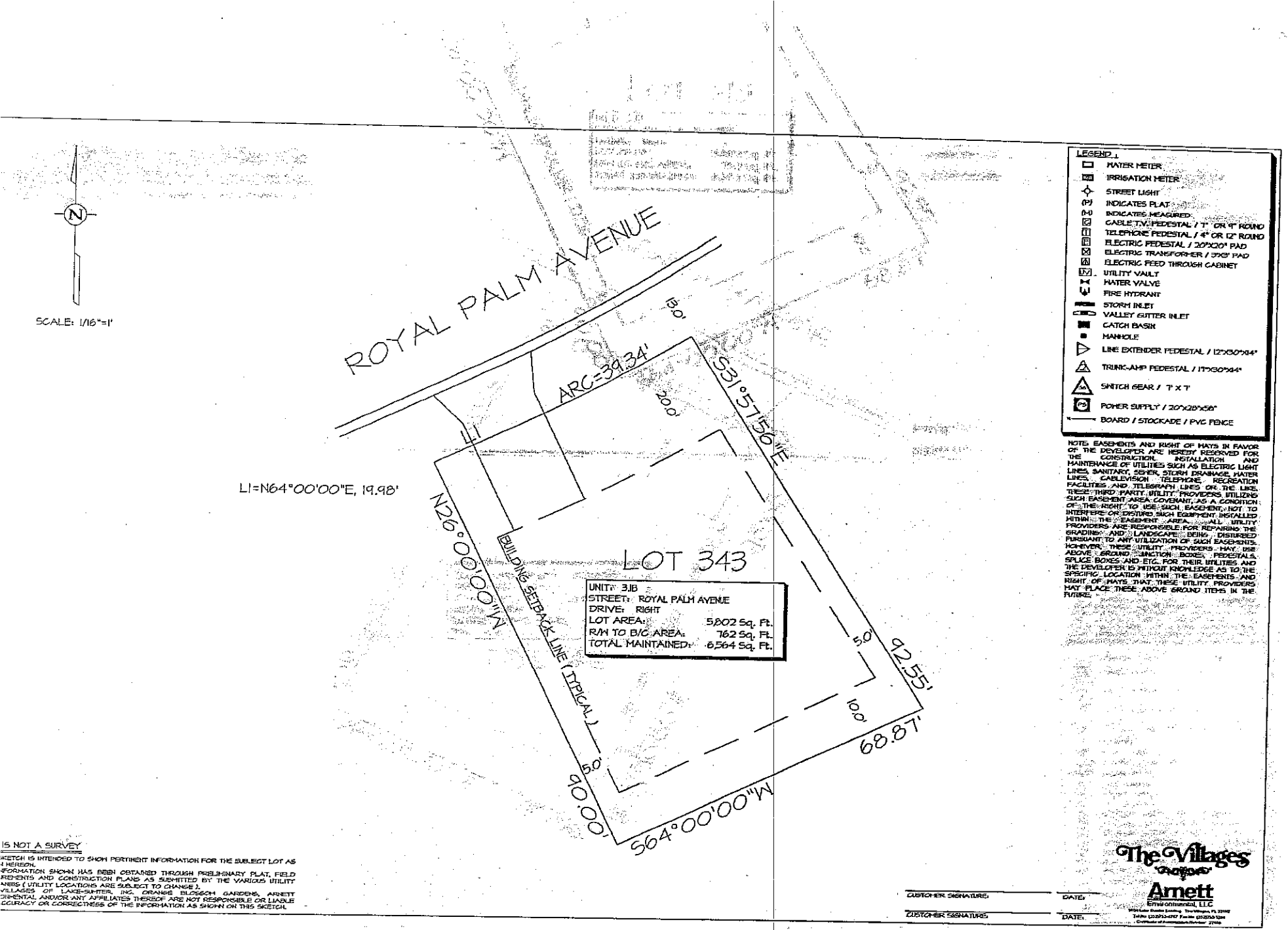

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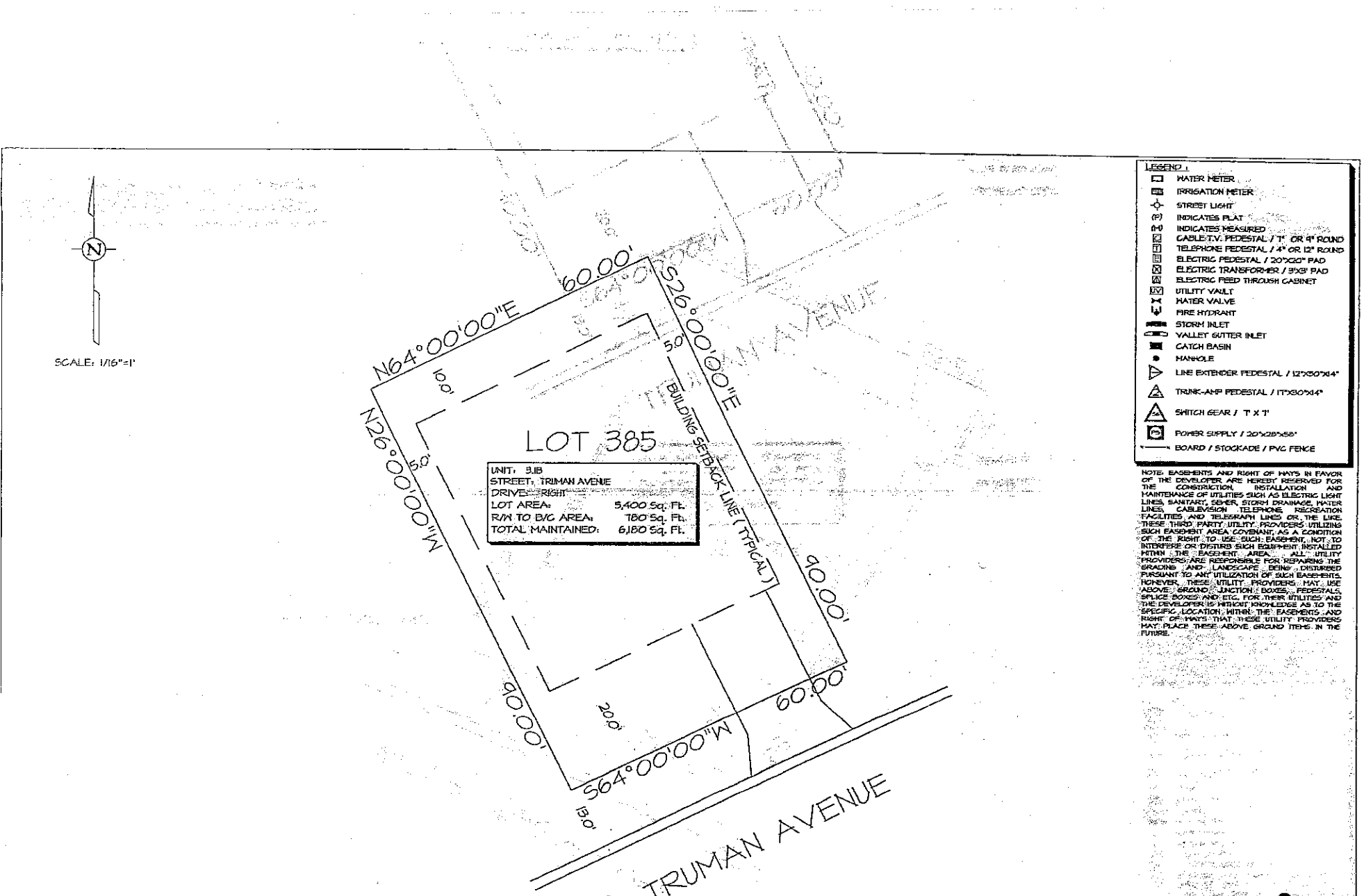

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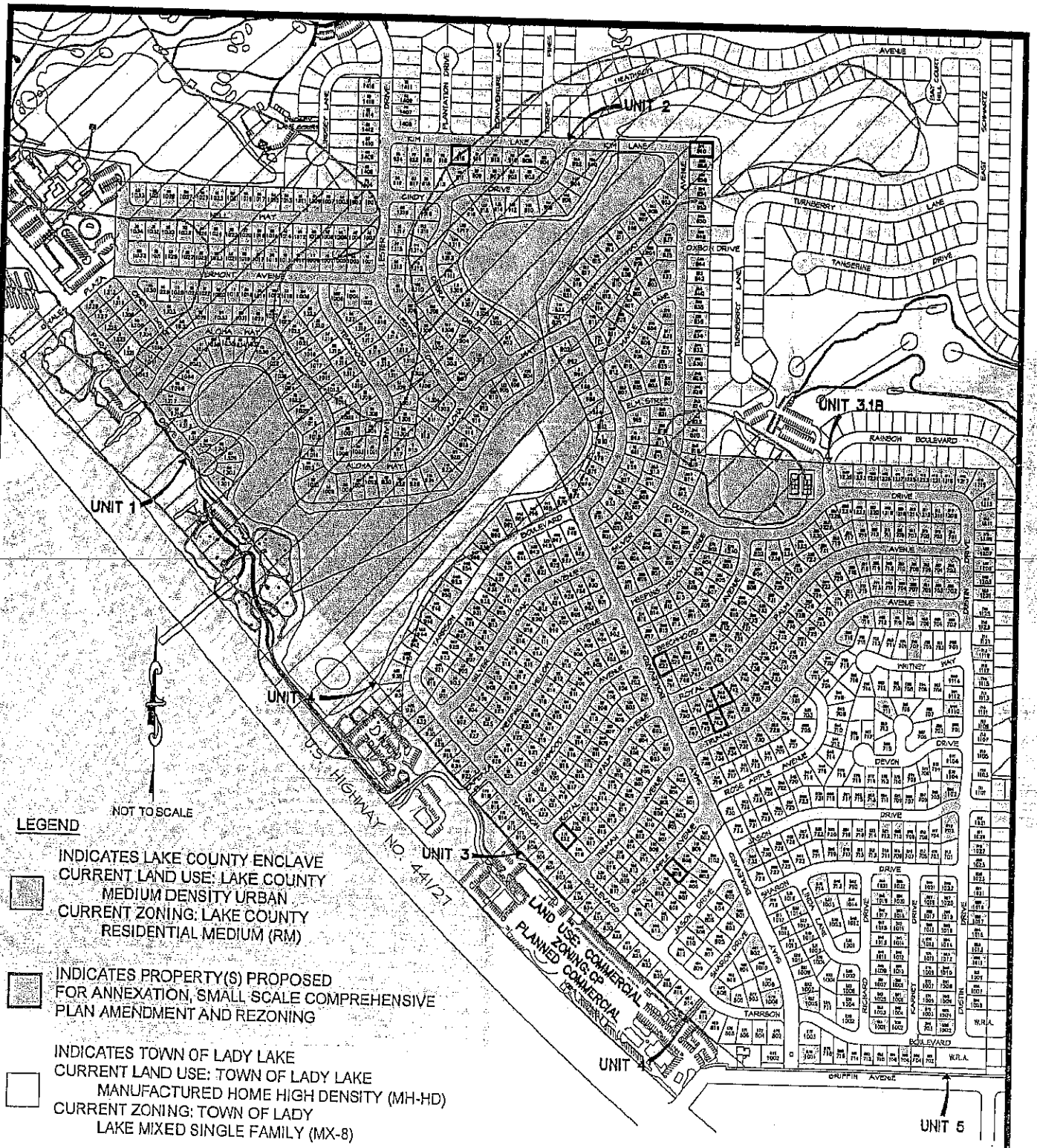

PROPOSED
ORANGE BLOSSOM GARDENS PROPERTIES
FOR
ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AND REZONING

DECEMBER 1, 2015

Arnett Environmental, LLC
1930 Lake Sumter Landing The Villages, FL 32162
Tel No (352)753-4747 Fax No (352)753-1294
Certificate of Authorization Number: 31465

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG2	80		916 Kim Lane	1483077	20/58-59
2	OBG3	115		822 Royal Palm Avenue	2535385	23/27-29
3	OBG3	159		808 Roseapple Avenue	1672775	23/27-29
4	OBG3-1B	224		860 Silver Oak Avenue	2669365	25/33-35
5	OBG3-1B	288		822 Beechwood Avenue	3239474	25/33-35
6	OBG3-1B	343		744 Royal Palm Avenue	2524189	25/33-35
7	OBG3-1B	385		743 Truman Avenue	2575026	25/33-35

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 24th day of June, 2015.

Approved as to form and legality:

Sanford A. Minkoff
County Attorney

TECHNICAL REVIEW COMMITTEE COMMENTS
REVIEW 01/04/2016

Project: **Villages of Lake-Sumter, Inc.- Villages Enclave Annexation**
Proposal: **Annexation- Ord. 2016-01**
Small Scale FLU Comprehensive Plan Amendment- Ord. 2016-02
Rezoning – Ord. 2016-03

Description: On Wednesday, December 2, 2015, applications were submitted to the Town of Lady Lake, by Martin L. Dzuro, on behalf of Villages of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry to annex, rezone, and amend the future land use designation of 7 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Unit 2, 3, and 3.1B. The annexation application involves 0.95 +/- 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 0.95 +/- 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 a revitalization project within Orange Blossom Gardens to replace with new homes each of the following 7 lots.

Parcel ID#: 0618240200-000-08000
Lot 80, 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.

Parcel ID#: 0618240300-000-11500
Lot 115, 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.

Parcel ID#: 0618240300-000-15900
Lot 159, 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.

Parcel ID#: 0618240350-000-22400
Lot 224, Unit 3.1 B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.

Parcel ID#: 0618240350-000-28800
Lot 288, Unit 3.1 B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.

Parcel ID#: 0618240350-000-34300
Lot 343, 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#: 0618240350-000-38500
Lot 385, Unit 3.1 B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.

Below are staff comments from the Town of Lady Lake regarding the project. 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. The district already serves the properties.

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 7 lots.

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: January 11, 2016

SUBJECT: **Ordinance 2016-01 – Annexation of Property Being 0.95 +/- Acres Of Land Owned by the Villages Of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry, Referenced by Alternate Keys 1483077, 2524189, 1672775, 2575026, 2535385, 2669365, 3239474; 7 Lots, which are Located within Orange Blossom Gardens Units 2, 3, And 3.1b.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance 2016-01- The Villages of Lake-Sumter, Inc. /Robert R. & Jerilyn K. Mowry – Requesting Annexation of 7 lots consisting of approximately 0.95 +/- acres of land which are located within Orange Blossom Gardens Units 2, 3, and 3.1B within Lake County, Florida, with the recommendation of approval.**

2. **Motion to forward Ordinance 2016-01- The Villages of Lake-Sumter, Inc. /Robert R. & Jerilyn K. Mowry –Requesting Annexation of 7 lots consisting of approximately 0.95 +/- acres of land which are located within Orange Blossom Gardens Units 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./Robert R. & Jerilyn K. Mowry, has filed applications to annex properties consisting of 7 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2, 3, and 3.1B. The annexation application involves 0.95 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 7 lots are spread out along different roads and include the following addresses:

- 822 Beechwood Avenue
- 916 Kim Lane
- 808 Roseapple Avenue
- 744 Royal Palm Avenue
- 822 Royal Palm Avenue

- 860 Silver Oak Avenue
- 743 Truman Avenue

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 Wednesday, December 2, 2016, 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 (122) within 150 feet of the properties proposed by annexation request were mailed Wednesday, December 23, 2015. The properties were also posted Monday, December 28, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-01, provided comments on January 4, 2016, 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 2016-01 for first reading on Wednesday, January 20, 2016 at 6:00 p.m. The second and final reading will be held on Monday, February 1, 2016 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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DEPARTMENT HEAD [signature] Submitted 1/5/15 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: 1/11/16 Date 1/5

NW 5-16

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

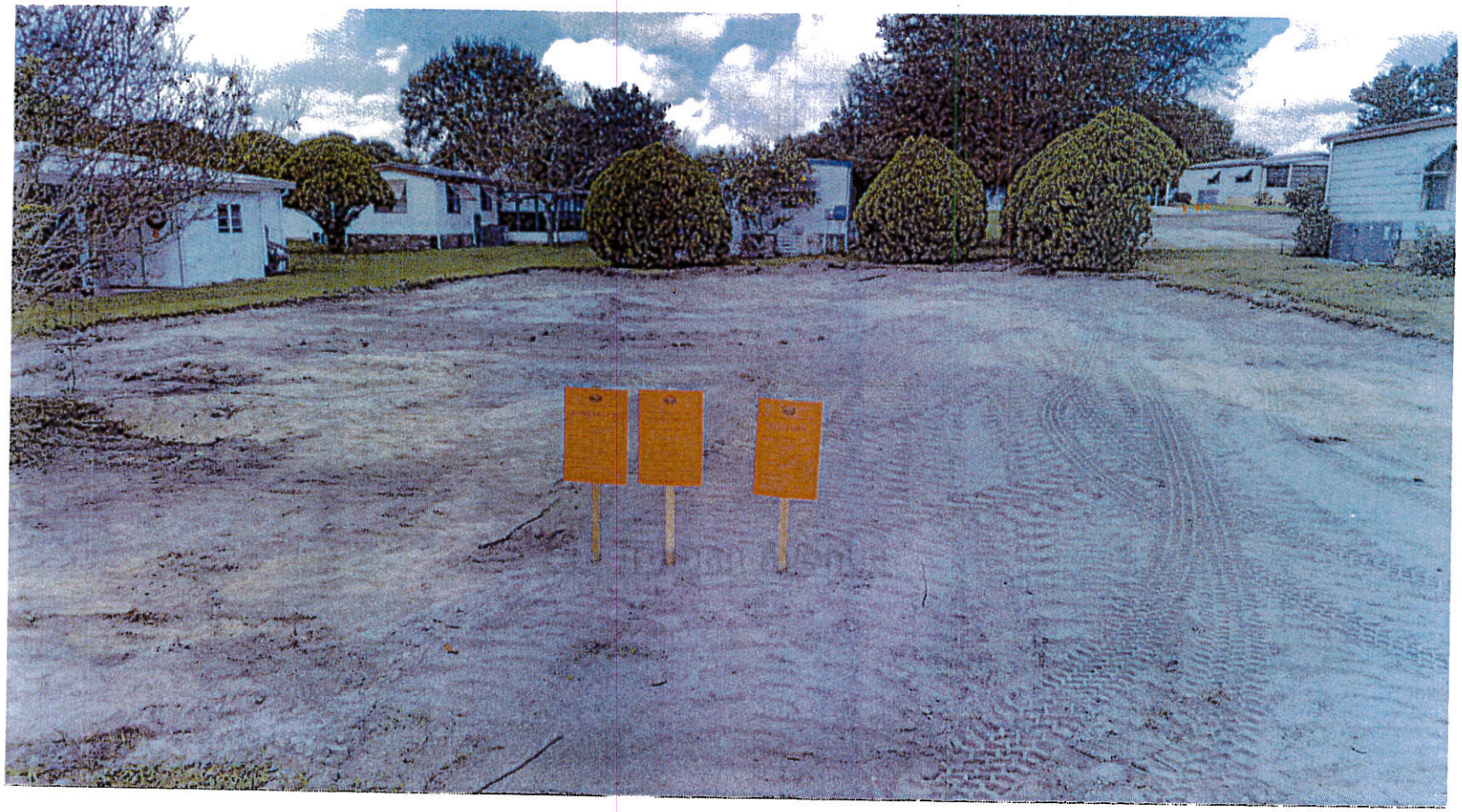
SIGURDSON/CHIASSON 3-0

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modifications

CC: THAB-G.M.

743 Truman Avenue



744 Royal Palm Avenue

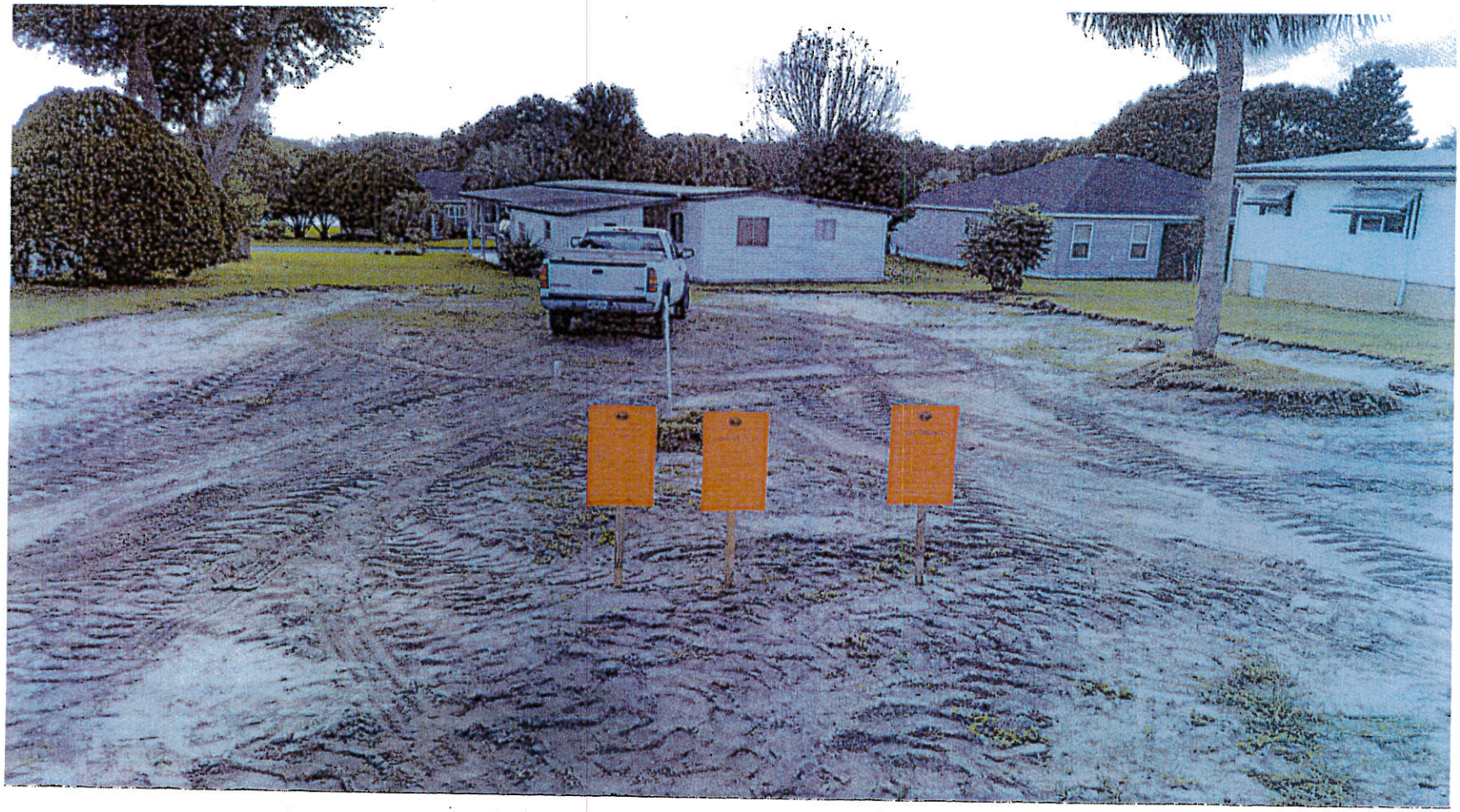
808 Roseapple Avenue

822 Beechwood Avenue

822 Royal Palm Avenue

860 Silver Oak Avenue

916 Kim Lane



SPECIAL TOWN COMMISSION AGENDA ITEM

REQUESTED MEETING DATE: January 20, 2016 - FIRST READING

SUBJECT: **Ordinance 2016-01 – Annexation of Property Being 0.95 +/- Acres Of Land Owned by the Villages Of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry, Referenced by Alternate Keys 1483077, 2524189, 1672775, 2575026, 2535385, 2669365, 3239474; 7 Lots, which are Located within Orange Blossom Gardens Units 2, 3, And 3.1b.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance 2016-01- The Villages of Lake-Sumter, Inc. /Robert R. & Jerilyn K. Mowry – Requesting Annexation of 7 lots consisting of approximately 0.95 +/- acres of land which are located within Orange Blossom Gardens Units 2, 3, and 3.1B within Lake County, Florida.

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry, has filed applications to annex properties consisting of 7 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2, 3, and 3.1B. The annexation application involves 0.95 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 7 lots are spread out along different roads and include the following addresses:

- 822 Beechwood Avenue
- 916 Kim Lane
- 808 Roseapple Avenue
- 744 Royal Palm Avenue
- 822 Royal Palm Avenue
- 860 Silver Oak Avenue
- 743 Truman Avenue

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 Wednesday, December 2, 2016, 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 consideration by the Town Commission.

Notices to inform the surrounding property owners (122) within 150 feet of the properties proposed by annexation request were mailed Wednesday, December 23, 2015. The properties were also posted Monday, December 28, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-01, provided comments on January 4, 2016, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

At the January 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-01 by a vote of 3-0.

The **Town Commission** is scheduled to consider Ordinance 2016-01 second and final reading on Monday, February 1, 2016 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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1/12/16 DEPARTMENT HEAD Submitted 1/12/16 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER Approved Agenda Item for: 1/20/16 Date

BOARD ACTION: [✓] Approved as Recommended VIN/RIC 5-0 [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modifications

CC: THAD - B.M. ✓

K-8

TOWN COMMISSION AGENDA ITEM

REQUESTED MEETING DATE: February 1, 2016 – Second/Final Reading

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SUBJECT: **Ordinance 2016-02 —Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 7 lots consisting of approximately 0.95 +/- acres of land, owned by The Villages Of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry, which are located within Orange Blossom Gardens Units 2, 3, and 3.1B Referenced By Alternate Keys 1483077, 2524189, 1672775, 2575026, 2535385, 2669365, 3239474.**

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2016-02, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.95 +/- 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./Robert R. & Jerilyn K. Mowry, has filed applications to amend the future land use comprehensive plan for properties consisting of 7 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2, 3, and 3.1B. The application involves 0.95 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 822 Beechwood Avenue
- 916 Kim Lane
- 808 Roseapple Avenue
- 744 Royal Palm Avenue
- 822 Royal Palm Avenue
- 860 Silver Oak Avenue
- 743 Truman Avenue

The Small Scale Future Land Use Map Amendment application was received on Wednesday, December 2, 2016, 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 consideration by the Town Commission.

Notices to inform the surrounding property owners (122) within 150' of the property of the proposed annexation were mailed on Wednesday, December 23, 2015. The properties were also posted Monday, December 28, 2015.

Concurrency Determination Statement

The Villages has removed existing manufactured homes on six (6) of the lots in a historic section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot (the home at 822 Royal Palm has yet to be removed). 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 0.95 ± 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- Manufactured Home High Density (MH-HD)
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 2016-02, provided comments on January 4, 2016, and determined the application to be complete and ready for transmittal to the P&Z

Board.

Public Hearings

At the January 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-02 by a vote of 3-0.

At the Special Meeting on Wednesday, January 20, 2016, the **Local Planning Agency** recommended approval of Ordinance 2016-02 by a vote of 5-0.

At the Special Meeting on Wednesday, January 20, 2016, the **Town Commission** voted for approval of Ordinance 2016-02 by a vote of 5-0.

FISCAL IMPACT: $_____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

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

[ ] Other

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

---

DEPARTMENT HEAD **Submitted** 1/25/16 **Date**

1-25-16 **FINANCE DEPARTMENT** **Approved as to Budget Requirements** **Date**

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

TOWN MANAGER **Approved Agenda Item for:** 2/1/16 **Date** 1/25/16

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

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

[ ] Approved with Modification

ORDINANCE NO. 2016-02

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF LADY LAKE, FLORIDA; AMENDING THE TOWN OF LADY LAKE ORDINANCE NO. 81-1-(83), WHICH ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. Legislative Findings, Purpose, and Intent.

a. On February 2, 1981, the Town Commission of the Town of Lady Lake adopted a Comprehensive Plan pursuant to Florida Statute 163.3184, known as the "Local Government Comprehensive Planning Act" ("Act"), which sets forth the procedures and requirements for a local government in the State of Florida to adopt a Comprehensive Plan and amendments (to a Comprehensive Plan).

b. The Town Commission adopted the Lady Lake Comprehensive Plan by Ordinance No. 81-1-(83), and amended said Ordinance by Ordinance No. 91-21, approved December 2, 1991, and Ordinance No. 94-16, approved on October 12, 1994.

c. The Town's Local Planning Agency reviewed a proposed amendment to the Future Land Use Map Series of the Town of Lady Lake Comprehensive Plan on January 20, 2016, 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./Robert R. & Jerilyn K. Mowry
General Location:	North of Griffin Avenue and northeast of North Hwy 27/441, 7 lots located within the Orange Blossom Gardens Subdivision Units 2, 3, and 3.1B, within Lake County, Florida.
Acres:	0.95 +/- 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 1st day of **February**, 2016.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

EXHIBIT "A" - Legal Descriptions and Map

Parcel ID#: 0618240200-000-08000
Lot 80, 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.

Parcel ID#: 0618240300-000-11500
Lot 115, 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.

Parcel ID#: 0618240300-000-15900
Lot 159, 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.

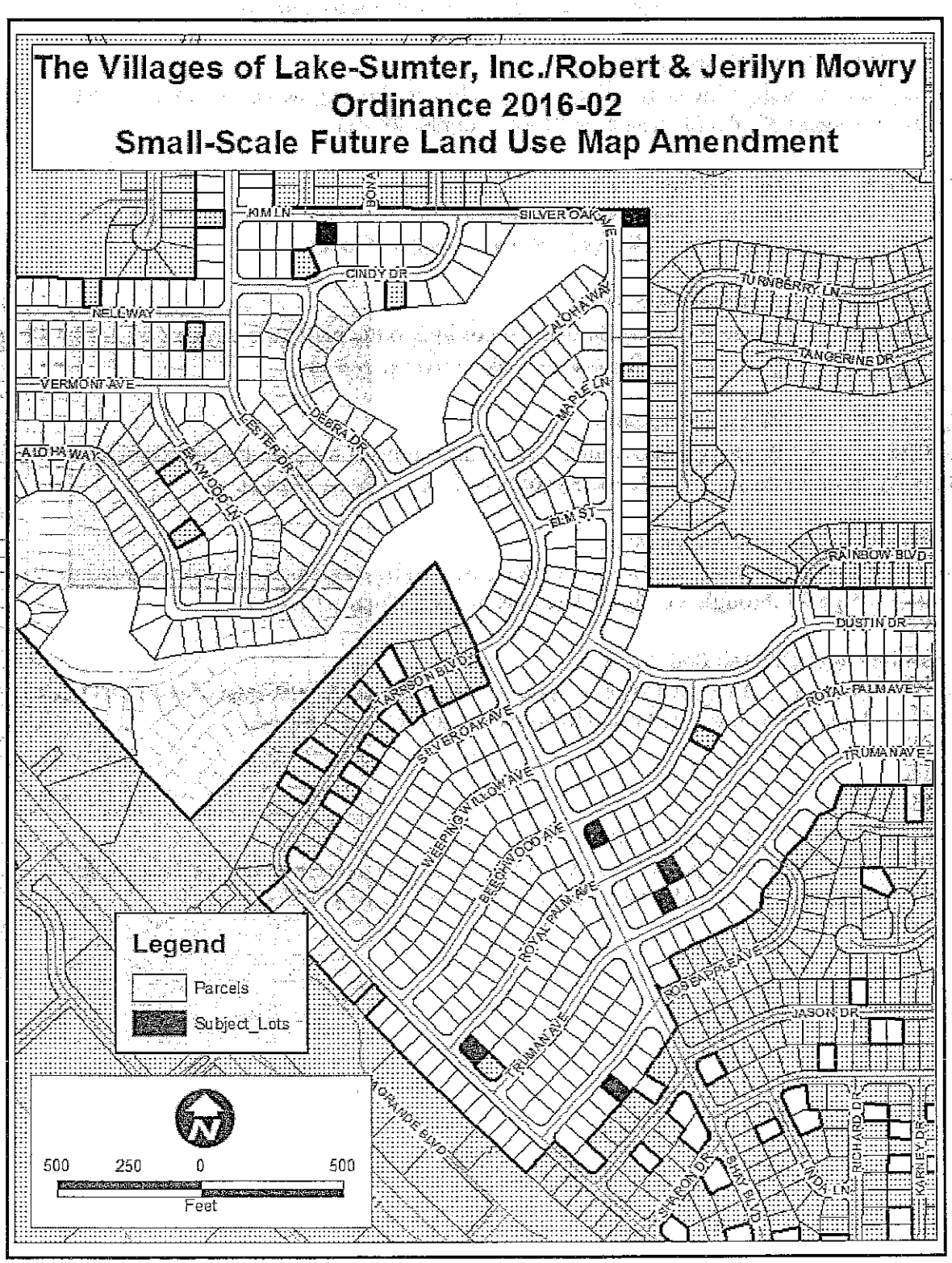
Parcel ID#: 0618240350-000-22400
Lot 224, Unit 3.1 B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.

Parcel ID#: 0618240350-000-28800
Lot 288, Unit 3.1 B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.

Parcel ID#: 0618240350-000-34300
Lot 343, 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#: 0618240350-000-38500
Lot 385, Unit 3.1 B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.


The Villages of Lake-Sumter, Inc./Robert & Jerilyn Mowry
Ordinance 2016-02
Small-Scale Future Land Use Map Amendment
KIM LN
SILVER OAK LN
CINDY DR
NELL WAY
VERMONT AVE
ALOHA WAY
DEBRA DR
LESTER DR
RAINWOOD LN
MAPLE LN
ELM ST
TURNBERRY LN
TANGERINE DR
RAINBOW BLVD
DUSTIN DR
ROYAL PALM AVE
TRUMAN AVE
HARRISON BLVD
SILVER OAK AVE
WEEPING WILLOW AVE
BEECHWOOD AVE
ROSEMARY AVE
JASON DR
GRANDE BLVD
JOHNSON DR
LINDY LN
RICHARD DR
KARNEY DR
Legend
Parcels
Subject_Lots
500 250 0 500
Feet

1

APPLICATION FOR THE SMALL SCALE DEVELOPMENT AMENDMENTS TO THE 2005-2025 COMPREHENSIVE PLAN (CP)
Town of 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*	Agent/Applicant
The Villages of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry	Martin L. Dzuro, Vice President
Address 1020 Lake Sumter Landing/860 Silver Oak Avenue The Villages, FL 32159	Address 1045 Lake Sumter Landing
City The Villages	City The Villages
State FL Zip 32162	State FL Zip 32162
Phone (H)	Phone (H)
Phone (W)	Phone (W) (352) 753-6262
Fax	Fax (352) 753-6264

Adopted Future Land Use Designation(s) Lake County Medium Density Urban
Requested Future Land Use Designation(s) Lady Lake MH-HD - Manufactured Home High Density

*If someone other than the property owner is submitting this application, then the attached Agent Authorization Form must be completed (Page 5).

PROPERTY LOCATION:

Section	Township	Range
6	18	24
Subdivision See attached list.	Block N/A	Lot/Parcel# See attached list.
Address (if available)		
Tax Identification Number See attached list.		
Existing Zoning Lake County RM - Residential Medium	Anticipated Zoning Lady Lake MX-8 Mixed Single Family	

NOTE: IF THE ANTICIPATED OR REQUIRED ZONING IS PLANNED DEVELOPMENT, A PRELIMINARY LAND USE PLAN MAY BE REQUIRED PRIOR TO THE LADY LAKE COMMISSION PUBLIC HEARING.

Existing Use of Subject Property: Medium density urban

Proposed Use of the Subject Property: MH-HD - Manufactured Home High Density

Total Gross Acreage of Parcel (Including wetlands and water bodies): Approximately 0.95 acres

Developable Acreage to be Amended: Approximately 0.95 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

12-2-15
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 2nd day of December, 2015, by Martin L. Dzuro, as an individual/officer/agent, on behalf of himself/herself The Villages of Lake Sumter, Inc., a corporation/partnership. He/she is personally known 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 2nd day of December, 2015.

Notary Public

(SEAL)

VICKI C. VARNON
MY COMMISSION EXPIRES September 22, 2019
#FF 909781
Bonded thru Troy Fain-Insurance
NOTARY PUBLIC STATE OF FLORIDA

Vicki C. Varnon
Printed Name
Commission No.: FF 909781
My Commission Expires: 9-22-19

Parcel ID #: 0618240200-000-08000
Lot 80, 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.

Parcel ID #: 0618240300-000-11500
Lot 115, 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.

Parcel ID #: 0618240300-000-15900
Lot 159, 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.

Parcel ID #: 0618240350-000-22400
Lot 224, 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.

Parcel ID #: 0618240350-000-28800
Lot 288, 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.

Parcel ID #: 0618240350-000-34300
Lot 343, 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 #: 0618240350-000-38500
Lot 385, 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.

CONSENT AND DESIGNATION OF AGENT

The undersigned, ROBERT R. MOWRY and JERILYN K. MOWRY., as Owners of Lot 224, Orange Blossom Gardens, Unit 3.1B, according to the plat thereof recorded in Plat Book 25, Pages 33-35, Public Records of Lake County, Florida, hereby designate Martin L. Dzuro, Vice President of The Villages of Lake-Sumter, Inc., a Florida corporation, as its Agent, and authorizes him to execute all documents on their behalf in their Application for Annexation from Lake County into the Town of Lady Lake, a Small Scale Comprehensive Plan and Rezoning, and for submission of the Property for those purposes as set forth in the documents rendered in that process.

Dated this 20 day of November, 2015.

Robert R Mowry
ROBERT R. MOWRY

Jerilyn K. Mowry
JERILYN K. MOWRY

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 20 day of November, 2015 by ROBERT R. MOWRY and JERILYN K. MOWRY, who produced FL Drivers License as identification or who are personally known to me.

(SEAL)

MIRANDA LEE REEDER
MY COMMISSION #FF166505
EXPIRES October 7, 2018
(407) 398-0153 FloridaNotaryService.com

Miranda Reeder
Notary Public, State of Florida
Miranda Reeder
Printed Name
My Commission Expires: 10-7-18

INSTRUMENT#: 2015114064 OR BK 4694 PG 246 PAGES: 1 10/16/2015 12:47:32 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$476.00

$1,800.00

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P07635

RETURN

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Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13th day of October, 2015 between Victor H. Paul and Madeleine L. Paul, husband and wife, whose post office address is 1 Sebbins Pond Dr, Bedford, NH 03110, 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 #: 0618240200-000-08000

Lot 80, 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 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

Victor H. Paul

Witness Name: Jeannine Nicholl

Madeleine L. Paul

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 13th day of October, 2015 by Victor H. Paul and Madeleine L. Paul, husband and wife, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

JENNIFER GROVESTEEN
MY COMMISSION # EE 150664
EXPIRES: December 5, 2015
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/15

INSTRUMENT#: 2015125594 OR BK 4706 PG 2250 PAGES: 1 11/18/2015 9:10:59 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$560.00

80,000

Exp
Rec
Doc
Int
Tot

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P07572

RETURN

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of November, 2015 between Sharen L. Savage and David Savage, wife and husband, whose post office address is 788 Cavalier Drive, Apt B, Indialantic, FL 32903, 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 #: 0618240300-000-11600

Lot 115, 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 the Manufactured Home, bearing VIN # N81240 A & B 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:

Jennifer Grovesteen
Witness Name: Jennifer Grovesteen

Teresa Norvell
Witness Name: Teresa Norvell

Sharen L Savage
Sharen L. Savage

David Savage
David Savage

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 12th day of November, 2015 by Sharen L. Savage and David Savage, wife and husband, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Jennifer Grovesteen
Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/15

JENNIFER GROVESTEEN
MY COMMISSION # EE 150064
EXPIRES: December 5, 2015
Bonded Thru Budget Notary Services

INSTRUMENT#: 2015121473 OR BK 4702 PG 1484 PAGES: 1 11/5/2015 3:41:06 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$490.00

Prepared by and return to:
Gary Fuchs/ass
Attorney at Law
** McLin Burnsed**
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P07831

ExN
Rec 10
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of November, 2015 between Lenore J. Elberson, a single woman, whose post office address is 43 Lenape Trail, Brick, NJ 08724, 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 #: 0618240300-000-15900

Lot 159, 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 1980 Liberty Manufactured Home, ID# 10L11993, Florida Title 17506822 bearing Real Property Decals # R12171059 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: Stacy Spears

Witness Name: Teresa Norvell

Lenore J. Elberson

Lenore J. Elberson

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 2nd day of November, 2015 by Lenore J. Elberson, a single woman, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

STACY S. SPEARS
MY COMMISSION # FF 074778
EXPIRES: December 23, 2017
Bonded Thru Budget Notary Services

INSTRUMENT#: 2015125525 OR BK 4706 PG 2113 PAGES: 2 11/18/2015 8:57:13 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $18.50 DEED DOC:$980.00

$140,000.
Prepared by and return to:
E. Cindie Runkle
Freedom Title & Escrow Company, LLC
133 South Old Dixie Highway
Lady Lake, Florida 32159

File Number: 2015-3751

Warranty Deed

THIS INDENTURE, made this November 13, 2015 A.D. by **Kim T. Harmon, a married person,** whose post office address is 439 Gardendale Circle, Palm Bay, Florida 32909, hereinafter called the grantor(s), to **Robert R. Mowry and Jerilyn K. Mowry, husband and wife,** whose post office address is: 261 Pleasant View Drive, Kittanning, Pennsylvania 16201, hereinafter called the grantee(s):

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lake County, Florida, viz:

Lot 224, ORANGE BLOSSOM GARDENS UNIT 3.1B, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1984 Palm Manufactured Home, ID#23630231AT and #23630231BT, Florida Title #20683464 and #20714119, which is an improvement to the land and an immovable fixture which by the intention of the parties and with the retirement of the Certificate of Title as provided in 319.261 Florida Statutes, constitutes a part of the realty and shall pass with it. Said titles are retired.

Parcel ID Number: 0618240350-000-22400
THE PROPERTY DESCRIBED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HER SPOUSE AS THE SAME DEFINED BY THE LAWS AND THE CONSITITUTION 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 taxes accruing subsequent to December 31, 2014.

INSTRUMENT#: 2015128173 OR BK 4709 PG 1900 PAGES: 2 11/25/2015 9:30:22 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $0.00 DEED DOC:$546.70

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR LAKE COUNTY, GENERAL
JURISDICTION DIVISION
CASE NO. 2015-CA-001105

NATIONSTAR MORTGAGE, LLC D/B/A CHAMPION
MORTGAGE LLC,
Plaintiff,

vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF MARVIN L. SMITH,
DECEASED, et al.
Defendant(s).
_____/

CERTIFICATE OF TITLE

The undersigned Clerk of the Court, certifies that he or she executed and filed a certificate of sale in this action on Nov. 12, 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 288, OF ORANGE BLOSSOM GARDENS UNIT 3-1B, ACCORDING TO THE PALT THEREOF, AS RCORDED IN PLAT BOOK 25, PAGE(S)33 THROUGH 35, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH A 1989 FLEETCRAFT DOUBLEWIDE MOBILE HOME WITH VIN #'S FL2FL10724A & FL2FL10724B.

a/k/a 822 BEECHWOOD AVENUE LADY LAKE, FL 32159

was sold to

The Villages of Lake Sumter Inc.
1000 Lake Sumter Landing
The Villages, FL 32162

15-021544 - GeS

INSTRUMENT#: 2015109173 OR BK 4688 PG 1499 PAGES: 1 10/5/2015 3:28:31 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$434.00

62,000 RETURN

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P07613

E:N
F:
Doc
Int
Tot:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of October, 2015 between **Charlene DeMarco, a single woman, whose post office address is 17660 SE 119th Avenue Road, 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 #: 0618240350-000-34300

Lot 343, 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 the Manufactured Home, bearing VIN # 3b64l40083 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

Charlene DeMarco
Charlene DeMarco

Jeannie Nichols
Witness Name: Jeannie Nichols

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 2nd day of October, 2015 by Charlene DeMarco, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

TERESA NORVELL
MY COMMISSION # FF 130029
EXPIRES: June 8, 2018
Bonded Thru Budget Notary Services

Teresa Norvell
Notary Public

Printed Name: _____

My Commission Expires: _____

INSTRUMENT#: 2015101862 OR BK 4680 PG 982 PAGES: 1 9/16/2015 10:07:17 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $0.00 DEED DOC:$404.60

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL
CIRCUIT, IN AND FOR LAKE COUNTY, FLORIDA
CASE NO. 2013 CA 003250

BRANCH BANKING AND TRUST COMPANY,
SUCCESSOR IN INTEREST TO COLONIAL BANK BY
ACQUISITION OF ASSETS FROM THE FDIC, AS
RECEIVER FOR COLONIAL BANK,
Plaintiff,

vs.

DOROTHY RYMILLER, ET AL.
Defendants

2015 SEP 15 AM 08:56

CERTIFICATE OF TITLE

The undersigned Neil Kelly, Clerk of the Court, hereby certifies that a certificate of sale has been executed and filed in this action on SEP - 3 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 385, ORANGE BLOSSOM GARDENS, UNIT 3.1 B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGES 33 THROUGH 35, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH ANY AND ALL IMPROVEMENTS LOCATED THEREON, INCLUDING A 1982 HILL MANUFACTURED HOME BEARING ID# 02610543R; FLORIDA TITLE # 21505684; REAL PROPERTY DECAL # R078639.

was sold to: The Villages of Lake Sumter Inc
1000 Lake Sumter Landing
The Villages, FL 32162

WITNESS my hand and the seal of the court this ___ day of SEP 15 2015, 2015.

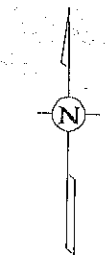
(SEAL)

Neil Kelly
CLERK OF THE CIRCUIT COURT
BY _____
As Deputy Clerk

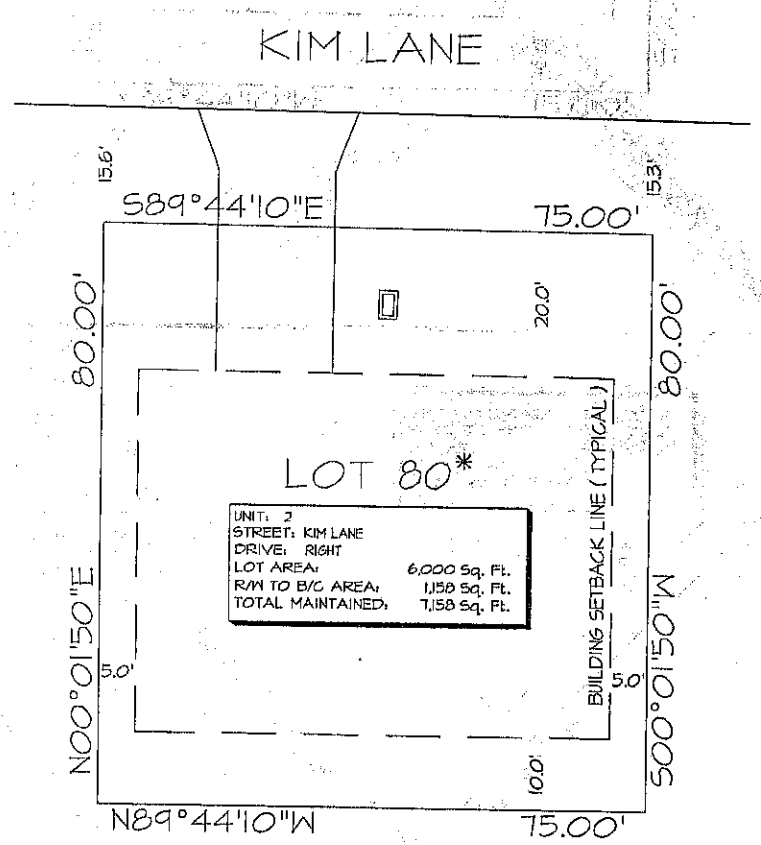
Van Ness Law Firm, PLC
1239 E. Newport Center Drive Suite #110
Deerfield Beach, Florida 33442
Phone (954) 571-2031
Pleadings@vanlawfl.com

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

BB4221-13/dr



SCALE: 1/16"=1'



LEGEND:

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 3'X3' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"x28"x58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE

THIS IS NOT A SURVEY

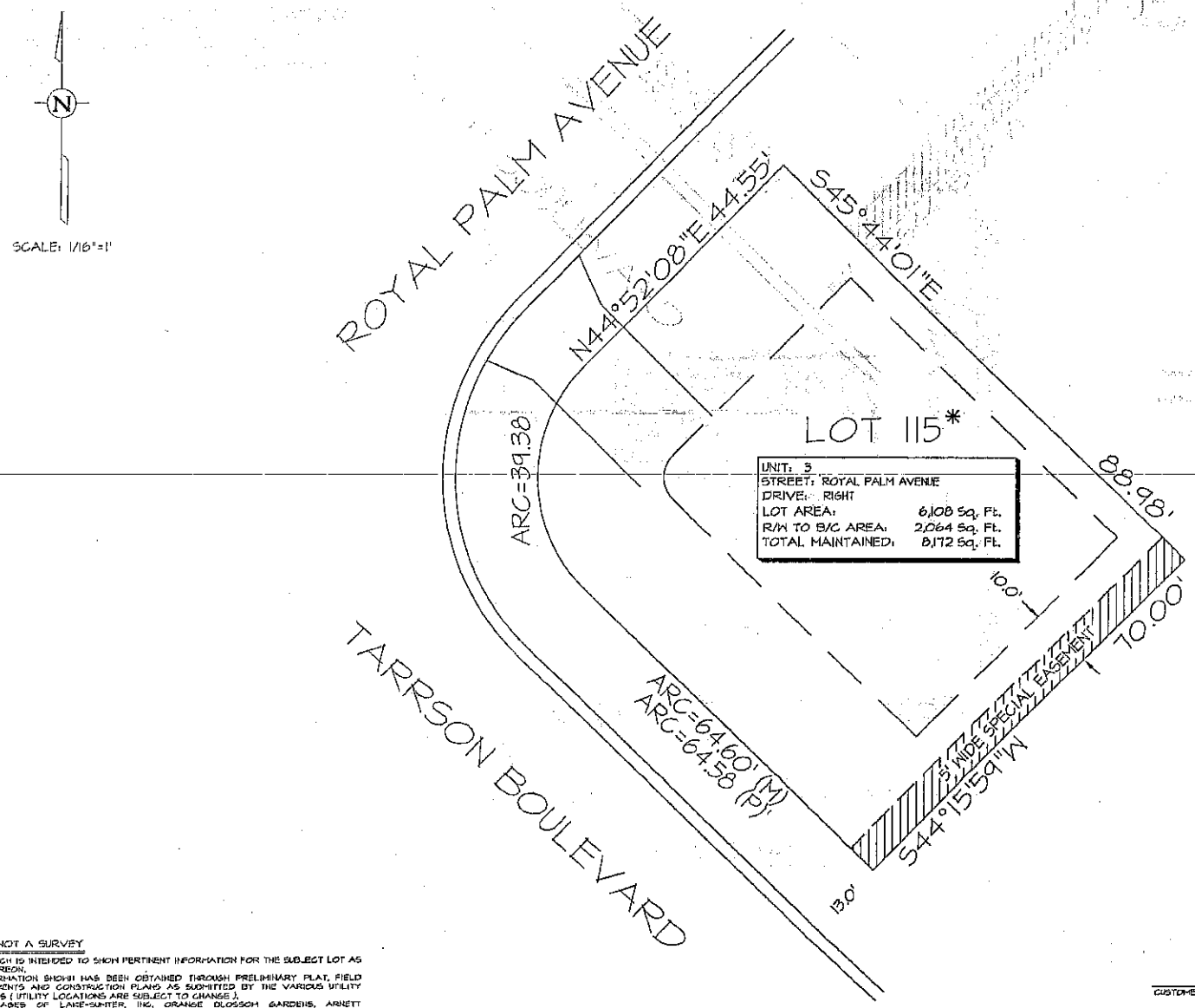
THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
THE VILLAGES OF LAKE-SUMTER, INC. ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC



LEGEND:

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 3'X3' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"x28"x58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE

THIS IS NOT A SURVEY

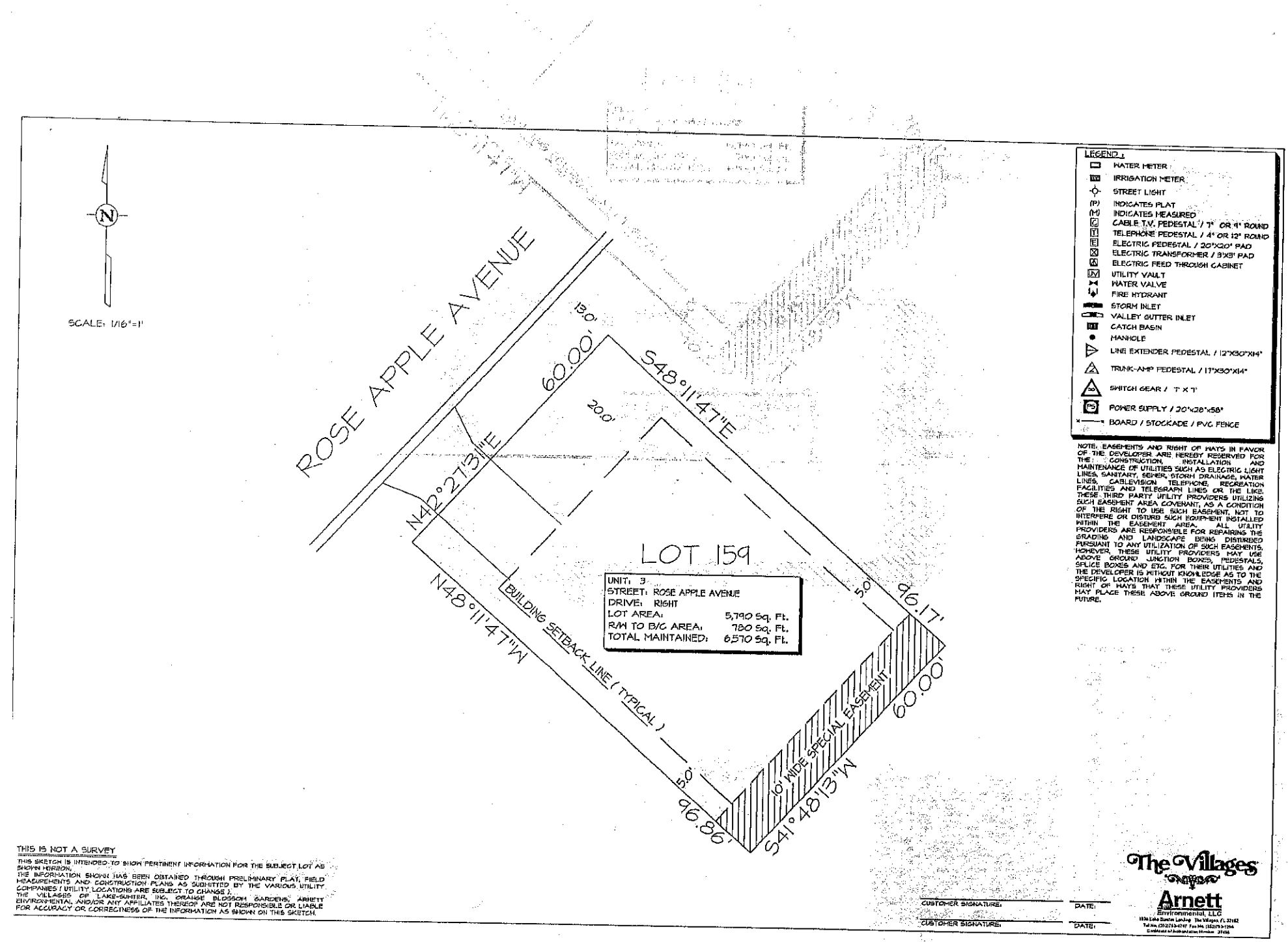
THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
THE VILLAGES OF LAKE-SUMTER, INC. ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC



NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPERS ARE HEREBY RESERVED FOR THE: CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

THIS IS NOT A SURVEY

THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES / UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
THE VILLAGES OF LAKE-SUMTER, INC., ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL, AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC

THIS IS NOT A SURVEY

THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
THE VILLAGES OF LAKE-SUMTER, INC., ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

N

SCALE: 1/16"=1'

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, / CABLEVISION, TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS, HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS, THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

LEGEND:

- WM WATER METER
- IM IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CATV CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TP TELEPHONE PEDESTAL / 4" OR 12" ROUND
- E ELECTRIC PEDESTAL / 20"X20" PAD
- ET ELECTRIC TRANSFORMER / 3'X3' PAD
- EF ELECTRIC FEED THROUGH CABINET
- UV UTILITY VAULT
- WV WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CB CATCH BASIN
- MANHOLE
- LE LINE EXTENDER PEDESTAL / 12"X30"X14"
- TA TRUNK-AMP PEDESTAL / 17"X30"X14"
- SG SWITCH GEAR / 7' X 7'
- PS POWER SUPPLY / 20"x28"x58"
- BOARD / STOCKADE / PVC FENCE

LAKE PARADISE

ORDINARY HIGH WATER LINE

S89°44'10"E 100.00'

35.0'

5' WIDE SPECIAL EASEMENT

60.41'

60.00'

LOT 224

UNIT: 3JB	
STREET: SILVER OAK AVENUE	
DRIVE: LEFT	
LOT AREA:	8,021 Sq. Ft.
R/M TO B/C AREA:	2,073 Sq. Ft.
TOTAL MAINTAINED:	8,094 Sq. Ft.

BUILDING SETBACK LINE (TYPICAL)

5' WIDE SPECIAL EASEMENT

10' WIDE SPECIAL EASEMENT

20.0'

N00°01'44"E

S00°01'45"W

5' WIDE SPECIAL EASEMENT

15.3'

N89°58'15"W 100.00'

KIM LANE

SILVER OAK AVENUE

ORDINARY HIGH WATER LINE

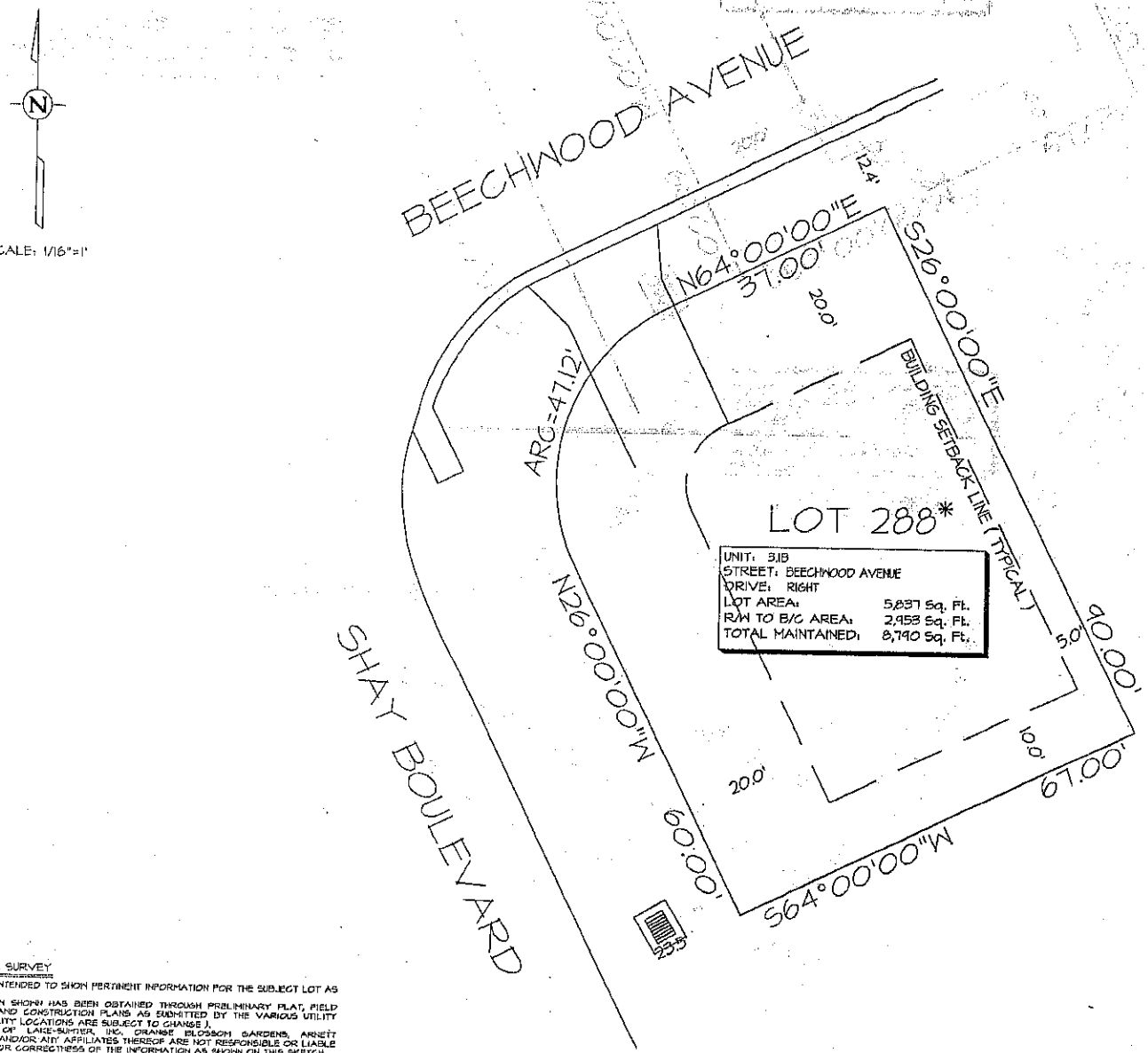
LAKE PARADISE

CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC



SCALE: 1/16"=1'

LEGEND :

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- C CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- T TELEPHONE PEDESTAL / 4" OR 12" ROUND
- E ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 3'X3' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / 7' X 7'
- PS POWER SUPPLY / 20"x28"x38"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION, TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS, HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE

THIS IS NOT A SURVEY

THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
THE VILLAGES OF LAKE-SUMTER, INC., ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

CUSTOMER SIGNATURE: _____ DATE: _____

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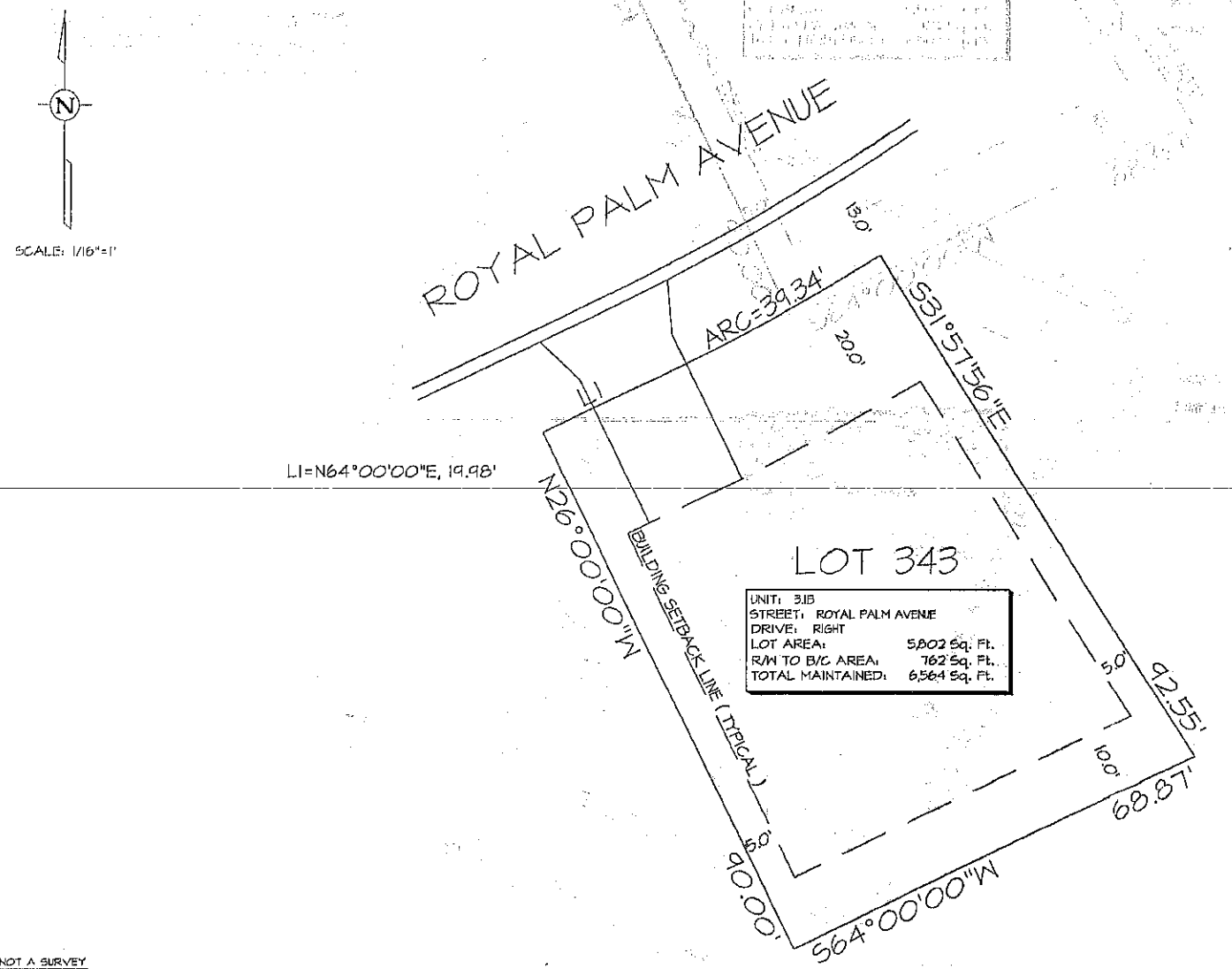
The Villages

Arnett Environmental, LLC



LEGEND:

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- (P) INDICATES PLAT
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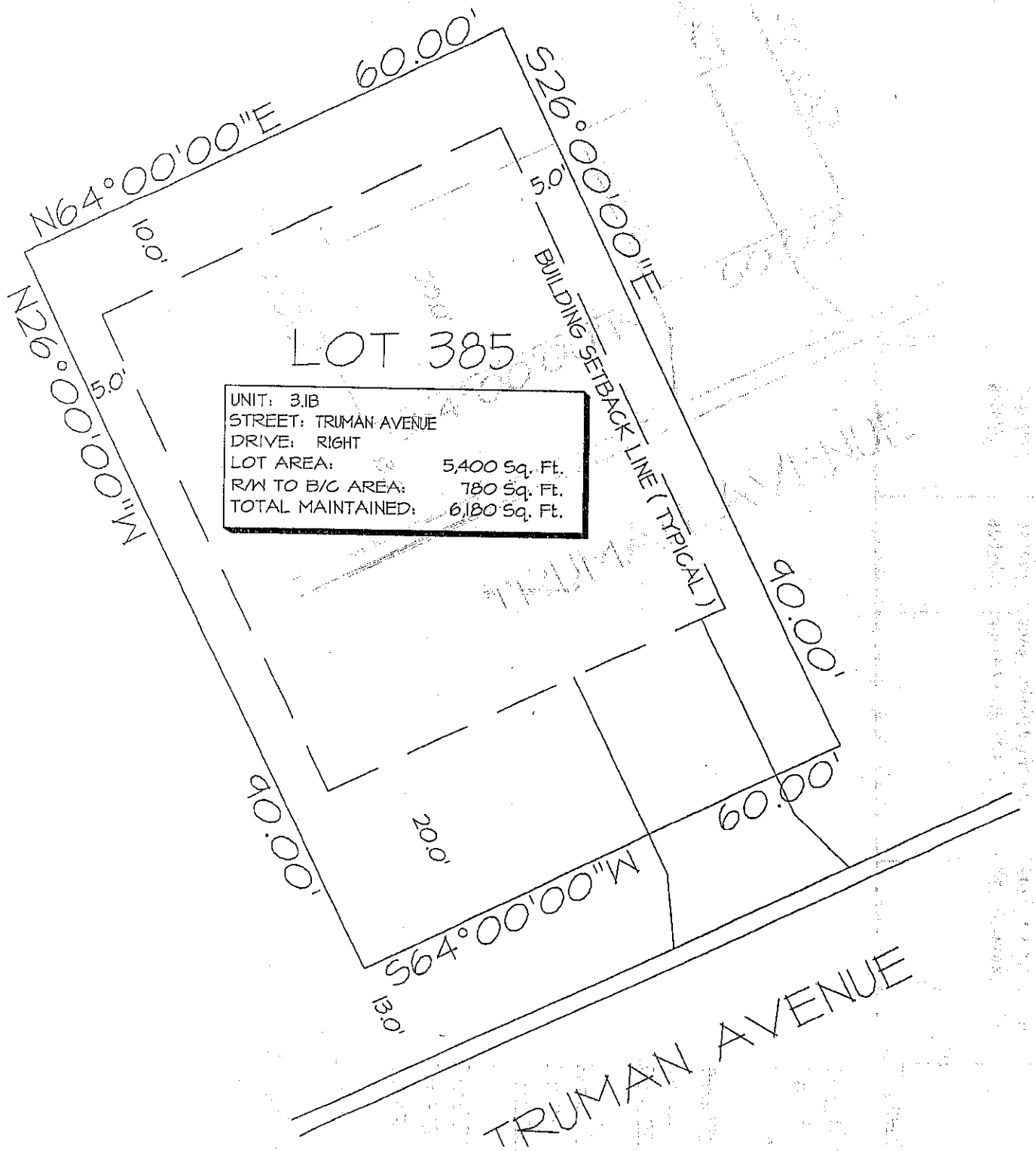
CUSTOMER SIGNATURE: DATE:

The Villages

Arnett Environmental, LLC


N64°00'00"E
60.00'
S26°00'00"E
5.0'
BUILDING SETBACK LINE (TYPICAL)
10.0'
N26°00'00"W
5.0'
LOT 385
UNIT: 3.IB
STREET: TRUMAN AVENUE
DRIVE: RIGHT
LOT AREA: 5,400 Sq. Ft.
R/W TO B/C AREA: 780 Sq. Ft.
TOTAL MAINTAINED: 6,180 Sq. Ft.
90.00'
90.00'
20.0'
60.00'
S64°00'00"W
13.0'
TRUMAN AVENUE

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG2	80		916 Kim Lane	1483077	20/58-59
2	OBG3	115		822 Royal Palm Avenue	2535385	23/27-29
3	OBG3	159		808 Roseapple Avenue	1672775	23/27-29
4	OBG3-1B	224		860 Silver Oak Avenue	2669365	25/33-35
5	OBG3-1B	288		822 Beechwood Avenue	3239474	25/33-35
6	OBG3-1B	343		744 Royal Palm Avenue	2524189	25/33-35
7	OBG3-1B	385		743 Truman Avenue	2575026	25/33-35

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: January 11, 2016

SUBJECT: Ordinance 2016-02 —Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 7 lots consisting of approximately 0.95 +/- acres of land, owned by The Villages Of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry, which are located within Orange Blossom Gardens Units 2, 3, and 3.1B Referenced By Alternate Keys 1483077, 2524189, 1672775, 2575026, 2535385, 2669365, 3239474.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

1. Motion to forward Ordinance No. 2016-02, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.95 +/- 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. 2016-02, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.95 +/- 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./Robert R. & Jerilyn K. Mowry, has filed applications to amend the future land use comprehensive plan for properties consisting of 7 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2, 3, and 3.1B. The application involves 0.95 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 822 Beechwood Avenue
- 916 Kim Lane
- 808 Roseapple Avenue
- 744 Royal Palm Avenue
- 822 Royal Palm Avenue

- 860 Silver Oak Avenue
- 743 Truman Avenue

The Small Scale Future Land Use Map Amendment application was received on Wednesday, December 2, 2016, 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 (122) within 150' of the property of the proposed annexation were mailed on Wednesday, December 23, 2015. The properties were also posted Monday, December 28, 2015.

Concurrency Determination Statement

The Villages has removed existing manufactured homes on six (6) of the lots in a historic section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot (the home at 822 Royal Palm has yet to be removed). 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 0.95 ± 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- Manufactured Home High Density (MH-HD)
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 2016-02, provided comments on January 4, 2016, 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 2016-02 on Wednesday, January 20, 2016, at 5:45 p.m.

The **Town Commission** is scheduled to consider Ordinance 2016-02 for first reading on Wednesday, January 20, 2016 at 6:00 p.m. The second and final reading will be held on Monday, February 1, 2016 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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1-5-2016

DEPARTMENT HEAD	Submitted 1/5/15	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality	Date
TOWN MANAGER	Approved Agenda Item for: 1/11/16	Date 1/5/16

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

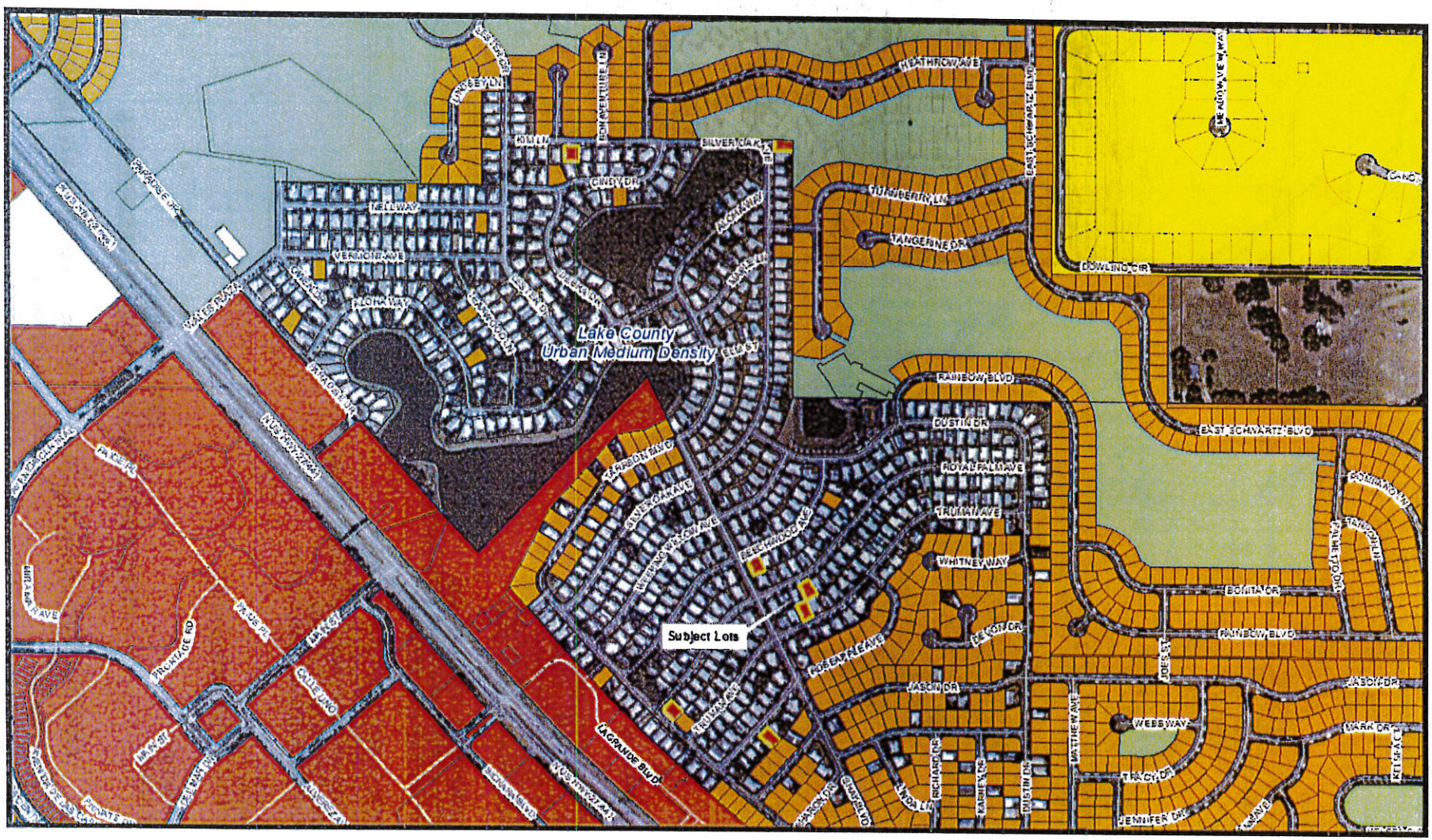
CHIASSON/SIGURDSON 3-0

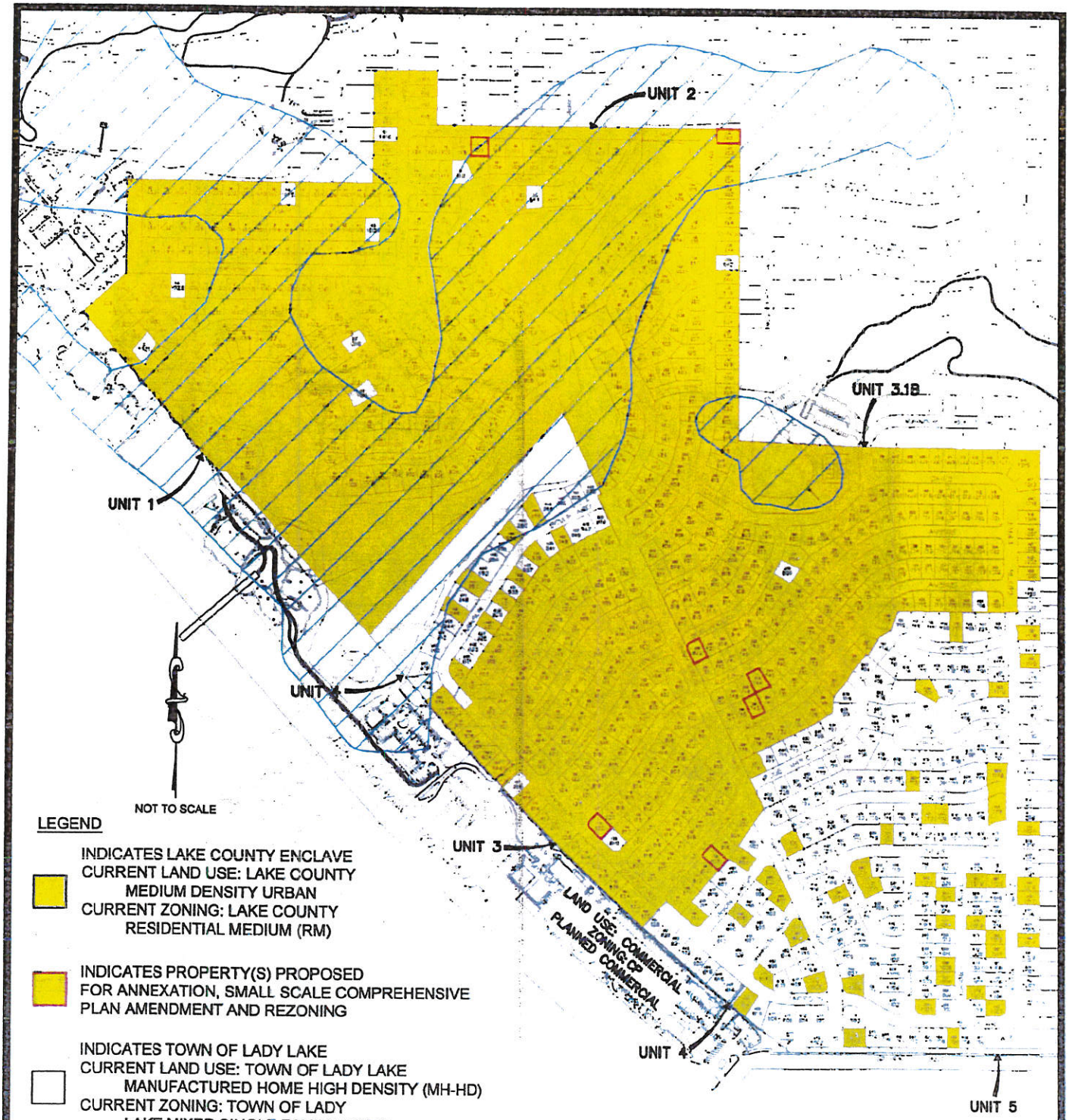
[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

CC: THAD - HM

FUTURE LAND USE MAP





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
DECEMBER 1, 2015

Arnett
Environmental, LLC
1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4147 Fax No. (352)753-4238
Certificate of Authorization Number 27428

SPECIAL LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: January 20, 2016

PLEASE SEE COMMISSION PACKET ITEM #J-8 FOR SUPPLEMENTAL MATERIAL

SUBJECT: **Ordinance 2016-02 —Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 7 lots consisting of approximately 0.95 +/- acres of land, owned by The Villages Of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry, which are located within Orange Blossom Gardens Units 2, 3, and 3.1B Referenced By Alternate Keys 1483077, 2524189, 1672775, 2575026, 2535385, 2669365, 3239474.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2016-02, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.95 +/- 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./Robert R. & Jerilyn K. Mowry, has filed applications to amend the future land use comprehensive plan for properties consisting of 7 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2, 3, and 3.1B. The application involves 0.95 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 822 Beechwood Avenue
- 916 Kim Lane
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- 822 Royal Palm Avenue
- 860 Silver Oak Avenue
- 743 Truman Avenue

The Small Scale Future Land Use Map Amendment application was received on Wednesday, December 2, 2016, 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 consideration by the Town Commission.

Notices to inform the surrounding property owners (122) within 150' of the property of the proposed annexation were mailed on Wednesday, December 23, 2015. The properties were also posted Monday, December 28, 2015.

Concurrency Determination Statement

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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 0.95 ± 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:

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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 2016-02, provided comments on January 4, 2016, and determined the application to be complete and ready for transmittal to the P&Z

Board.

Public Hearings

At the January 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-02 by a vote of 3-0.

The **Town Commission** is scheduled to consider Ordinance 2016-02 on first reading on January 20,2016 and second and final reading on Monday, February 1, 2016 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

---

1/13/16 **DEPARTMENT HEAD** **Submitted** 1/13/16 **Date**

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

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

TOWN MANAGER **Approved Agenda Item for:** 1/20/16 **Date**

BOARD ACTION: [✓] Approved as Recommended RIC/HAN 5-0 **[ ] Disapproved**

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

CC: THAD-G.M. ✓

SPECIAL TOWN COMMISSION AGENDA ITEM

REQUESTED MEETING DATE: January 20, 2016 - FIRST READING

SUBJECT: **Ordinance 2016-02 —Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 7 lots consisting of approximately 0.95 +/- acres of land, owned by The Villages Of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry, which are located within Orange Blossom Gardens Units 2, 3, and 3.1B Referenced By Alternate Keys 1483077, 2524189, 1672775, 2575026, 2535385, 2669365, 3239474.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2016-02, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.95 +/- 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./Robert R. & Jerilyn K. Mowry, has filed applications to amend the future land use comprehensive plan for properties consisting of 7 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2, 3, and 3.1B. The application involves 0.95 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

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Impact on Town Services

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- Not factored for project – no foreseen impact of students as the project is located within an active adult retirement community.

Transportation –

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Parks & Recreation –

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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.

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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 2016-02, provided comments on January 4, 2016, and determined the application to be complete and ready for transmittal to the P&Z

Board.

Public Hearings

At the January 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-02 by a vote of 3-0.

The **Local Planning Agency** is scheduled to consider Ordinance 2016-02 on Wednesday, January 20, 2016, at 5:45 p.m.

The **Town Commission** is scheduled to consider Ordinance 2016-02 second and final reading on Monday, February 1, 2016 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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1/12/16 **DEPARTMENT HEAD** CLC **Submitted** 1/12/16 **Date**

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

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

TOWN MANAGER JS for KK **Approved Agenda Item for:** 1/20/16 **Date**

BOARD ACTION: **[✓] Approved as Recommended** RLC/HA 5-0 **[ ] Disapproved**

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

[ ] Approved with Modification

cc: THAD - G.M.

K-9

TOWN COMMISSION AGENDA ITEM

REQUESTED MEETING DATE: **February 1, 2016 – Second/Final Reading**

SUBJECT: **Ordinance 2016-03 - Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for 7 lots consisting of approximately 0.95 +/- acres of land which are located within Orange Blossom Gardens Units 2, 3, and 3.1B, Referenced By Alternate Keys 1483077, 2524189, 1672775, 2575026, 2535385, 2669365, 3239474.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2016-03, rezoning 0.95 ± Acres of Property consisting of 7 lots – Located within Orange Blossom Gardens Units 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./Robert R. & Jerilyn K. Mowry, has filed an application to rezone properties consisting of 7 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2, 3, and 3.1B. The application involves rezoning 0.95 +/- 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 proposed properties are as follows:

- 822 Beechwood Avenue
- 916 Kim Lane
- 808 Roseapple Avenue
- 744 Royal Palm Avenue
- 822 Royal Palm Avenue
- 860 Silver Oak Avenue
- 743 Truman Avenue

The Rezoning application was received on Wednesday, December 2, 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 consideration by the Town Commission.

Notices to inform the surrounding property owners (122) within 150' of the property of the proposed annexation were mailed on Wednesday, December 23, 2015. The properties were also posted Monday, December 28, 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- Mixed Residential Medium Density (MX-8)
	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 2016-03, provided comments on January 4, 2016, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

At the January 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-03 by a vote of 3-0.

At the Special Meeting on Wednesday, January 20, 2016, the **Town Commission** voted for approval of Ordinance 2016-03 by a vote of 5-0.

FISCAL IMPACT: $_____

[ ] Capital Budget [ ] Operating [ ] Other

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

[ ] Other

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

---

DEPARTMENT HEAD Submitted 1/25/16 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

1-25-16

TOWN MANAGER Approved Agenda Item for: 2/1/16 Date

1/25/16

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

STAFF

Staff rec
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Applicant
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ORDINANCE NO. 2016-03

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY BEING 0.95 ± ACRES OF LAND, OWNED BY THE VILLAGES OF LAKE-SUMTER, INC./ ROBERT R. & JERILYN K. MOWRY, REFERENCED BY ALTERNATE KEYS 1483077, 2524189, 1672775, 2575026 , 2535385, 2669365, 3239474, 7 LOTS, WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNIT 2, 3, AND 3.1B WITHIN LAKE COUNTY, FLORIDA; REZONING SUBJECT PROPERTY FROM LAKE COUNTY RESIDENTIAL MEDIUM (RM) TO LADY LAKE MIXED RESIDENTIAL MEDIUM DENSITY (MX-8); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 2, 1991, the Town of Lady Lake adopted a Comprehensive Plan (Ordinance No. 91-21) pursuant to the requirements of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on January 23, 1992, the Florida Department of Community Affairs determined that the Town of Lady Lake Comprehensive Plan was in compliance with the requirements of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code; and

WHEREAS, on August 15, 1994, the Town of Lady Lake adopted the Land Development Regulations of the Town of Lady Lake, Florida, and Official Zoning Map in accordance with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider a proposed amendment to the Official Zoning Map and determined that said amendment as proposed is consistent with the Town of Lady Lake Comprehensive Plan and meets the requirements of the Town of Lady Lake Land Development Regulations.

THEREFORE, BE IT ORDAINED and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida:

Section 1. Based upon the petition of certain landowners of property, which is located in Lake County, Florida, and described in Exhibit "A" hereto, a request has been made that the property be zoned "Lady Lake Mixed Residential Medium Density" (MX-8). Said petition has been approved by the Town Commission of the Town of Lady Lake in accordance with the Town of Lady Lake Comprehensive Plan, the Land Development Regulations of the Town of Lady Lake, the Charter of the Town of Lady Lake, and the Florida Statutes. The property described in Exhibit "A" hereto is hereby rezoned from "Lake County Residential Medium" (RM) to Lady Lake "Mixed Residential Medium Density" (MX-8).

Section 2. Severability. The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not effect the validity of the remaining sections, sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 3. Effective Date. This Ordinance shall become effective immediately upon its passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida Statutes, as said provisions pertain to newly annexed property and the final adoption of a Comprehensive Plan Amendment by the Town Commission.

PASSED AND ORDAINED this 1st day of **February, 2016**, 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 Descriptions and Map

Parcel ID#: 0618240200-000-08000
Lot 80, 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.

Parcel ID#: 0618240300-000-11500
Lot 115, 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.

Parcel ID#: 0618240300-000-15900
Lot 159, 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.

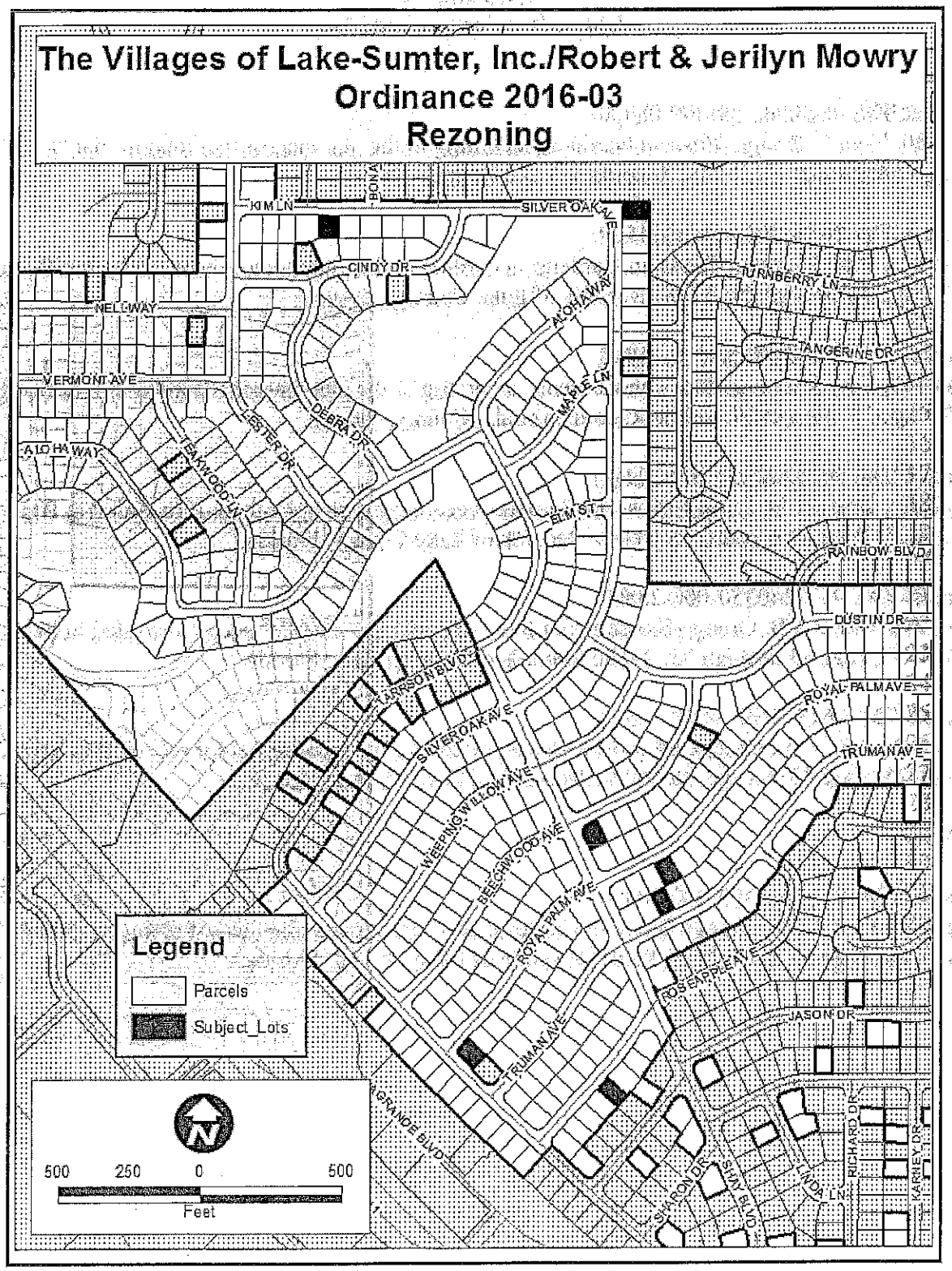
Parcel ID#: 0618240350-000-22400
Lot 224, Unit 3.1 B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.

Parcel ID#: 0618240350-000-28800
Lot 288, Unit 3.1 B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.

Parcel ID#: 0618240350-000-34300
Lot 343, 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#: 0618240350-000-38500
Lot 385, Unit 3.1 B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.


The Villages of Lake-Sumter, Inc./Robert & Jerilyn Mowry
Ordinance 2016-03
Rezoning
KIM LN
BONA
SILVER OAK AVE
CINDY DR
NELL WAY
VERMONT AVE
ALOHA WAY
LESTER DR
DEBRA DR
MAPLE LN
TURNBERRY LN
TANGERINE DR
RAINBOW BLVD
DUSTIN DR
LARSON BLVD
ROYAL PALM AVE
TRUMAN AVE
WEEPING WILLOW AVE
BEECHWOOD AVE
JASON DR
RICHARD DR
KARNEY DR
LINDA LN
Legend
Parcels
Subject_Lots
500 250 0 500
Feet

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RECEIVED
DEC - 2 2015
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

TOWN OF LADY LAKE
REZONING APPLICATION

Alternate Key Number See attached list.

1. Owner's Name: The Villages of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry
   Mailing Address: 1020 Lake Sumter Landing, The Villages, FL 32162/
   860 Silver Oak Avenue, The Villages, FL 32159
   Email Address: See below.
   Telephone #: See below.
2. Applicant's Name: The Villages of Lake-Sumter, Inc. - Martin L. Dzuro, VP
   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 41,578.3 Acres 0.95
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: 12/2/15 Received by: T Cicero

Fees Paid: $2,500 (Bundled Application)

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 2nd day of December, 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
MY COMMISSION EXPIRES
September 22 2019
#FF 909781
Bonded thru Troy Fain - Insurance
NOTARY PUBLIC STATE OF FLORIDA

CONSENT AND DESIGNATION OF AGENT

The undersigned, ROBERT R. MOWRY and JERILYN K. MOWRY., as Owners of Lot 224, Orange Blossom Gardens, Unit 3.1B, according to the plat thereof recorded in Plat Book 25, Pages 33-35, Public Records of Lake County, Florida, hereby designate Martin L. Dzuro, Vice President of The Villages of Lake-Sumter, Inc., a Florida corporation, as its Agent, and authorizes him to execute all documents on their behalf in their Application for Annexation from Lake County into the Town of Lady Lake, a Small Scale Comprehensive Plan and Rezoning, and for submission of the Property for those purposes as set forth in the documents rendered in that process.

Dated this 20 day of November, 2015.

Robert R Mowry
ROBERT R. MOWRY

Jerilyn K. Mowry
JERILYN K. MOWRY

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 20 day of November, 2015 by ROBERT R. MOWRY and JERILYN K. MOWRY, who produced PA Drivers License as identification or who are personally known to me.

(SEAL)

MIRANDA LEE REEDER
MY COMMISSION #FF166505
EXPIRES October 7, 2018
(407) 398-0153 FloridaNotaryService.com

Notary Public, State of Florida
Miranda Reeder
Printed Name
My Commission Expires: 10-7-18

Parcel ID #: 0618240200-000-08000
Lot 80, 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.

Parcel ID #: 0618240300-000-11500
Lot 115, 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.

Parcel ID #: 0618240300-000-15900
Lot 159, 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.

Parcel ID #: 0618240350-000-22400
Lot 224, 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.

Parcel ID #: 0618240350-000-28800
Lot 288, 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.

Parcel ID #: 0618240350-000-34300
Lot 343, 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 #: 0618240350-000-38500
Lot 385, 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.

INSTRUMENT#: 2015114064 OR BK 4694 PG 246 PAGES: 1 10/16/2015 12:47:32 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$476.00

V-8000

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P07636

RETURN

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Rec
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13th day of October, 2015 between Victor H. Paul and Madeleine L. Paul, husband and wife, whose post office address is 1 Sebbins Pond Dr, Bedford, NH 03110, 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 #: 0618240200-000-08000

Lot 80, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 69, Public Records of Lake County, 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

Victor H. Paul

Witness Name: Jeannine Nichols

Madeleine L. Paul

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 13th day of October, 2015 by Victor H. Paul and Madeleine L. Paul, husband and wife, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

JENNIFER GROVESTEEN
MY COMMISSION # EE 150684
EXPIRES: December 5, 2015
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/15

INSTRUMENT#: 2015125594 OR BK 4706 PG 2250 PAGES: 1 11/18/2015 9:10:59 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$560.00

80,108

Exd
Rec
Doc
Int
Tot

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P07672

RETURN

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of November, 2015 between Sharen L. Savage and David Savage, wife and husband, whose post office address is 786 Cavalier Drive, Apt B, Indialantic, FL 32903, 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 #: 0618240300-000-11500

Lot 115, 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 the Manufactured Home, bearing VIN # N81240 A & B 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:

Jennifer Grovesteen
Witness Name: Jennifer Grovesteen

Teresa Norvell
Witness Name: Teresa Norvell

Sharen L. Savage
Sharen L. Savage

David Savage
David Savage

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 12th day of November, 2015 by Sharen L. Savage and David Savage, wife and husband, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Jennifer Grovesteen
Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/15

JENNIFER GROVESTEEN
MY COMMISSION # EE 160064
EXPIRES: December 5, 2015
Bonded Thru Budget Notary Services

INSTRUMENT#: 2015121473 OR BK 4702 PG 1484 PAGES: 1 11/5/2015 3:41:06 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$490.00

ExN__
Rec 10
Doc__
Int__
Total__

Prepared by and return to:
Gary Fuchs/ess
Attorney at Law
** McLin Burnsed**
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P07831

RETURN

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of November, 2015 between Lenore J. Elberson, a single woman, whose post office address is 43 Lenape Trail, Brick, NJ 08724, 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 #: 0618240300-000-15900

Lot 159, 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 1980 Liberty Manufactured Home, ID# 10L11993, Florida Title 17506822 bearing Real Property Decals # R12171059 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: Stacy Spears

Witness Name: Teresa Norvell

Lenore J. Elberson
Lenore J. Elberson

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 2nd day of November, 2015 by Lenore J. Elberson, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

STACY S. SPEARS
MY COMMISSION # FF 078774
EXPIRES: December 18, 2017
Bonded Thru Budget Notary Services

INSTRUMENT#: 2015125525 OR BK 4706 PG 2113 PAGES: 2 11/18/2015 8:57:13 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $18.50 DEED DOC:$980.00

$140,000.
Prepared by and return to:
E. Cindie Runkle
Freedom Title & Escrow Company, LLC
133 South Old Dixie Highway
Lady Lake, Florida 32159

File Number: 2015-3751

Warranty Deed

THIS INDENTURE, made this November 13, 2015 A.D. by **Kim T. Harmon, a married person,** whose post office address is 439 Gardendale Circle, Palm Bay, Florida 32909, hereinafter called the grantor(s), to **Robert R. Mowry and Jerilyn K. Mowry, husband and wife,** whose post office address is: 261 Pleasant View Drive, Kittanning, Pennsylvania 16201, hereinafter called the grantee(s):

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lake County, Florida, viz:

Lot 224, ORANGE BLOSSOM GARDENS UNIT 3.1B, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1984 Palm Manufactured Home, ID#23630231AT and #23630231BT, Florida Title #20683464 and #20714119, which is an improvement to the land and an immovable fixture which by the intention of the parties and with the retirement of the Certificate of Title as provided in 319.261 Florida Statutes, constitutes a part of the realty and shall pass with it. Said titles are retired.

Parcel ID Number: 0618240350-000-22400
THE PROPERTY DESCRIBED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HER SPOUSE AS THE SAME DEFINED BY THE LAWS AND THE CONSITITUTION 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 taxes accruing subsequent to **December 31, 2014.**

INSTRUMENT#: 2015128173 OR BK 4709 PG 1900 PAGES: 2 11/25/2015 9:30:22 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $0.00 DEED DOC:$546.70

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LAKE COUNTY, GENERAL JURISDICTION DIVISION
CASE NO. 2015-CA-001105

NATIONSTAR MORTGAGE, LLC D/B/A CHAMPION MORTGAGE LLC,
Plaintiff,

vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARVIN L. SMITH, DECEASED, et al.
Defendant(s).
_____/

CERTIFICATE OF TITLE

The undersigned Clerk of the Court, certifies that he or she executed and filed a certificate of sale in this action on Nov. 12, 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 288, OF ORANGE BLOSSOM GARDENS UNIT 3-1B, ACCORDING TO THE PALT THEREOF, AS RCORDED IN PLAT BOOK 25, PAGE(S)33 THROUGH 35, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH A 1989 FLEETCRAFT DOUBLEWIDE MOBILE HOME WITH VIN #'S FL2FL10724A & FL2FL10724B.

a/k/a 822 BEECHWOOD AVENUE LADY LAKE, FL 32159

was sold to

The Villages of Lake Sumter Inc.
1000 Lake Sumter Landing
The Villages, FL 32162

15-021544 - GeS

INSTRUMENT#: 2015109173 OR BK 4688 PG 1499 PAGES: 1 10/5/2015 3:28:31 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$434.00

62,000 RETURN

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P07613

E/N
Rec
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of October, 2015 between Charlene DeMarco, a single woman, whose post office address is 17660 SE 119th Avenue Road, 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 #: 0618240350-000-34300

Lot 343, 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 the Manufactured Home, bearing VIN # 3b64l40063 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

Charlene DeMarco
Charlene DeMarco

Jeannie Nichols
Witness Name: Jeannarie Nichols

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 2nd day of October, 2015 by Charlene DeMarco, 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#: 2015101862 OR BK 4680 PG 982 PAGES: 1 9/16/2015 10:07:17 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $0.00 DEED DOC:$404.60

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL
CIRCUIT, IN AND FOR LAKE COUNTY, FLORIDA
CASE NO. 2013 CA 003250

BRANCH BANKING AND TRUST COMPANY,
SUCCESSOR IN INTEREST TO COLONIAL BANK BY
ACQUISITION OF ASSETS FROM THE FDIC, AS
RECEIVER FOR COLONIAL BANK,
Plaintiff,

vs.

DOROTHY RYMILLER, ET AL,
Defendants

_____/

CERTIFICATE OF TITLE

The undersigned Neil Kelly, Clerk of the Court, hereby certifies that a certificate of sale has been executed and filed in this action on SEP - 3 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 385, ORANGE BLOSSOM GARDENS, UNIT 3.1 B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGES 33 THROUGH 35, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH ANY AND ALL IMPROVEMENTS LOCATED THEREON, INCLUDING A 1982 HILL MANUFACTURED HOME BEARING ID# 02610543R; FLORIDA TITLE # 21505684; REAL PROPERTY DECAL # R078630.

was sold to: The Villages of Lake Sumter Inc
1000 Lake Sumter Landing
The Villages, FL 32162

WITNESS my hand and the seal of the court this ___ day of SEP 15 2015.

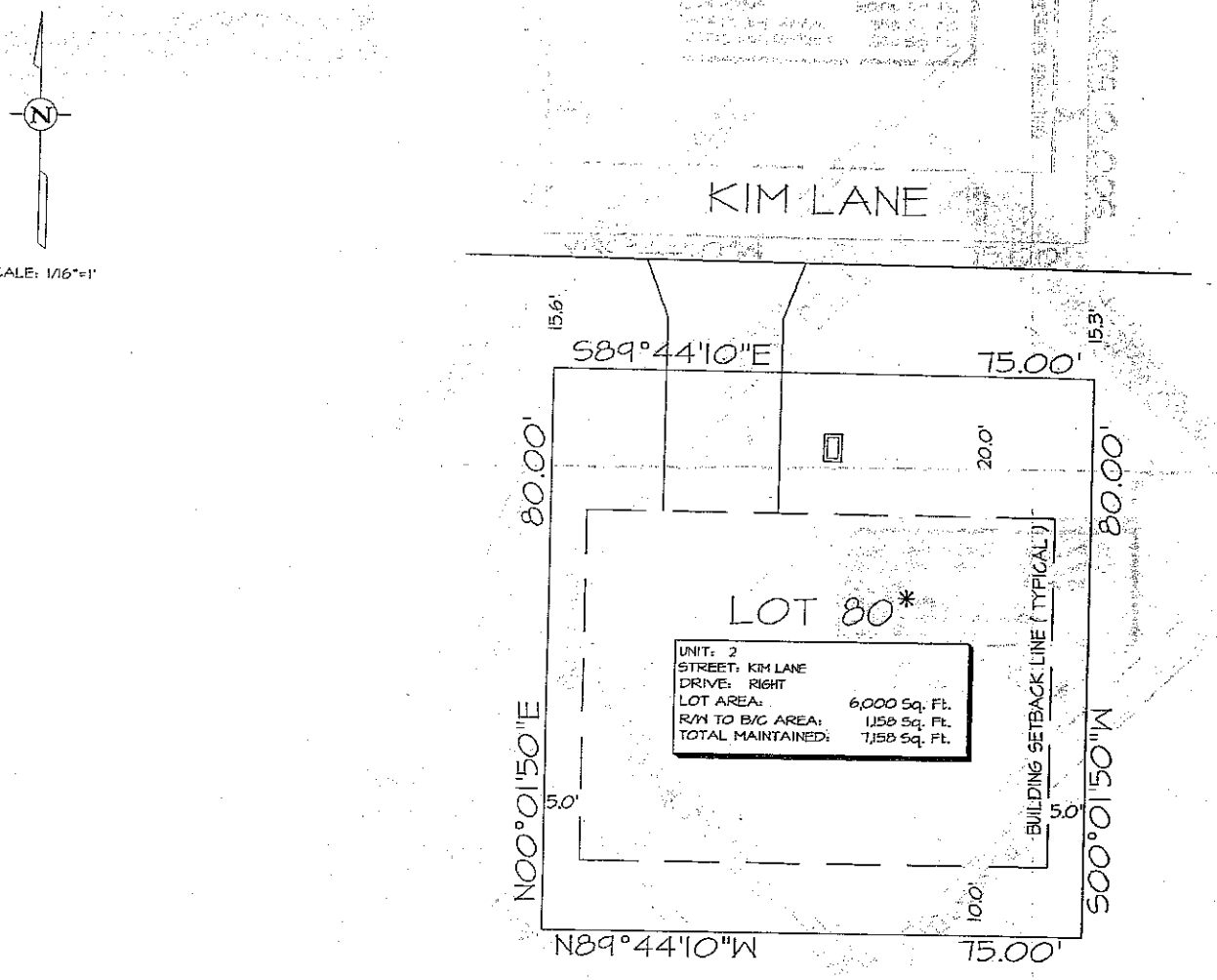
(SEAL)

Neil Kelly
CLERK OF THE CIRCUIT COURT
BY _____
As Deputy Clerk

Van Ness Law Firm, PLC
1239 E. Newport Center Drive Suite #110
Deerfield Beach, Florida 33442
Phone (954) 571-2031
Pleadings@vanlawfl.com

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

BB4221-13/dr



SCALE: 1/16"=1'

LEGEND :

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 3'X3' PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SWITCH GEAR / T X T
- POWER SUPPLY / 20"x28"x58"
- BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS, HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPLICE BOXES, AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE

THIS IS NOT A SURVEY

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THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
THE VILLAGES OF LAKE-SUMTER, INC., ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

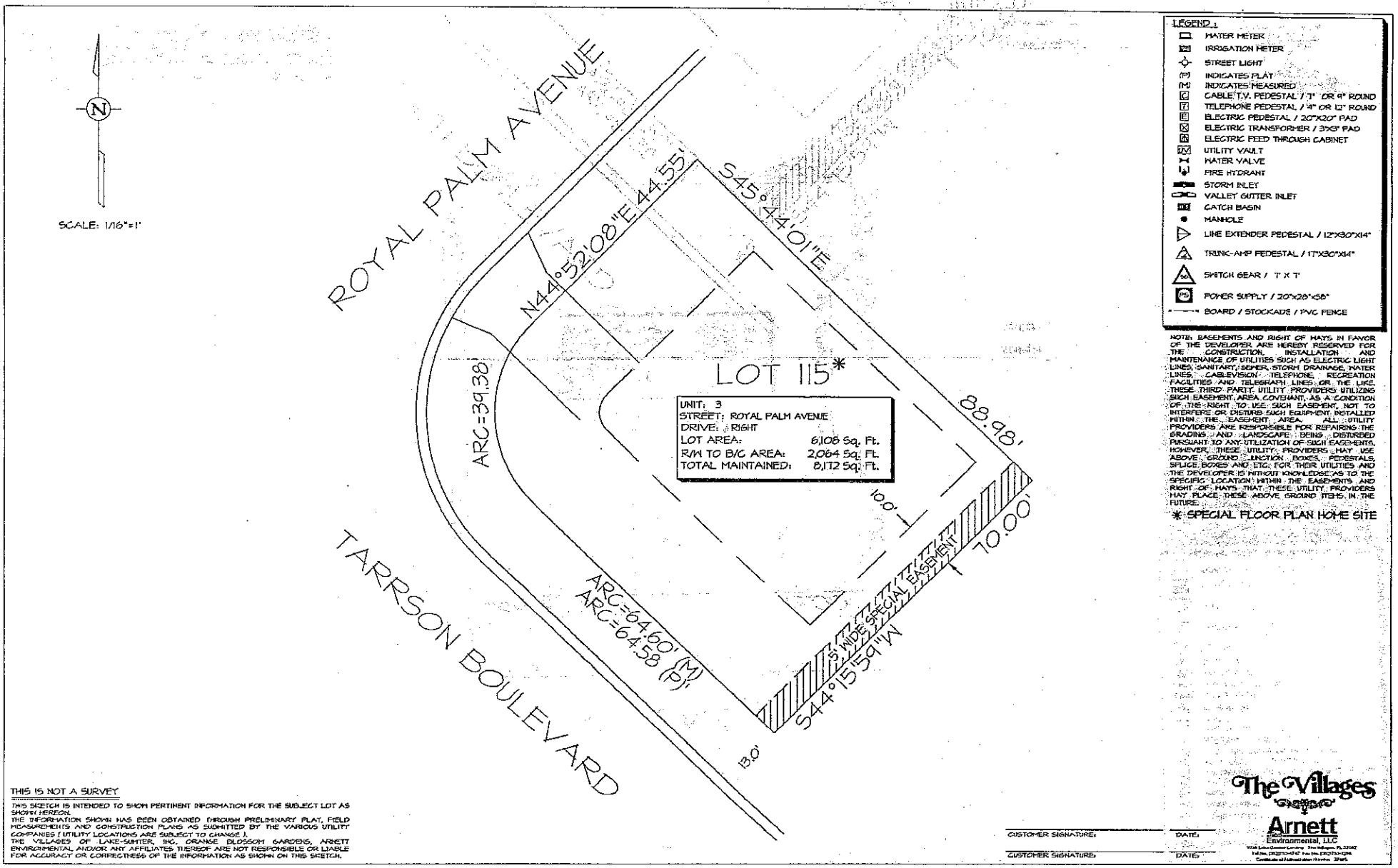
CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC

1234 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1246
Certificate of Authorization Number: 27496



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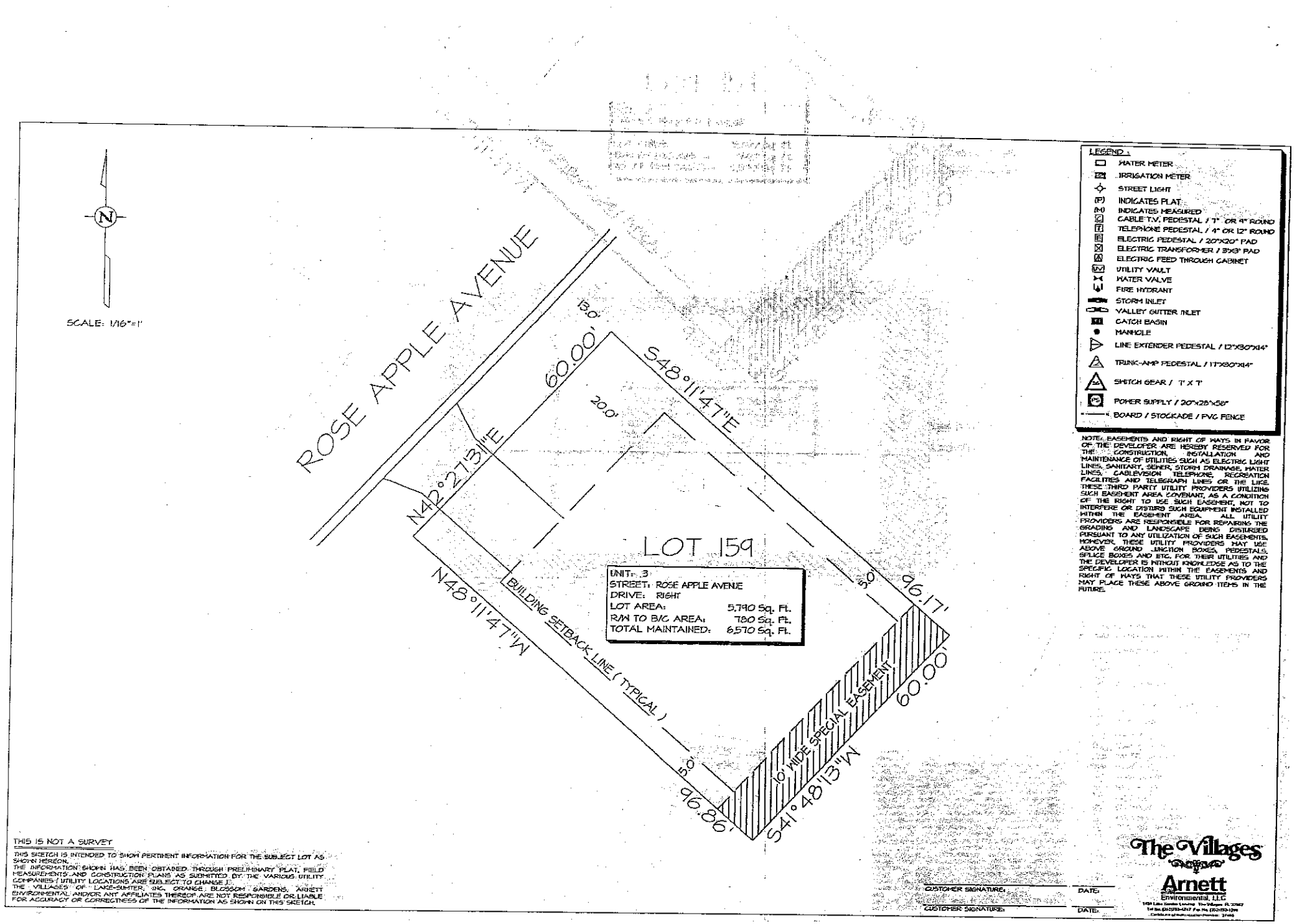
Arnett Environmental, LLC



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LEGEND :
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- STREET LIGHT
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- SWITCH GEAR / T X T
- POWER SUPPLY / 20"X28"X58"
- BOARD / STOCKADE / PVC FENCE

LAKE PARADISE
ORDINARY HIGH WATER LINE
350'
S89°44'10"E 100.00'
5' WIDE SPECIAL EASEMENT
60.41'
N00°01'44"E
5' WIDE SPECIAL EASEMENT
BUILDING SETBACK LINE (TYPICAL)
20.0'
LOT 224
UNIT: 3.1B
STREET: SILVER OAK AVENUE
DRIVE: LEFT
LOT AREA: 6,021 Sq. Ft.
R/W TO B/C AREA: 2,073 Sq. Ft.
TOTAL MAINTAINED: 8,094 Sq. Ft.
10' WIDE SPECIAL EASEMENT
60.00'
S00°01'45"W
5' WIDE SPECIAL EASEMENT
153'
N89°58'15"W 100.00'
KIM LANE
SILVER OAK AVENUE
ORDINARY HIGH WATER LINE
LAKE PARADISE

CUSTOMER SIGNATURE: _____ DATE: _____
CUSTOMER SIGNATURE: _____ DATE: _____

The Villages
Arnett Environmental, LLC

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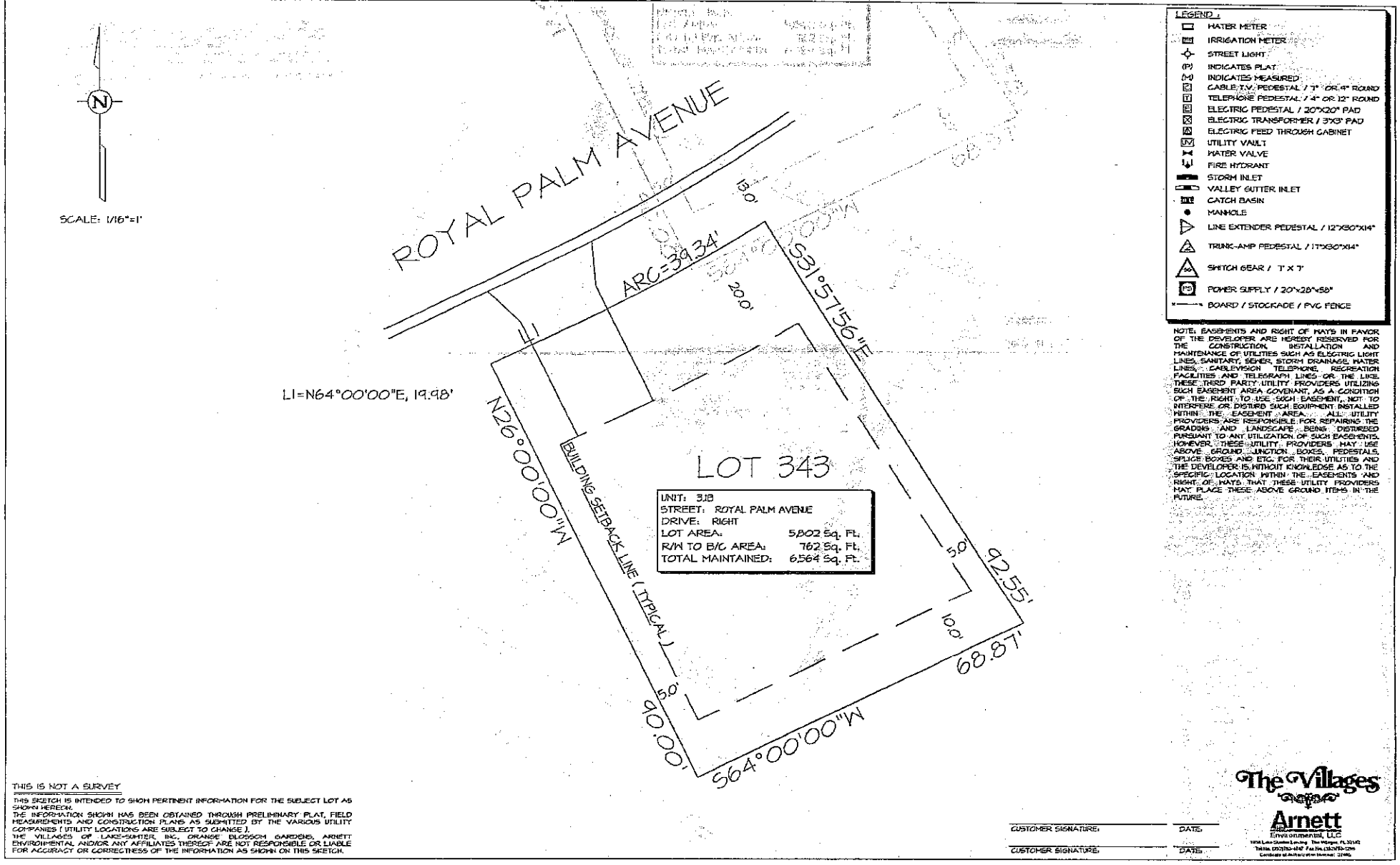

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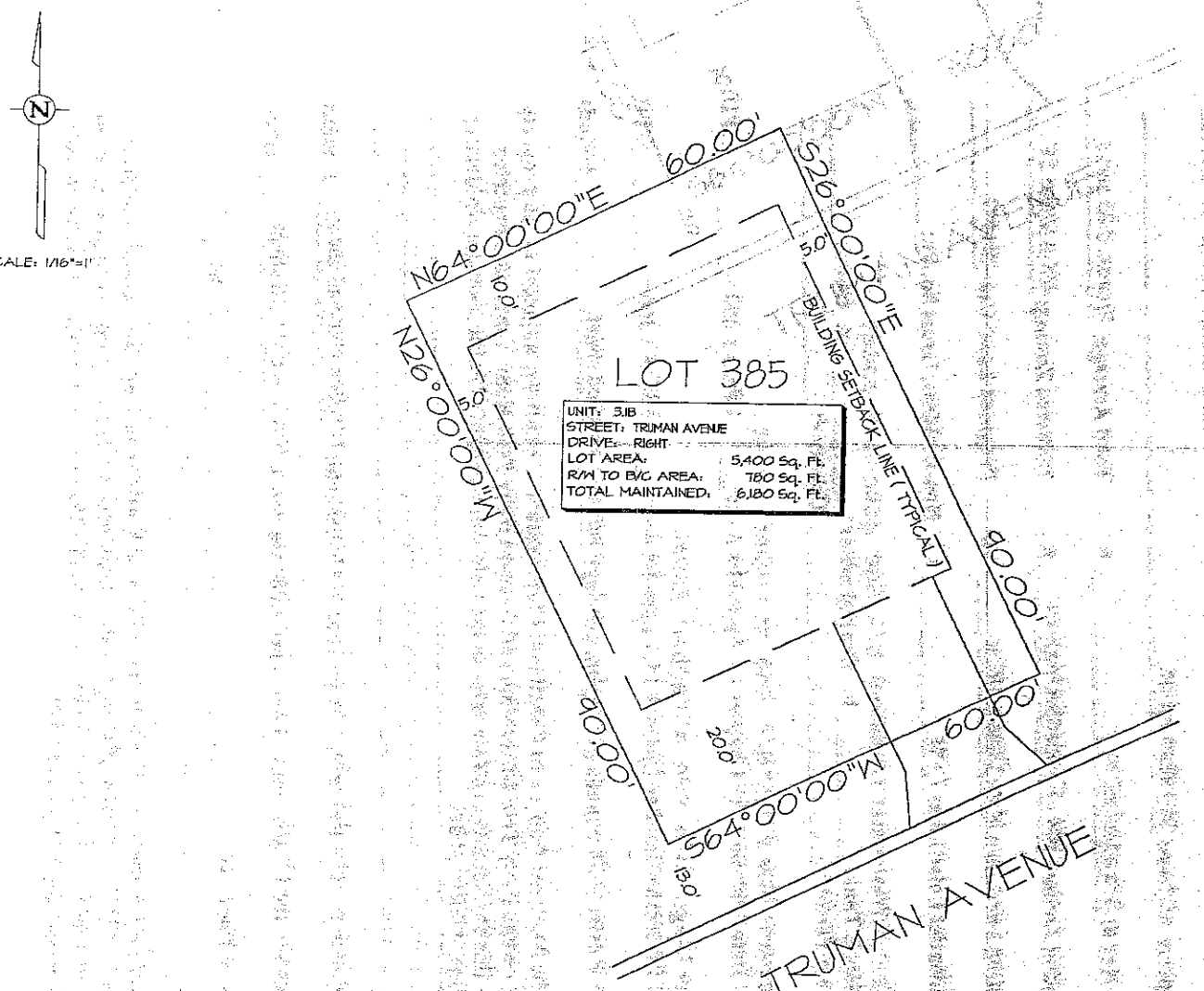

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- (P) INDICATES PLAT
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- CABLE T.V. PEDESTAL / 7" OR 9" ROUND
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- E ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 3'X3' PAD
- A ELECTRIC FEED THROUGH CABINET
- UV UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- LIKE EXTENDER PEDESTAL / 12"X30"X44"
- TRUNK-AMP PEDESTAL / 17"X30"X44"
- SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"X26"X58"
- BOARD / STOCKADE / PVC FENCE

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CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC

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. / Robert R. & Jerilyn K. Mowry
   Address: 1020 Lake Sumter Landing, The Villages, FL 32162 /860 Silver Oak Ave., The Villages, FL 32159
   Telephone: See above. **E-Mail:** See above.

4. **Property Address:** See attached list.

5. **Alt. Key #:** See attached list. 6. **Total Acreage:** Approx. 0.95 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:** 7 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:** _____

* 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.

Concurrency Determination Statement

The proposed Small Scale Comprehensive Plan Amendment is a land use change from Lake County Medium Density Urban to Town of Lady Lake Manufactured Home High Density to accommodate the Annexation of three (3) lots in a historic section of The Villages known as Orange Blossom Gardens, an age restricted retirement community. The Villages is proposing to remove the existing manufactured home on each lot and construct a similar size conventional built home. There will be no increase in services, traffic, population, or recreation use.

Impact on Town Services

Potable Water

- No impact, lots are served by The Village Center Community Development District Central Water System.

Sewer

- No impact, lots are served by The Village Center Community Development District Central Sewer System.

Schools

- Not factored for project – no foreseen impact of students as the project is located within an active adult retirement community.

Transportation

- No impact, the existing home will be replaced with a new home. There will be no change in average daily trip generation.

Parks and Recreation

- The annexation, small scale future land use amendment, and the rezoning applications will not cause P&R Level of Service to be exceeded since the project is for the replacement of existing homes. Additionally, The Villages provides its residents with all Park and Recreation Amenities.

Stormwater

- Project will be required to adhere to any applicable SJRWMD guidelines and Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG2	80		916 Kim Lane	1483077	20/58-59
2	OBG3	115		822 Royal Palm Avenue	2535385	23/27-29
3	OBG3	159		808 Roseapple Avenue	1672775	23/27-29
4	OBG3-1B	224		860 Silver Oak Avenue	2669365	25/33-35
5	OBG3-1B	288		822 Beechwood Avenue	3239474	25/33-35
6	OBG3-1B	343		744 Royal Palm Avenue	2524189	25/33-35
7	OBG3-1B	385		743 Truman Avenue	2575026	25/33-35

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: January 11, 2016

SUBJECT: Ordinance 2016-03 - Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for 7 lots consisting of approximately 0.95 +/- acres of land which are located within Orange Blossom Gardens Units 2, 3, and 3.1B, Referenced By Alternate Keys 1483077, 2524189, 1672775, 2575026, 2535385, 2669365, 3239474.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

1. Motion to forward Ordinance No. 2016-03, rezoning 0.95 ± Acres of Property consisting of 7 lots – Located within Orange Blossom Gardens Units 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. 2016-03, rezoning 0.95 ± Acres of Property consisting of 7 lots – Located within Orange Blossom Gardens Units 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./Robert R. & Jerilyn K. Mowry, has filed an application to rezone properties consisting of 7 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2, 3, and 3.1B. The application involves rezoning 0.95 +/- 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 proposed properties are as follows:

- 822 Beechwood Avenue
- 916 Kim Lane
- 808 Roseapple Avenue

- 744 Royal Palm Avenue
- 822 Royal Palm Avenue
- 860 Silver Oak Avenue
- 743 Truman Avenue

The Rezoning application was received on Wednesday, December 2, 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 (122) within 150' of the property of the proposed annexation were mailed on Wednesday, December 23, 2015. The properties were also posted Monday, December 28, 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- Mixed Residential Medium Density (MX-8)
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 2016-03, provided comments on January 4, 2016, 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 2016-03 for first reading on Wednesday, January 20, 2016 at 6:00 p.m. The second and final reading will be held on Monday, February 1, 2016 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 1/5/15 Date

FINANCE DEPARTMENT [signature] 1-5-16 Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER [signature] Approved Agenda Item for: 1/11/16 Date 1/5/16

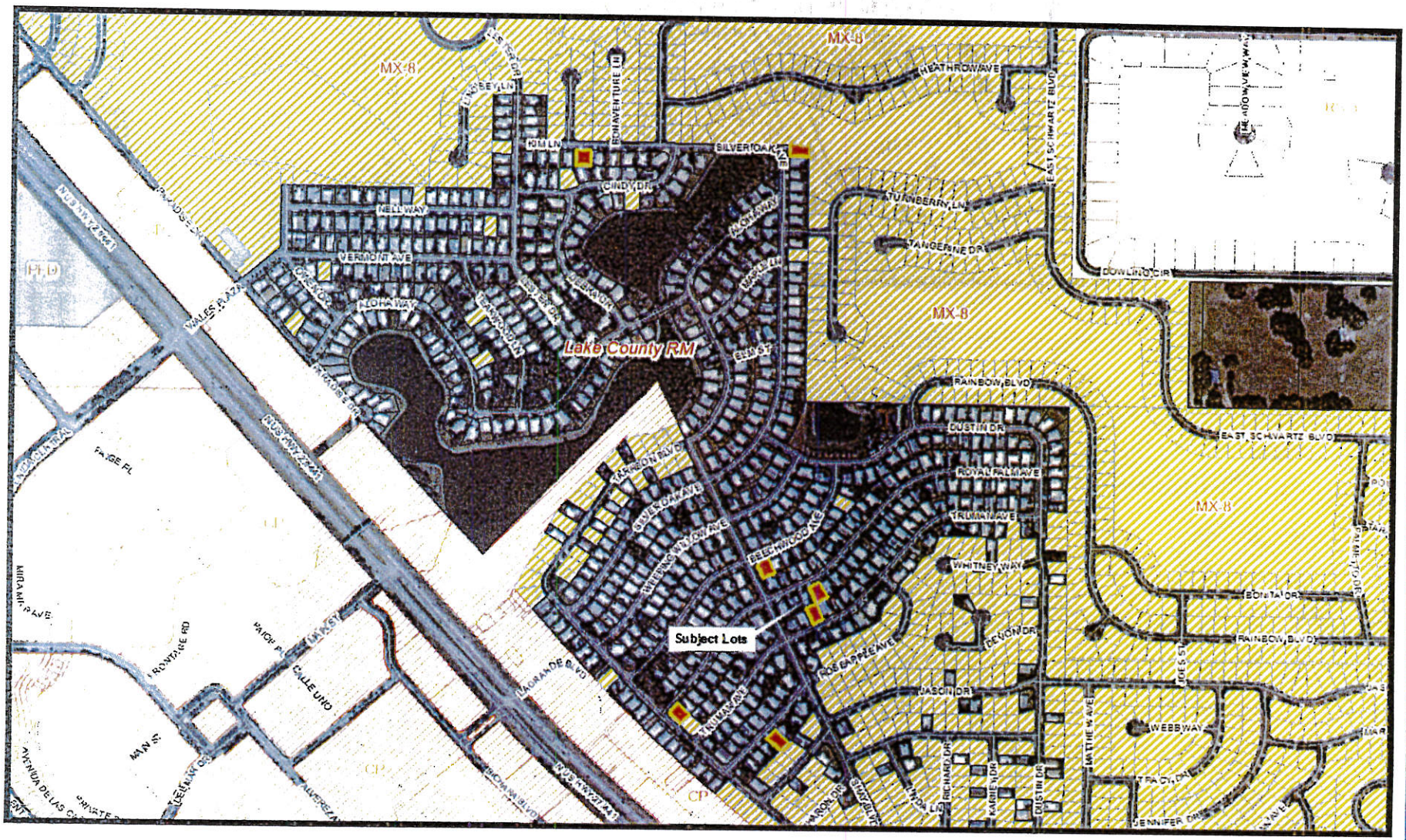
BOARD ACTION: [X] Approved as Recommended 5/Wallace/Chiasson 3-0 [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

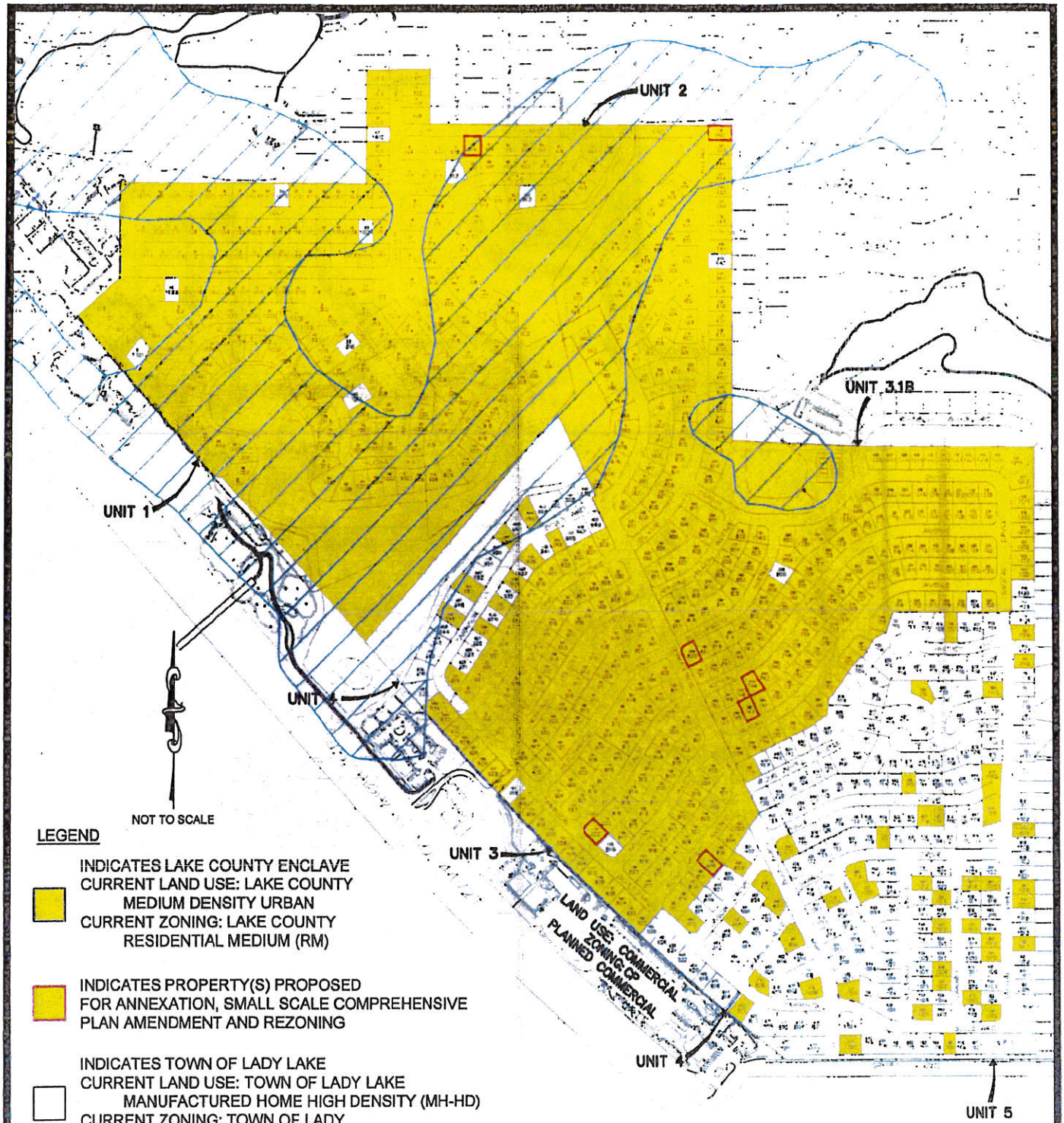
[ ] Approved with Modification

cc: THAD - L.M.

ZONING MAP



MX-8
MX-8
MX-8
MX-8
Lake County RM
Subject Lots
HEATHROW AVE
EAST SCHWARTZ BLVD
TURNBERRY LN
TANGERINE DR
DOWLING CIR
RAINBOW BLVD
DUSTIN DR
ROYAL PALM AVE
TRUMAN AVE
WHITNEY WAY
DEVON DR
JASON DR
BONITA DR
WEBB WAY
TRACY DR
JENNIFER DR
BELCHWOOD AVE
ROSEAPPLE AVE
SILVER OAK AVE
CINDY DR
KIM LN
NELL WAY
VERMONT AVE
ALOHA WAY
ELM ST
BONAVENTURE LN
WALES PLAZA
PAIGE PL
CALLE UNO
LAGRANDE BLVD
MAIN ST
CP
CP



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)

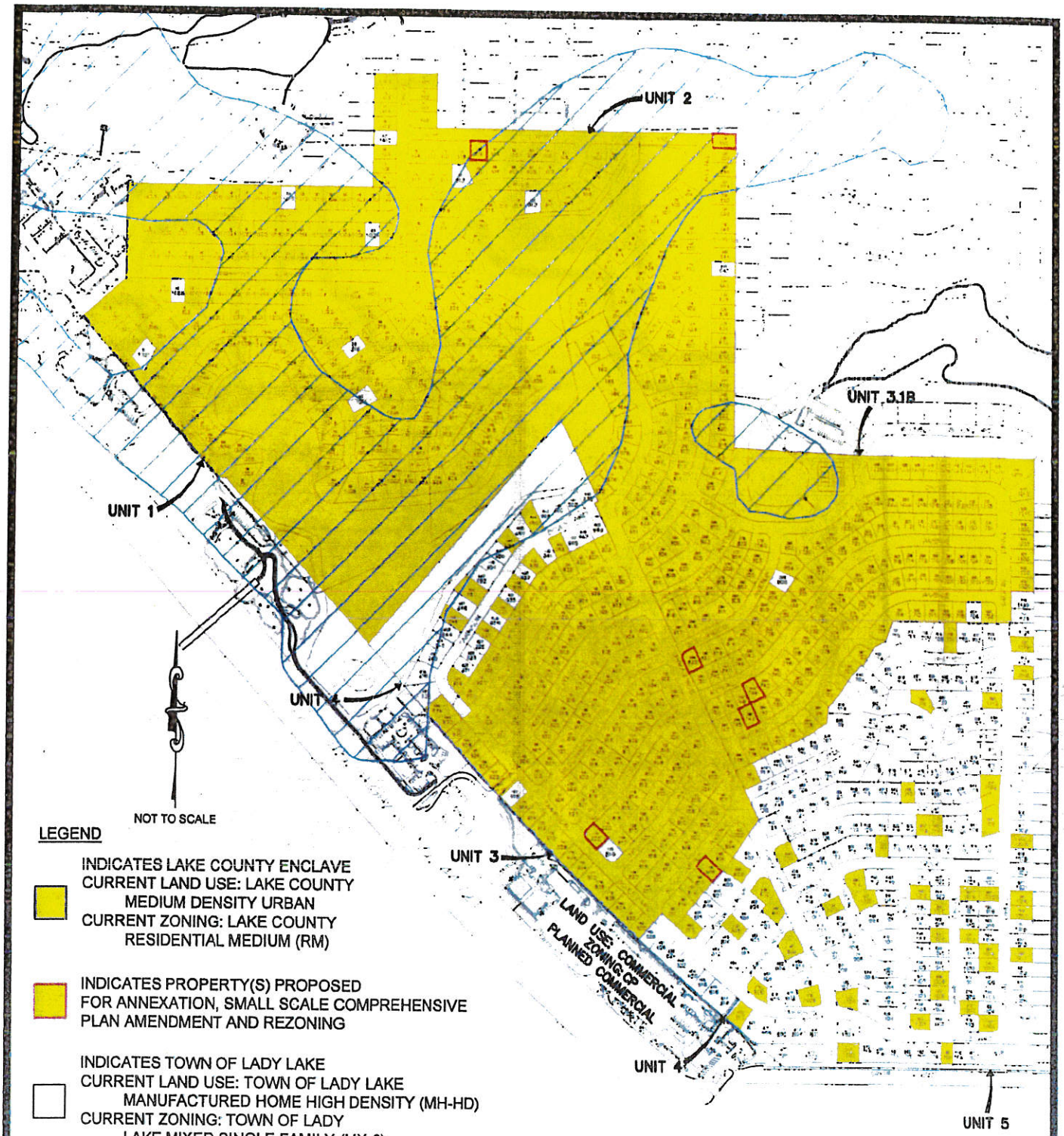
FLOOD ZONE
MAP# 12069C0154E
PANEL 154 OF 750 (REVISED 12-18-12)

10 —— LOT NUMBER
100 —— 911 NUMBER

PROPOSED
ORANGE BLOSSOM GARDENS PROPERTIES
FOR
ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AND REZONING

DECEMBER 1, 2015

Arnett
Environmental, LLC



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)

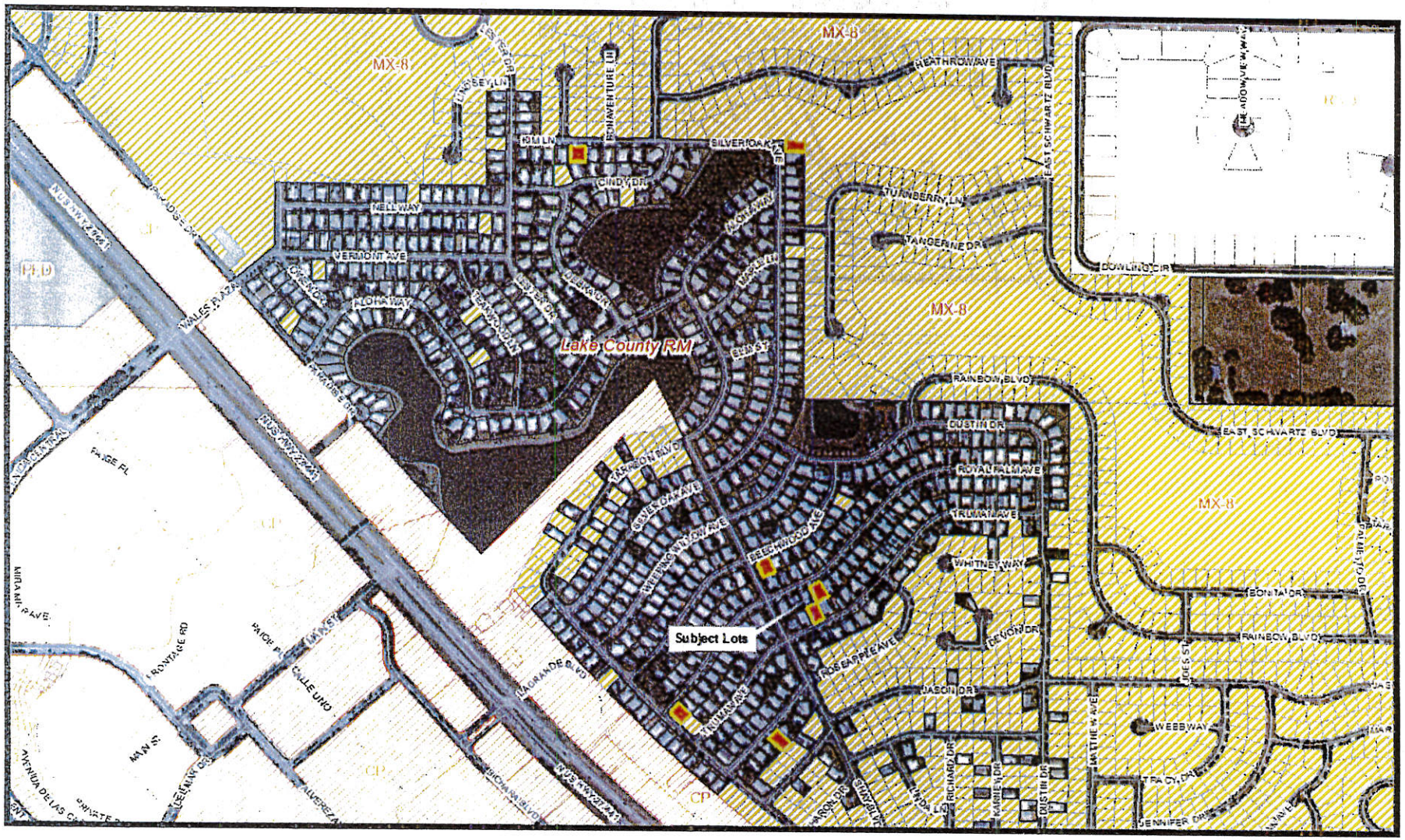
10 —— LOT NUMBER
100 —— 911 NUMBER

PROPOSED
ORANGE BLOSSOM GARDENS PROPERTIES
FOR
ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AND REZONING

DECEMBER 1, 2015

Arnett
Environmental, LLC

ZONING MAP



MX-8
HEATHROW AVE
EAST SCHWARTZ BLVD
SILVER OAK AVE
KIM LN
CINDY DR
NELL WAY
VERMONT AVE
ALOHA WAY
TURNBERRY LN
TANGERINE DR
DOWLING CIR
Lake County RM
RAINBOW BLVD
DUSTIN DR
ROYAL PALM AVE
TRUMAN AVE
WHITNEY WAY
BEECHWOOD AVE
Subject Lots
ROSEAPPLE AVE
DEVON DR
JASON DR
WEBB WAY
TRACY DR
JENNIFER DR
BONITA DR
CP
PAIGE PL
CALLE UNO

SPECIAL TOWN COMMISSION AGENDA ITEM

REQUESTED MEETING DATE: January 20, 2016 - FIRST READING

SUBJECT: **Ordinance 2016-03 - Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for 7 lots consisting of approximately 0.95 +/- acres of land which are located within Orange Blossom Gardens Units 2, 3, and 3.1B, Referenced By Alternate Keys 1483077, 2524189, 1672775, 2575026, 2535385, 2669365, 3239474.**

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2016-03, rezoning 0.95 ± Acres of Property consisting of 7 lots – Located within Orange Blossom Gardens Units 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./Robert R. & Jerilyn K. Mowry, has filed an application to rezone properties consisting of 7 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2, 3, and 3.1B. The application involves rezoning 0.95 +/- 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 proposed properties are as follows:

- 822 Beechwood Avenue
- 916 Kim Lane
- 808 Roseapple Avenue
- 744 Royal Palm Avenue
- 822 Royal Palm Avenue
- 860 Silver Oak Avenue
- 743 Truman Avenue

The Rezoning application was received on Wednesday, December 2, 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 consideration by the Town Commission.

Notices to inform the surrounding property owners (122) within 150' of the property of the proposed annexation were mailed on Wednesday, December 23, 2015. The properties were also posted Monday, December 28, 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- Mixed Residential Medium Density (MX-8)
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 2016-03, provided comments on January 4, 2016, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

At the January 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-03 by a vote of 3-0.

The **Town Commission** is scheduled to consider Ordinance 2016-03 second and final reading on Monday, February 1, 2016 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

---

1/12/16 DEPARTMENT HEAD _____ Submitted 1/12/15 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER JS for KH Approved Agenda Item for: 1/19/16 Date

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BOARD ACTION: [✓] Approved as Recommended Rec/Hol 5-0 [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

cc: THPD - L.M. ✓

K-10

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: February 1, 2016 - FIRST READING

SUBJECT: **Ordinance No. 2016-05 – Small Scale Future Land Use Comprehensive Plan Amendment – Sun Communities Operating, LP – Small Scale Future Land Use Comprehensive Plan Amendment from Lady Lake Rural High Density (RHD) to Lady Lake Manufactured Home High Density (MH-HD) for Two Lots of Approximately 2.6 +/- Acres – Located within Water Oaks Country Club Estates within Lake County, Florida- Alternate Keys 1279496 and 1279216.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2016-05, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 2.6 +/- acres of land from Lady Lake Rural High Density (RHD) to Lady Lake Manufactured Home High Density (MH-HD).

On December 22, 2015, applications have been filed with the Town of Lady Lake, by Daniel R. Gibbs with Atwell, LLC, on behalf of Sun Communities Operating LP, to rezone and amend the future land use designation of two lots located within the Water Oak Country Club, approximately 1,150 lineal feet east of the intersection North Highway 27/441 and County Road 25, within Lake County, Florida.

The small-scale comprehensive plan amendment application involves approximately 2.6+/- acres. The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lady Lake Rural High Density (RHD) to Lady Lake Manufactured Home High Density (MH-HD). The applicant is pursuing to rezone these properties to add new home sites and a 3,500 +/- SF Administrative/Sales building with associated parking.

The parcels are identified by Alternate Key numbers 1279496 and 1279216. The applications were reviewed to determine if they are in compliance with the Land Development Regulations (LDRs) and the Lady Lake Comprehensive Plan. It was found that the requested use is consistent with the directives of the Comprehensive Plan and satisfies the necessary criteria as required to meet the requirements of the adopted Town of Lady Lake Land Development Regulations (LDRs). 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.

Concurrency Determination Statement

Water Oak Estates (Sun Communities, Inc.) is proposing to develop the area that was previously an old homestead site. Sun purchased the property in 2004 and it is currently undeveloped. We are proposing to add new home sites (some of which will be used as model homes initially) and a 3,500+/- SF Administrative/Sales building with associated parking.

Impact on Town Services

Potable Water

There is an existing water line along Willow Way. During development, the line will be extended into the proposed site to serve the new homes and the Administrative/Sales building. We will acquire all necessary permits from both the Town and State prior to development.

Sewer

There is existing sewer along Willow Way. During development, the lines will be extended into the proposed site to serve the new homes and the Administrative/Sales building. We will acquire all necessary permits from both the Town and State prior to development.

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 Water Oak Estates Site was originally designed for 1,484 home sites (from Town DRI). The current developed number of home sites is just over 1,100.

Parks and Recreation

The small scale future land use amendment and the rezoning application will not cause P&R Level of Service to be exceeded since, as mentioned above, the development is still well under the original DRI count. Additionally, Water Oak Estates provides its residents with all Park and Recreation Amenities.

Stormwater

Project will be required to adhere to SJRWMD guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

The subject properties involve approximately 2.6 ± acres lies in Sections 16 and 17, 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	Lady Lake Rural High Density (RHD)
Future Land Use of Adjacent Properties	
West	Lady Lake- Manufactured Home High Density (MH-HD)
East	Lady Lake-Manufactured Home High Density (MH-HD)
North	Lady Lake- Manufactured Home High Density (MH-HD)
South	Lady Lake- Manufactured Home High Density (MH-HD)

Comments:

1.) A rezoning application has been submitted concurrently with this Small Scale Future Land Use Amendment Application.

2.) If approved, a Site Plan application will need to be submitted and approved before the Town Commission for the 3,500-square-foot Administrative/Sales Building and parking lot since this improvement qualifies as a Major Development due to meeting the threshold of two thousand (2,000) or more square feet of non-residential floor space.

3.) Trees to be removed as a result of the proposed improvements must adhere to the tree removal processes pursuant to the appropriate sections of Chapter 10- Landscaping and Tree Protection of the Town of Lady Lake Land Development Regulations.

Notices to inform the surrounding property owners was not necessary because the property owner of the two subject parcels and adjacent parcels is the same entity: Sun Communities. On December 28, 2015, a letter was hand-delivered to the Water Oak Administrative Office to provide to Water Oak residents in the event they inquire about the proposed small scale FLU amendment application. The properties were also posted Monday, December 28, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-05, provided comments on Monday, January 4, 2016, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the January 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-05 by a vote of 3-0.

Public Hearings

The **Local Planning Agency** is scheduled to consider Ordinance 2016-05 on Monday, February 1, 2016, at 5:45 p.m.

The **Town Commission** is scheduled to consider Ordinance 2016-05 for the second and final reading at a special meeting on Wednesday, February 17, 2016 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** 1/25/16 **Date**

1-25-2016

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

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

TOWN MANAGER **Approved Agenda Item for:** 2/1/16 **Date** 1/25/16

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

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

[ ] Approved with Modification

ORDINANCE NO. 2016-05

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN THE TOWN OF LADY LAKE, FLORIDA; AMENDING ORDINANCE NO. 81-1-(83), WHICH ESTABLISHED THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. Legislative Findings, Purpose, and Intent.

a. On February 2, 1981, the Town Commission of the Town of Lady Lake adopted a Comprehensive Plan pursuant to Florida Statute 163.3184, known as the "Local Government Comprehensive Planning Act" ("Act"), which sets forth the procedures and requirements for a local government in the State of Florida to adopt a Comprehensive Plan and amendments (to a Comprehensive Plan).

b. The Town Commission adopted the Lady Lake Comprehensive Plan by Ordinance No. 81-1-(83), and amended said Ordinance by Ordinance No. 91-21, approved December 2, 1991, and Ordinance No. 94-16, approved on October 12, 1994.

c. The Town's Local Planning Agency reviewed a proposed amendment to the Future Land Use Map Series of the Town of Lady Lake Comprehensive Plan on February 1, 2016, 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: Sun Communities Operating LP, Owner
Daniel R. Gibbs with Atwell LLC, Applicant

General Location:	Approximately 1,150 lineal feet east of the intersection of North Highway 27/441 and County Road 25, within Water Oaks Country Club, in Lake County, Florida.
Acres:	2.6 +/- Acres
Future Land Use:	Change **from** Lady Lake Rural High Density (RHD) **to** 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 **17th** day of **February, 2016.**

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

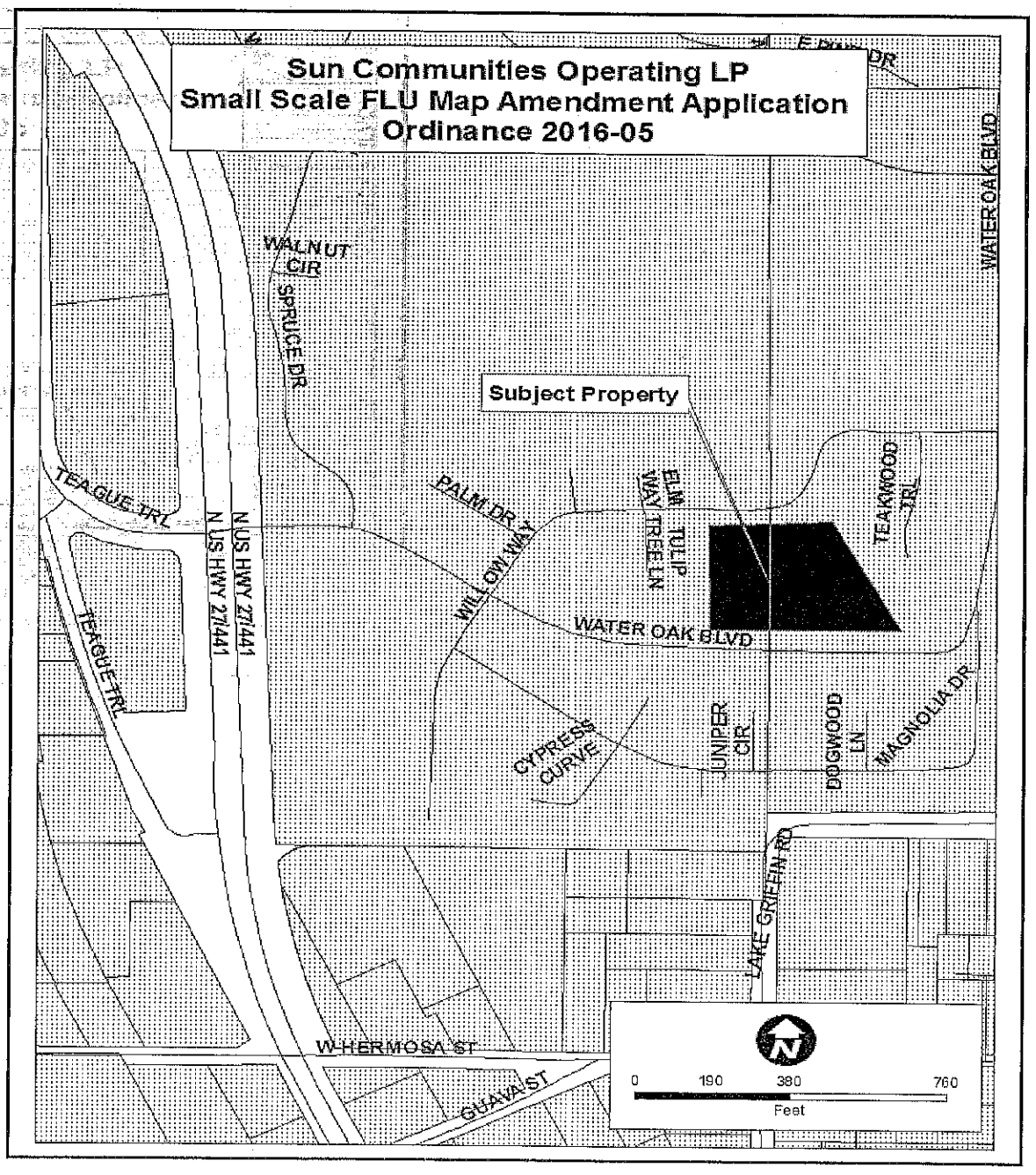
APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

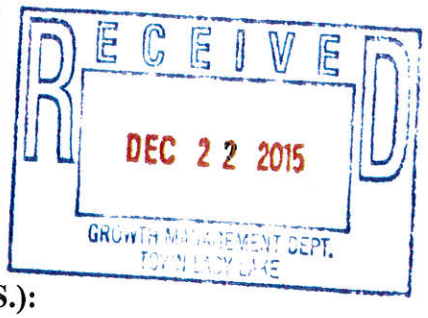
EXHIBIT "A" - Legal Descriptions and Map

Alternate Key 1279496; Parcel ID#: 1718240001-000-05400; BEG AT W 1/4 COR OF SEC 16-18-24, RUN S ALONG SEC LINE 91.09 FT, N 89DEG 43MIN 16SEC W 144.46 FT, N 0DEG 25MIN 57SEC W 292.05 FT, N 87DEG 48MIN 04SEC E TO E LINE OF SEC 17, S ALONG SEC LINE TO POB ORB 2712 PG 310 |

Alternate Key 1279216; Parcel ID#: 1618240003-000-02600;
BEG AT W 1/4 COR OF SEC, RUN S ALONG W LINE OF SEC 91.09 FT, S 89DEG 43MIN 16SEC E 321.31 FT, N 28DEG 53MIN 58SEC W 349.39 FT, S 87DEG 48MIN 04SEC W TO W LINE OF SEC, S TO POB ORB 2712 PG 310



APPLICATION FOR SMALL SCALE DEVELOPMENT AMENDMENTS TO THE 2030 COMPREHENSIVE PLAN
Town of Lady Lake



Small scale amendments must meet the following criteria of (Ch. 163.3187, F.S.):

- 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 one-hundred and twenty (120) 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 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 $1,300.00 (checks made payable to the TOWN OF LADY LAKE) or $2,500.00 when combined with a rezoning application, 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*	Agent/Applicant
Sun Communities Operating LP	Atwell, LLC (Dan Gibbs)
Address 27777 Franklin Rd	Address 1800 Parkway Place
Suite 200	Suite 700
City Southfield	City Marietta
State MI Zip 48034	State GA Zip 30067
Phone (H)	Phone (H)
Phone (W) Lara Parker (352) 753-3000	Phone (W) (770) 423-0807 x1805
Fax (352) 750-3859	Fax (770) 423-1262

Adopted Future Land Use Designation(s) RHD- Rural High Density
Requested Future Land Use Designation(s) 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 16 & 17	Township 18	Range 24
Subdivision Water Oak	Block N/A	Lot/Parcel# 000100005400 000300002600
Address (if available) 101 Water Oak Blvd, Lady Lake, FL 32159		
Tax Identification Number and Alternate Key #	17-18-24-0001 0000 5400 (1279496) 16-18-24-0003 0000 2600 (1279216)	
Existing Zoning AG-1	Anticipated Zoning MH-9	

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: Undeveloped

Proposed Use of the Subject Property: Residential Modular Home Site and an Administration Building with Associated Parking

Total Gross Acreage of Parcel (Including wetlands and water bodies): +/- 2.6 AC

Developable Acreage to be Amended: 2.6 AC

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: N/A

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 _____ No X
(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] 12/14/15

Signature of the Applicant, Property owner or Agent — Date

Daniel R. Gibbs

Printed Name

STATE OF Georgia
COUNTY OF Cobb

THE FOREGOING INSTRUMENT was acknowledged before me this 14th day of December, 2015, by Daniel R. Gibbs, as an individual/officer/agent, on behalf of himself/herself Atwell, 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 14th day of December, 20 15.

[signature]

Notary Public

Christy Stice

Printed Name

(SEAL)

Commission No.:

My Commission Expires: 12-06-2016

AGENT AUTHORIZATION FORM

APPLICATION FOR THE SMALL SCALE DEVELOPMENT AMENDMENTS TO THE TOWN OF LADY LAKE COMPREHENSIVE PLAN (CP)

I, (please print property owner's name) _____, as the property owner of the property described below, hereby give my permission for (print agent name) Atwell, LLC (Daniel R. Gibbs) 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):

_____

_____

_____

_____

_____

_____

_____

_____ 12/14/15

Signature of the Property Owner Date

Lara Parker, General Manager

Printed Name

STATE OF FLORIDA
COUNTY OF LAKE

THE FOREGOING INSTRUMENT was acknowledged before me this 11 day of December, 2015, by LARA PARKER, as an individual/officer/agent, on behalf of himself/herself WARREN OAK Country Club, a corporation/partnership. He/she is personally know to me or has produced Florida 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 11 day of December, 2015.

Michele Diane McEachern

Notary Public

MICHELE DIANE MCEACHERN

Printed Name

Commission No.: FF088334

My Commission Expires: 02-02-18

(SEAL)

MICHELE DIANE MCEACHERN
MY COMMISSION #FF088334
EXPIRES February 2, 2018
(407) 398-0153 FloridaNotaryService.com

PROPERTY RECORD CARD

General Information

Owner Name:	SUN COMMUNITIES OPERATING LP	**Alternate Key:**	1279216
Mailing Address:	27777 FRANKLIN RD STE 200 SOUTHFIELD, MI 48034 *Update Mailing Address*	**Parcel Number:**	16-18-24-000300002600
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	18.70410
		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:	BEG AT W 1/4 COR OF SEC, RUN S ALONG W LINE OF SEC 91.09 FT,| S 89DEG 43MIN 16SEC E 321.31 FT, N 28DEG 53MIN 58SEC W | 349.39 FT, S 87DEG 48MIN 04SEC W TO W LINE OF SEC, S TO POB | ORB 2712 PG 310 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		1.5	AC	$0.00	$31,500.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1047 / 2105	2/1/1990	Warranty Deed	Multi-Parcel	Improved	$55,000.00
1129 / 418	10/1/1991	Warranty Deed	Multi-Parcel	Vacant	$1.00
2712 / 310	11/29/2004	Warranty Deed	Multi-Parcel	Vacant	$1.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$31,500	$31,500	$31,500	5.30510	$167.11
LAKE COUNTY MSTU AMBULANCE	$31,500	$31,500	$31,500	0.46290	$14.58
LAKE COUNTY MSTU FIRE	$31,500	$31,500	$31,500	0.47040	$14.82
SCHOOL BOARD STATE	$31,500	$31,500	$31,500	5.69700	$179.46
SCHOOL BOARD LOCAL	$31,500	$31,500	$31,500	1.50000	$47.25
TOWN OF LADY LAKE	$31,500	$31,500	$31,500	3.55100	$111.86
ST JOHNS RIVER FL WATER MGMT DIST	$31,500	$31,500	$31,500	0.30230	$9.52

PROPERTY RECORD CARD

General Information

Owner Name:	SUN COMMUNITIES OPERATING LP	**Alternate Key:**	1279496
Mailing Address:	27777 FRANKLIN RD STE 200 SOUTHFIELD, MI 48034 *Update Mailing Address*	**Parcel Number:**	17-18-24-000100005400
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	18.70410
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	101 WATER OAK BLVD LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	BEG AT W 1/4 COR OF SEC 16-18-24, RUN S ALONG SEC LINE 91.09| FT, N 89DEG 43MIN 16SEC W 144.46 FT, N 0DEG 25MIN 57SEC W | 292.05 FT, N 87DEG 48MIN 04SEC E TO E LINE OF SEC 17, S | ALONG SEC LINE TO POB | ORB 2712 PG 310 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		1	AC	$0.00	$42,000.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1047 / 2105	2/1/1990	Warranty Deed	Multi-Parcel	Improved	$1.00
1129 / 418	10/1/1991	Warranty Deed	Multi-Parcel	Improved	$58,000.00
2712 / 310	11/29/2004	Warranty Deed	Multi-Parcel	Improved	$170,000.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$42,000	$42,000	$42,000	5.30510	$222.81
LAKE COUNTY MSTU AMBULANCE	$42,000	$42,000	$42,000	0.46290	$19.44
LAKE COUNTY MSTU FIRE	$42,000	$42,000	$42,000	0.47040	$19.76
SCHOOL BOARD STATE	$42,000	$42,000	$42,000	5.69700	$239.27
SCHOOL BOARD LOCAL	$42,000	$42,000	$42,000	1.50000	$63.00
TOWN OF LADY LAKE	$42,000	$42,000	$42,000	3.55100	$149.14

Water Oak Estates

Justification of Need/Justification Statement

December 17, 2015

Water Oak Estates (Sun Communities, Inc.) is proposing to develop the area that was previously an old homestead site. Sun purchased the property in 2004 and it is currently undeveloped. We are proposing to add new home sites (some of which will be used as model homes initially) and a +/-3,500 SF Administrative/Sales building with associated parking.

Impact on Town Services

Potable Water

There is an existing water line along Willow Way. During development, the line will be extended into the proposed site to serve the new homes and the Administrative/Sales building. We will acquire all necessary permits from both the Town and State prior to development.

Sewer

There is existing sewer along Willow Way. During development, the lines will be extended into the proposed site to serve the new homes and the Administrative/Sales building. We will acquire all necessary permits from both the Town and State prior to development.

Schools

Not factored for project. No forseen impact of students as the project is located within an active adult retirement community.

Transportation

No Impact. The Water Oak Estates Site was originally designed for 1,484 home sites (from Town DRI). The current developed number of home sites is just over 1,100.

Parks and Recreation

The small scale future land use amendment and the rezoning application will not cause P&R Level of Service to be exceeded since, as mentioned above, the development is still well under the original DRI count. Additionally, Water Oak Estates provides its residents with all Park and Recreation Amenities.

Stormwater

Project will be required to adhere to SJRWMD guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

FROM: Daniel R. Gibbs, PE - Project Manager

APPLICANT

SUN COMMUNITIES, INC.

December 17, 2015

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

Via Email
wthen@ladylakefl.org

Re: Water Oak Rezoning Application

Dear Ms. Then:

Sun Communities, Inc. is the controlling entity for both Sun Communities Finance LP and Sun Communities Operating LP. For the purposes of rezoning the parcels owned by Sun Operating LP (17-18-24-000100005400 & 16-18-24-00300002600) from AG-1 to MH-9, Sun Communities, Inc. has no issues with using the Legal Description Sketch prepared by Atwell, LLC dated 12-15-15 in lieu of a Certified Survey.

Sincerely,

John McLaren
President & Chief Operating Officer

27777 FRANKLIN ROAD, SUITE 200, SOUTHFIELD, MI 48034
(248) 208-2500 • FAX (248) 208-2640

CFN 2004162050
Bk 02712 Pgs 0310 - 311; (2pgs)
DATE: 12/08/2004 09:29:52 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50
DEED DOC 1,190.00

R

This Document Prepared By and Return to:
Jennifer Anderson
Brokers Title of Leesburg, LLC
9738 US Hwy. 441, Suite 103
Leesburg, FL 34788

Parcel ID Number: 16-18-24-0003-000-02600
~~Grantee~~ 17 - 18 - 24 - 0001 - 000 - 05400
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 29th day of November, 2004 A.D., **Between**
Edward J. Reposa and Dorothy J. Reposa, husband and wife

of the County of Lake, State of Florida, **grantors,** and
Sun Communities Operating Limited Partnership, a Michigan limited partnership
whose address is: 27777 Franklin Road, Ste. 200, Southfield, MI 48034

of the County of , State of Michigan, **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have 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:

See Exhibit "A" attached hereto and made a part hereof

Subject to current taxes, easements and restrictions of record.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Paula S. Miller
Printed Name: Paula S. Miller

Edward J Reposa by Dorothy J Reposa Attorney-in-Fact (Seal)
Edward J. Reposa by Dorothy J. Reposa, Attorney-in-Fact

EXHIBIT A

THE FOLLOWING DESCRIBED LAND, SITUATE AND BEING IN LAKE COUNTY, FLORIDA, TO-WIT:

A PARCEL OF LAND IN SECTION 16 AND 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AS DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 24 EAST, RUN SOUTH 0° 15' 20" EAST ALONG THE WEST LINE OF SAID SECTION 91.09 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 89° 43' 16" EAST 321.31 FEET; THENCE NORTH 28° 53' 58" WEST 349.39 FEET; THENCE SOUTH 87° 48' 04" WEST 299.33 FEET; THENCE SOUTH 00° 25' 57" EAST 292.05 FEET; THENCE SOUTH 99° 43' 16" EAST 144.46 FEET TO THE POINT OF BEGINNING. ALONG WITH AN EASEMENT FOR INGRESS AND EGRESS 10.0 FEET ON EACH SIDE OF THE FOLLOWING-DESCRIBED LINE: COMMENCING AT THE WEST 1/4 CORNER OF THE AFORESAID SECTION 16, RUN SOUTH 71° 07' 08" EAST 285.54 FEET TO THE POINT OF BEGINNING OF SAID LINE; RUN THENCE SOUTH 3° 10' 30" EAST 141.74 FEET; THENCE RUN SOUTH 37° 14' 30" WEST 454.94 FEET; THENCE SOUTH 0° 15' 20" EAST 10.0 FEET MORE OR LESS, TO THE RIGHT OF WAY OF LAKE GRIFFIN STREET AND THE END OF SAID LINE. THE EASEMENT IS
ALSO USED FOR UTILITY TRANSMISSION LINES AND THE OWENRS THEREOF HAVE THE RIGHT TO SURFACE THE EASEMENT AS THE DEEM APPROPRIATE.
TAX PARCEL ID: 17-18-24-0001-00005400
ADDRESS: 101 WATER OAK BLVD.
LADY LAKE, FL 32159

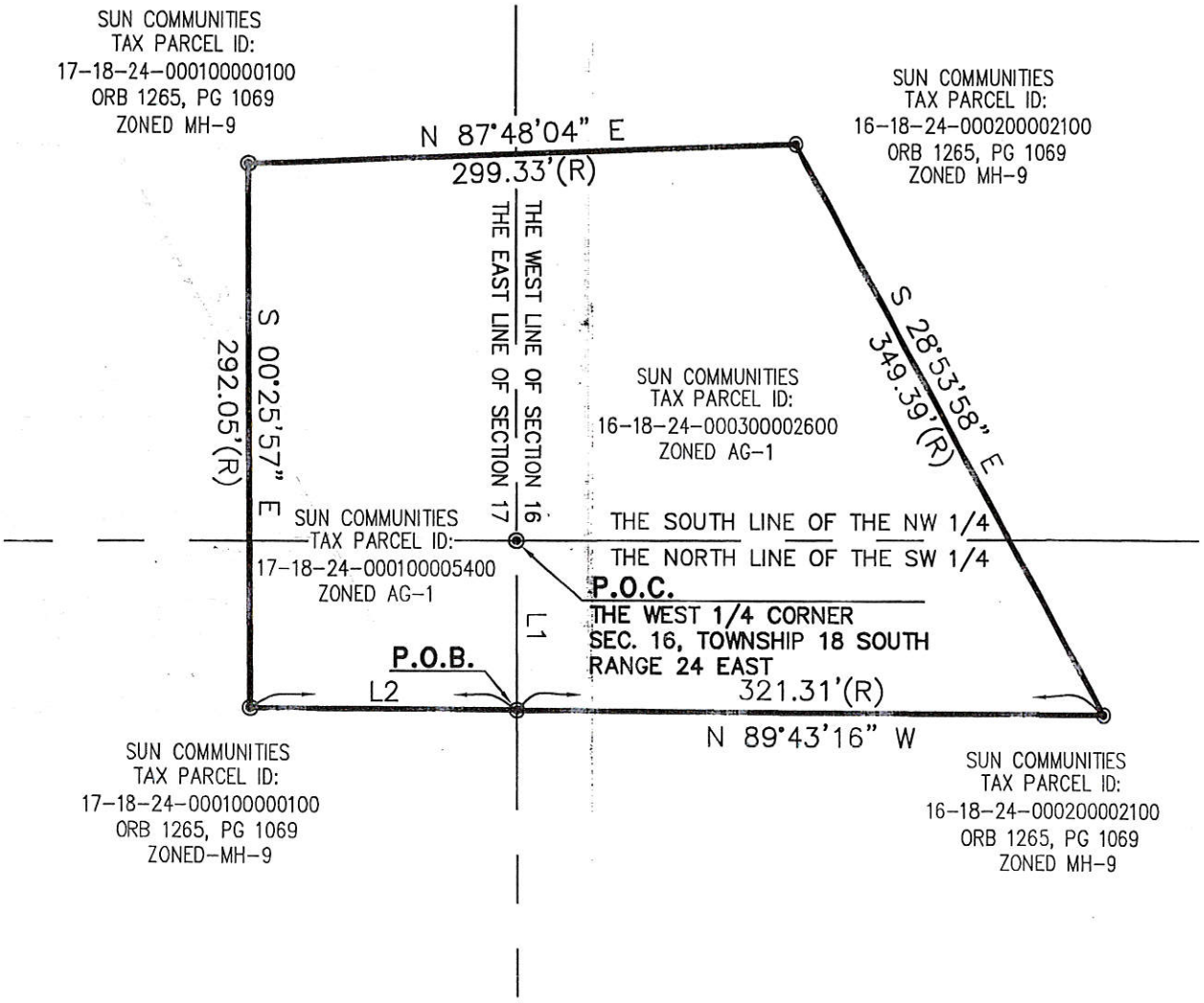
The quality of this image is equivalent to the quality of the original document.

LEGAL DESCRIPTION SKETCH

OF ORB 1047, PG. 2105
FOR SUN COMMUNITIES

SECTIONS 16 & 17, TOWNSHIP 18 SOUTH
RANGE 24 EAST

THIS IS NOT A BOUNDARY SURVEY



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°15'20" W	91.09'
L2	N 89°43'16" W	144.46'

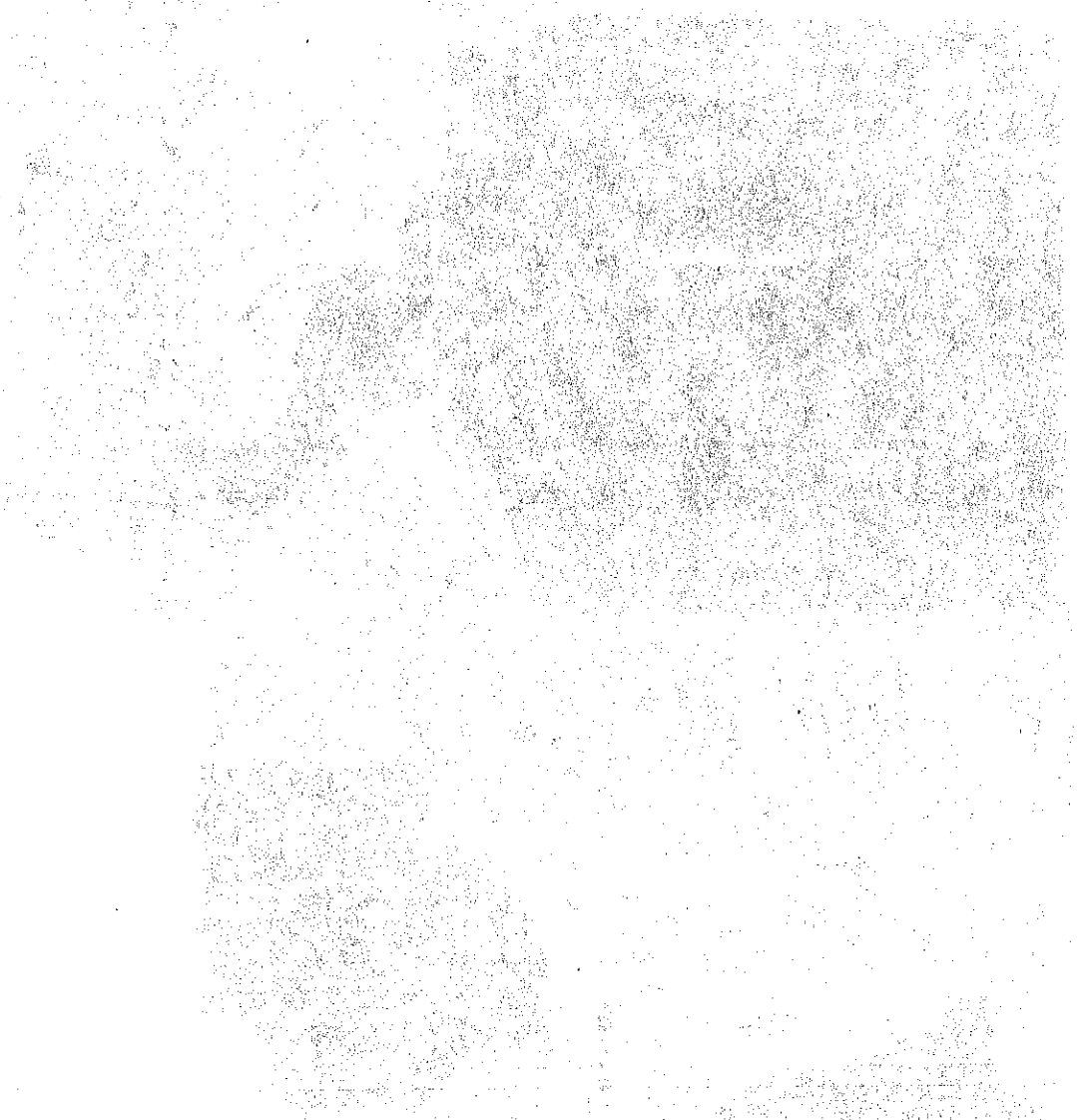
DATE	12-15-15
DR. D.L.A.	CH. D.L.A.
P.M. D.G.	
JOB	15001161
SHEET NO.	1 OF 1

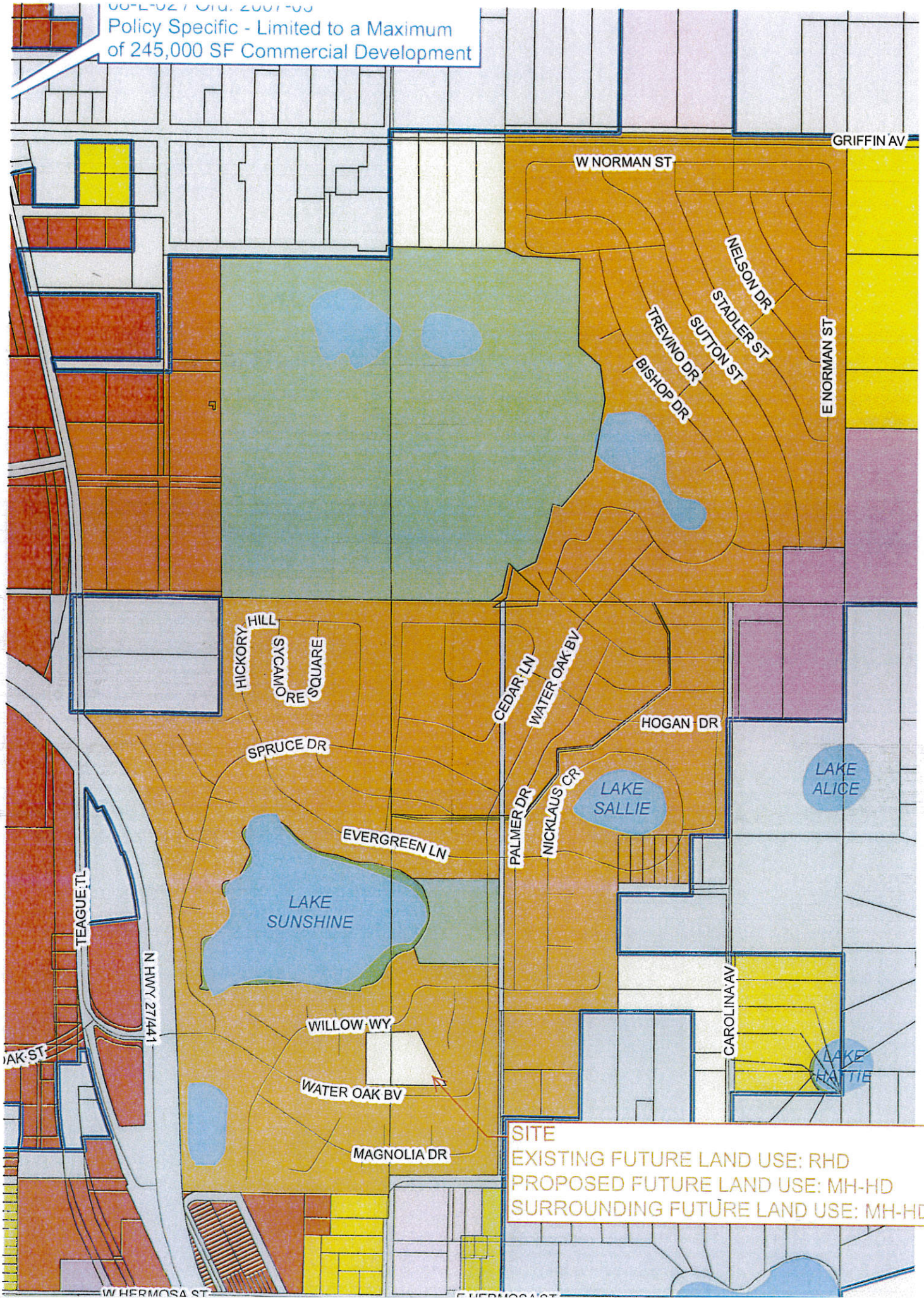
SCALE 0 50 100

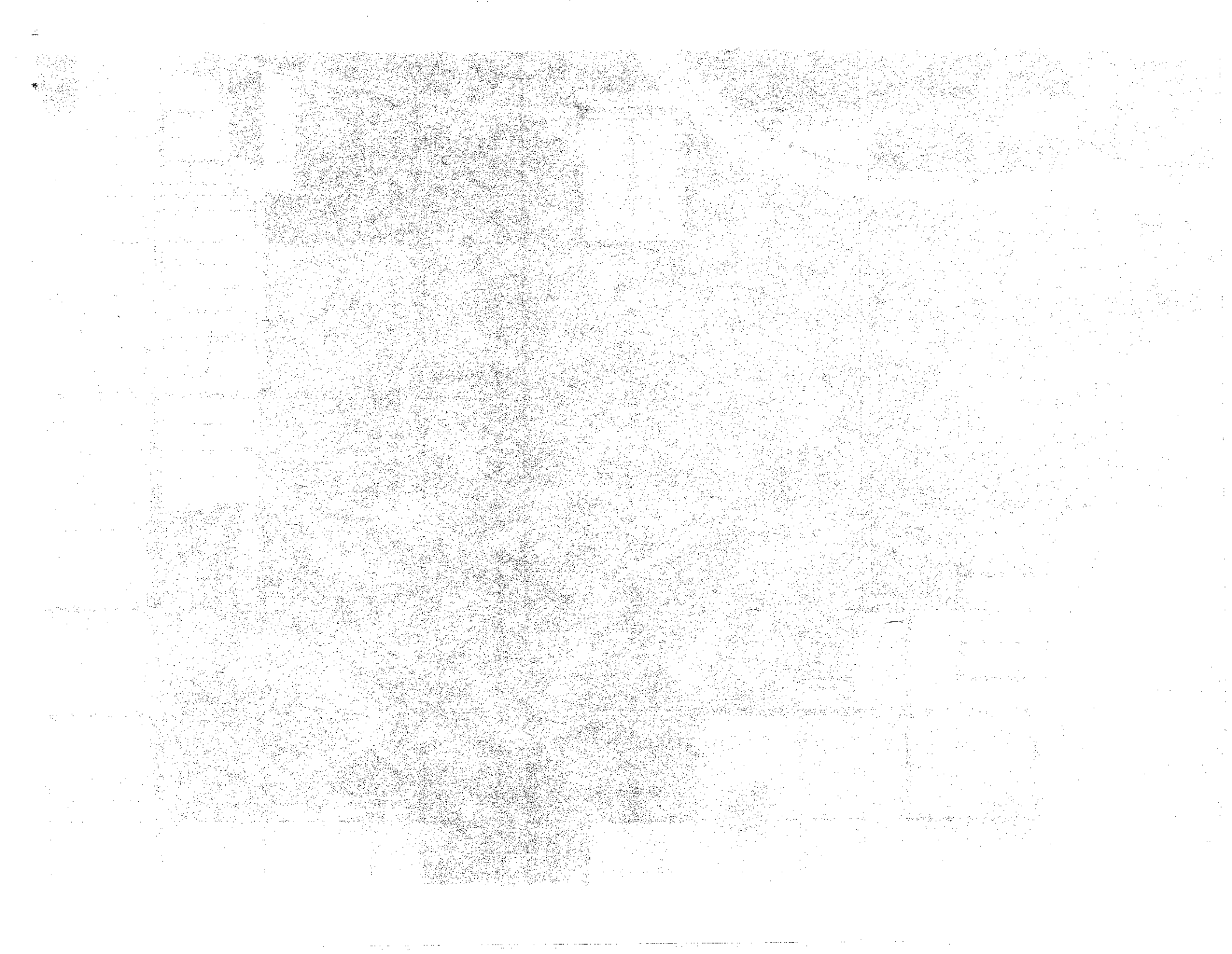
1" = 100 FEET

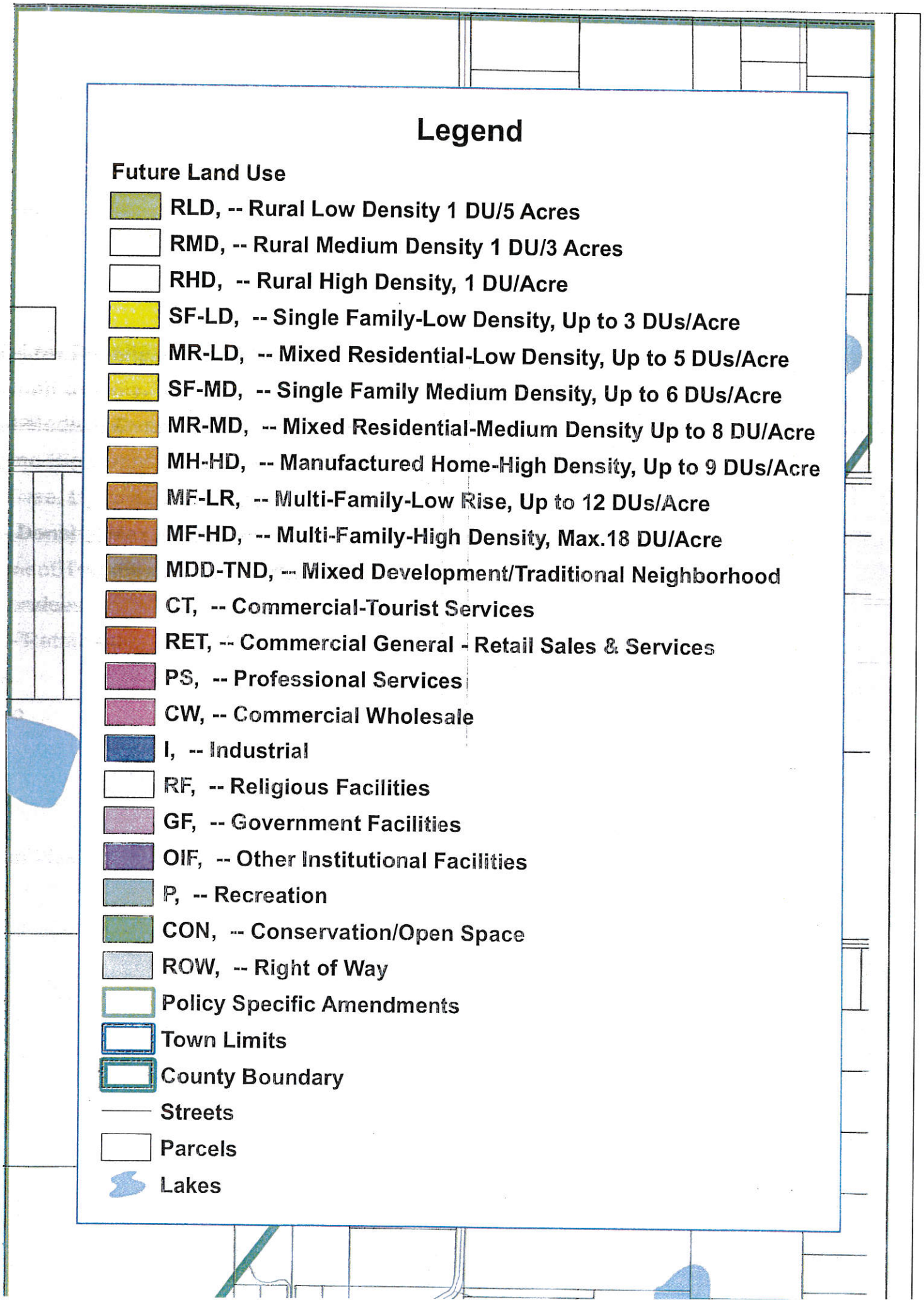
ATWELL
866.850.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA
770.423.0807

VICINITY MAP




Policy Specific - Limited to a Maximum of 245,000 SF Commercial Development
GRIFFIN AV
W NORMAN ST
NELSON DR
STADLER ST
SUTTON ST
TREVINO DR
BISHOP DR
E NORMAN ST
HICKORY HILL
SYCAMORE SQUARE
CEDAR LN
WATER OAK BV
HOGAN DR
SPRUCE DR
LAKE ALICE
LAKE SALLIE
PALMER DR
NICKLAUS CR
EVERGREEN LN
LAKE SUNSHINE
TEAGUE TL
N HWY 27/441
CAROLINA AV
WILLOW WY
LAKE HATTIE
WATER OAK BV
MAGNOLIA DR
SITE
EXISTING FUTURE LAND USE: RHD
PROPOSED FUTURE LAND USE: MH-HD
SURROUNDING FUTURE LAND USE: MH-HD
W HERMOSA ST




Legend
Future Land Use
RLD, -- Rural Low Density 1 DU/5 Acres
RMD, -- Rural Medium Density 1 DU/3 Acres
RHD, -- Rural High Density, 1 DU/Acre
SF-LD, -- Single Family-Low Density, Up to 3 DUs/Acre
MR-LD, -- Mixed Residential-Low Density, Up to 5 DUs/Acre
SF-MD, -- Single Family Medium Density, Up to 6 DUs/Acre
MR-MD, -- Mixed Residential-Medium Density Up to 8 DU/Acre
MH-HD, -- Manufactured Home-High Density, Up to 9 DUs/Acre
MF-LR, -- Multi-Family-Low Rise, Up to 12 DUs/Acre
MF-HD, -- Multi-Family-High Density, Max.18 DU/Acre
MDD-TND, -- Mixed Development/Traditional Neighborhood
CT, -- Commercial-Tourist Services
RET, -- Commercial General - Retail Sales & Services
PS, -- Professional Services
CW, -- Commercial Wholesale
I, -- Industrial
RF, -- Religious Facilities
GF, -- Government Facilities
OIF, -- Other Institutional Facilities
P, -- Recreation
CON, -- Conservation/Open Space
ROW, -- Right of Way
Policy Specific Amendments
Town Limits
County Boundary
Streets
Parcels
Lakes

Water Oak Estates – Adjacent Property List

1. AltKey – 1279461
    a. Parcel Number: 171824000100000100
    b. Section: 17
    c. Township: 18
    d. Range: 24
    e. Subdivision: 0001
    f. Owner Name: SUN COMMUNITIES FINANCE LP
    g. Owner Address: 27777 FRANKLIN RD STE 200
    h. Owner City: SOUTHFIELD
    i. Owner State: MI
    j. OwnerZip: 48034
    k. PropertyAddress: 638 HICKORY HILL LADY LAKE FL 32159
    l. PropertyName: WATER OAK COUNTRY CLUB ESTATES

2. AltKey – 1698570
    a. Parcel Number: 161824000200002100
    b. Section: 16
    c. Township: 18
    d. Range: 24
    e. Subdivision: 0002
    f. Owner Name: SUN COMMUNITIES FINANCE LP
    g. Owner Address: 27777 FRANKLIN RD STE 200
    h. Owner City: SOUTHFIELD
    i. Owner State: MI
    j. OwnerZip: 48034
    k. PropertyAddress: 406 PALMER DR LADY LAKE FL 32159
    l. PropertyName: WATER OAK COUNTRY CLUB ESTATES

Water Oak Estates

Justification of Need/Justification Statement

December 17, 2015

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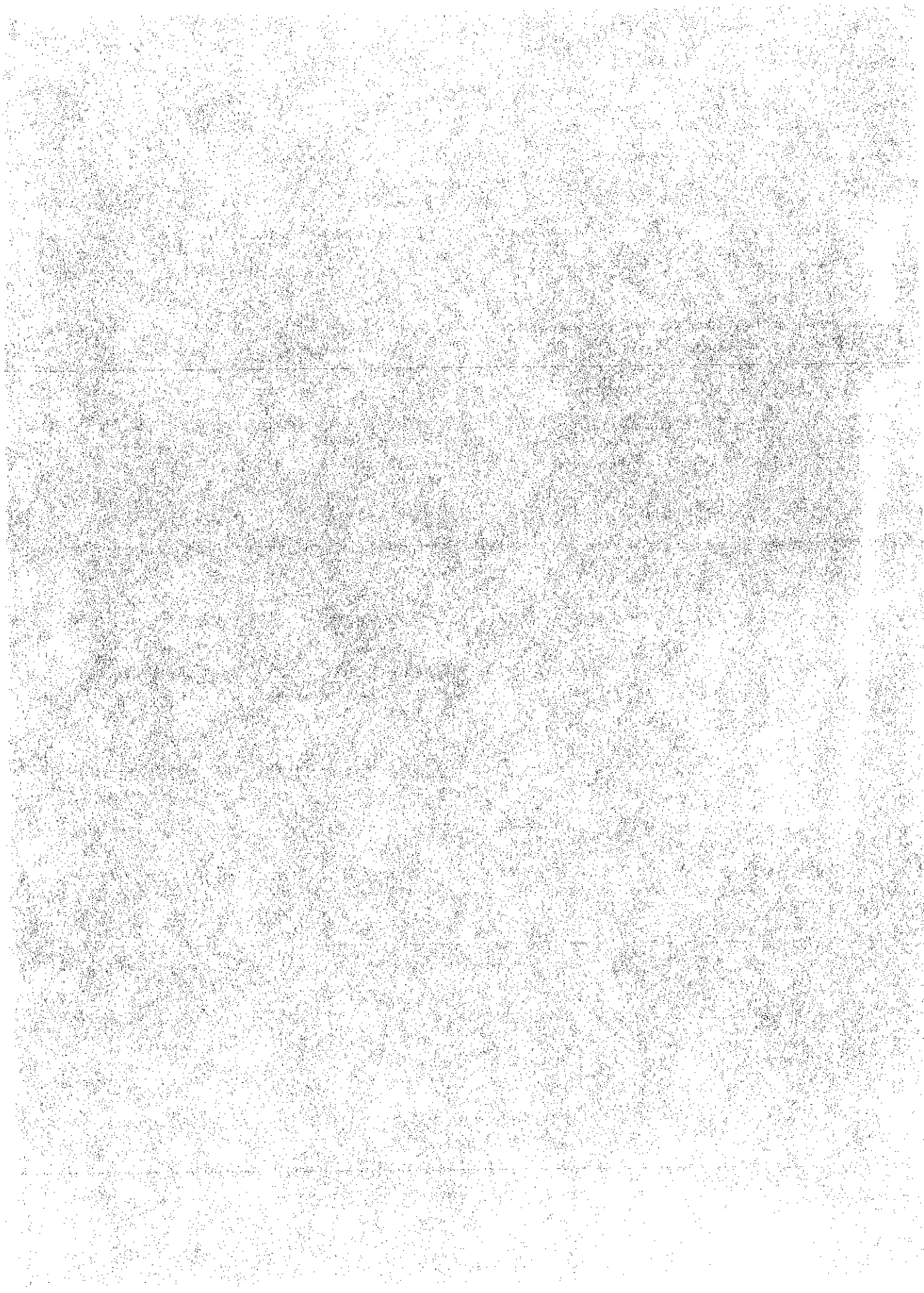
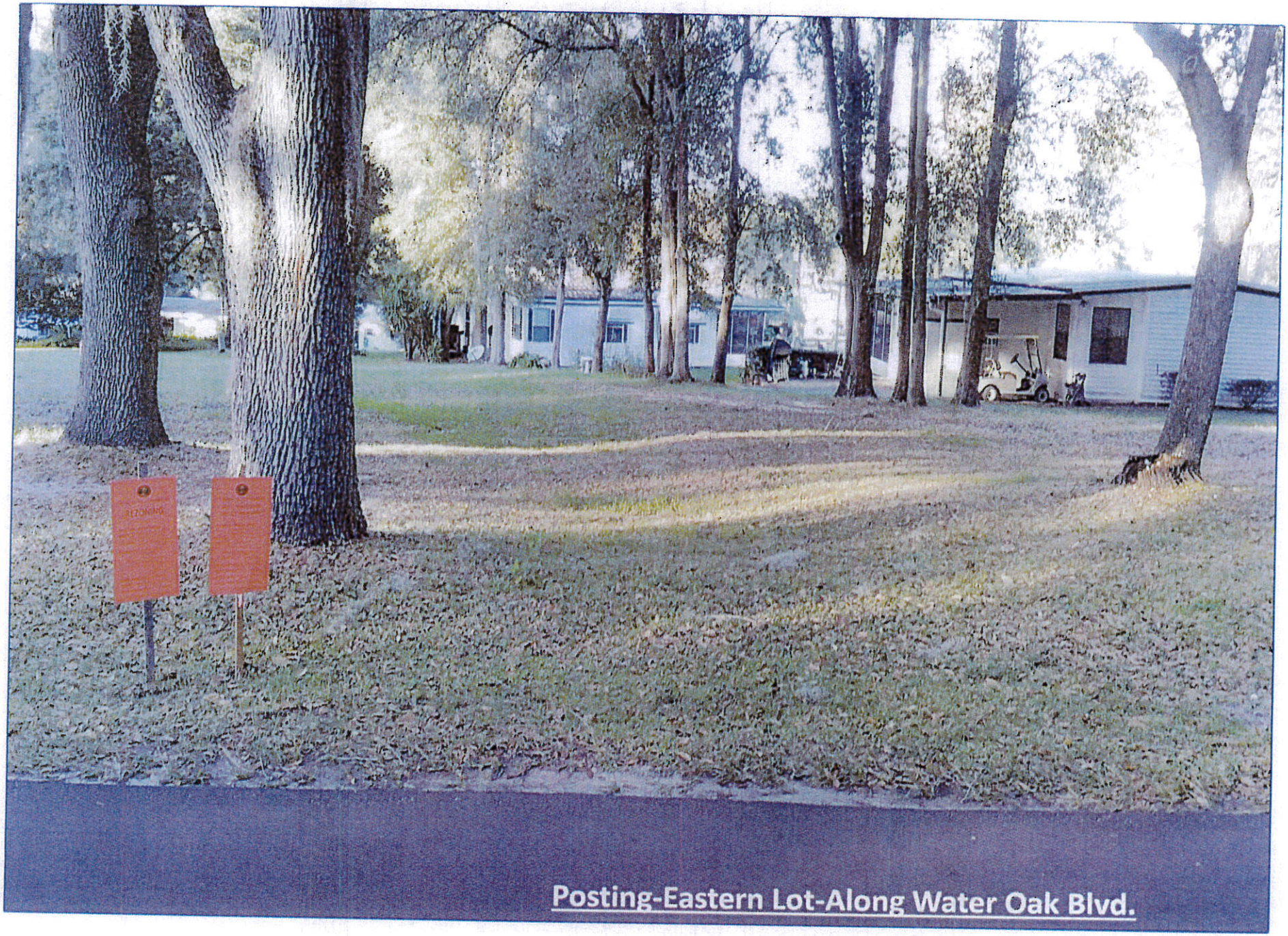
FROM: Daniel R. Gibbs, PE - Project Manager

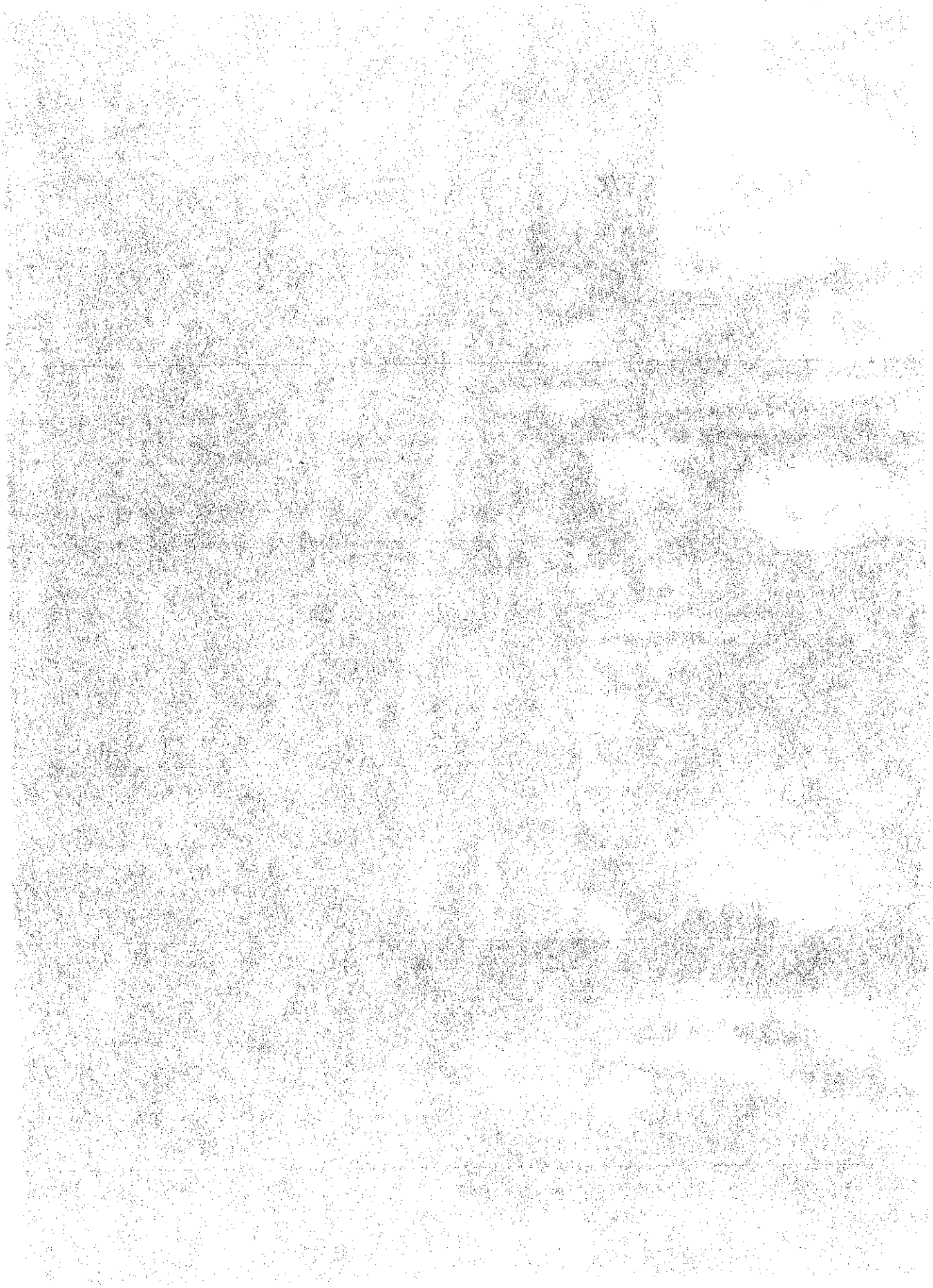
APPLICANT

Close Up Posting-Eastern Lot



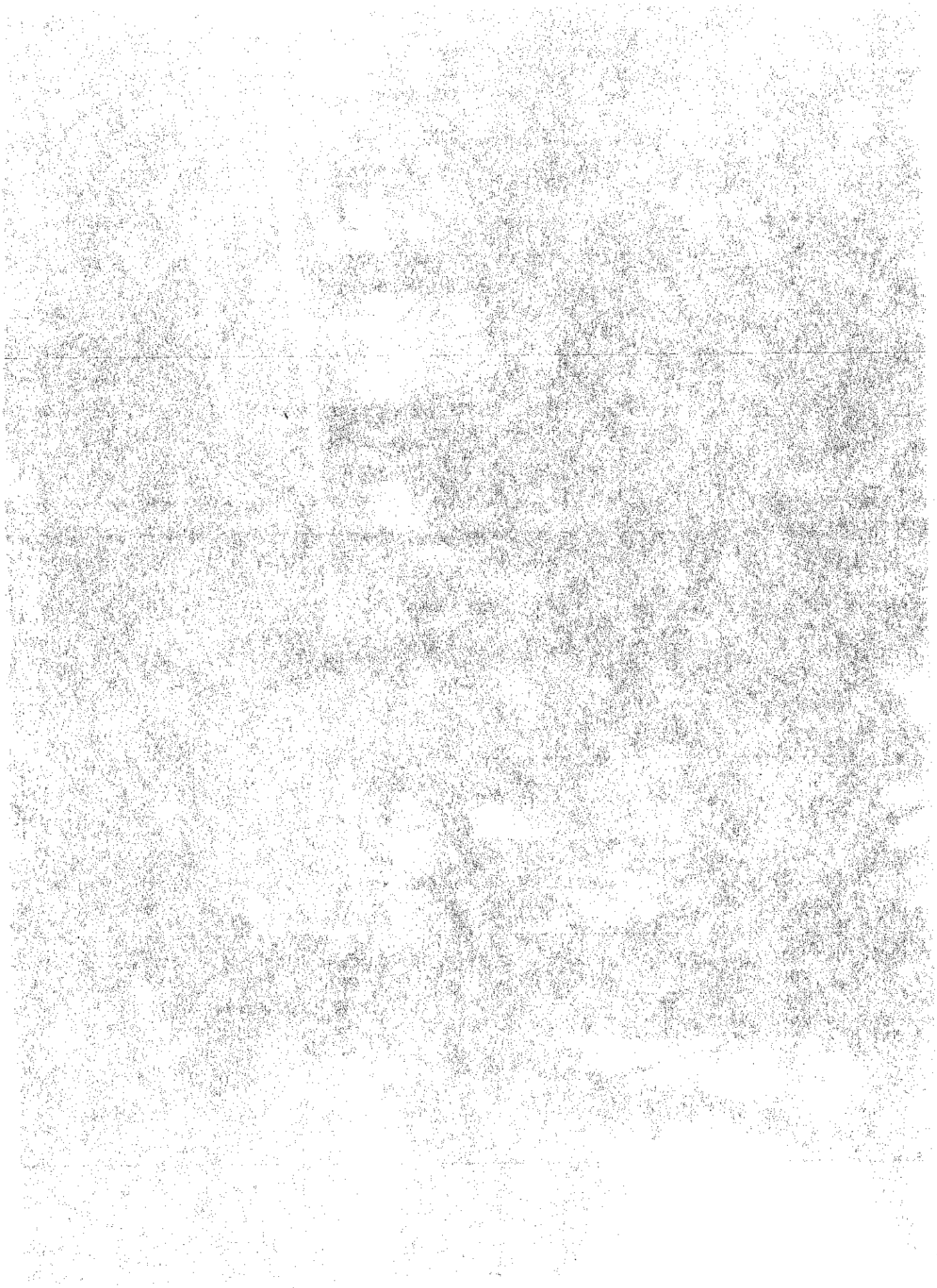


Posting-Eastern Lot-Along Water Oak Blvd.

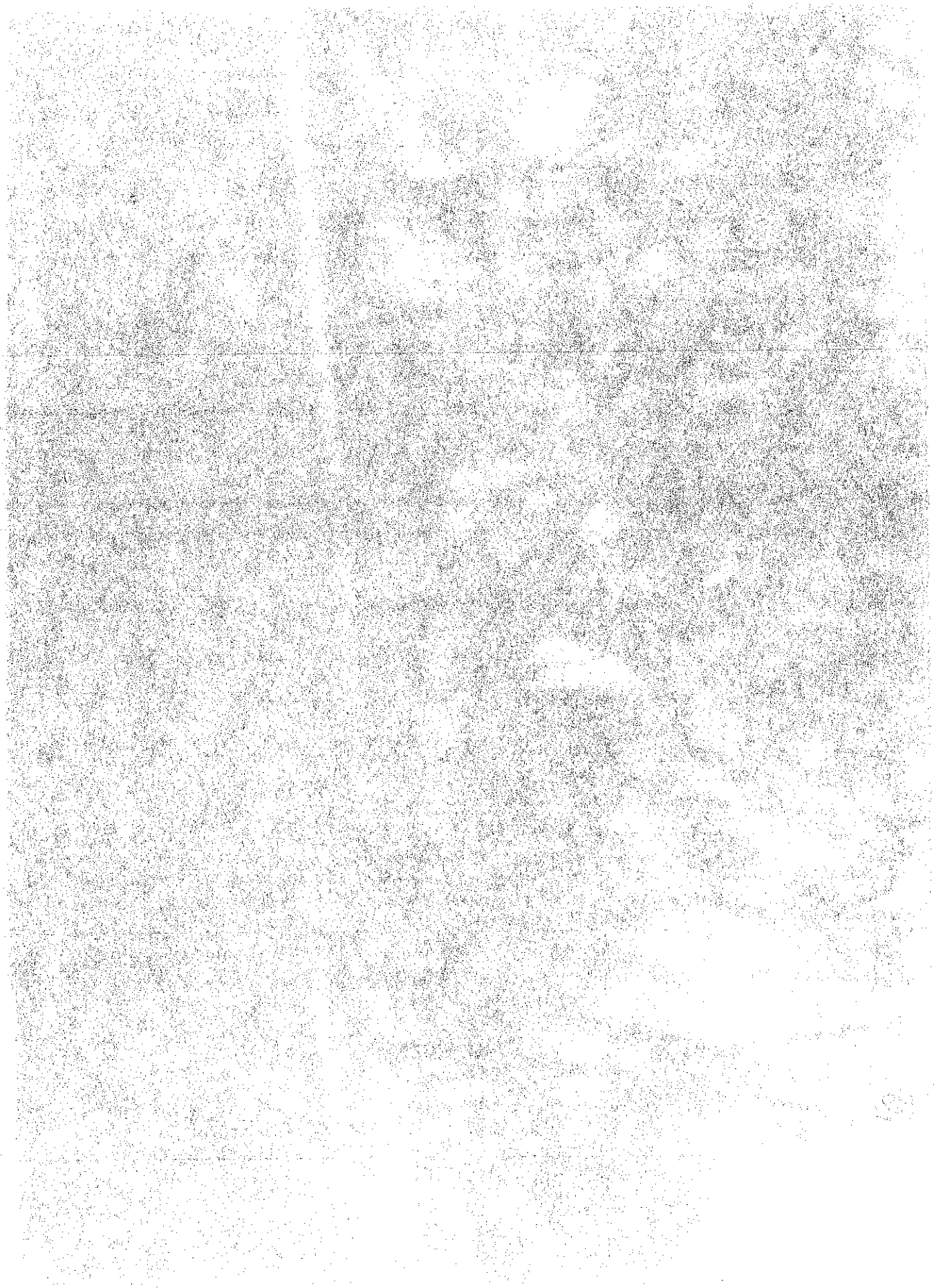


Eastern Lot- Southwest Bound View.

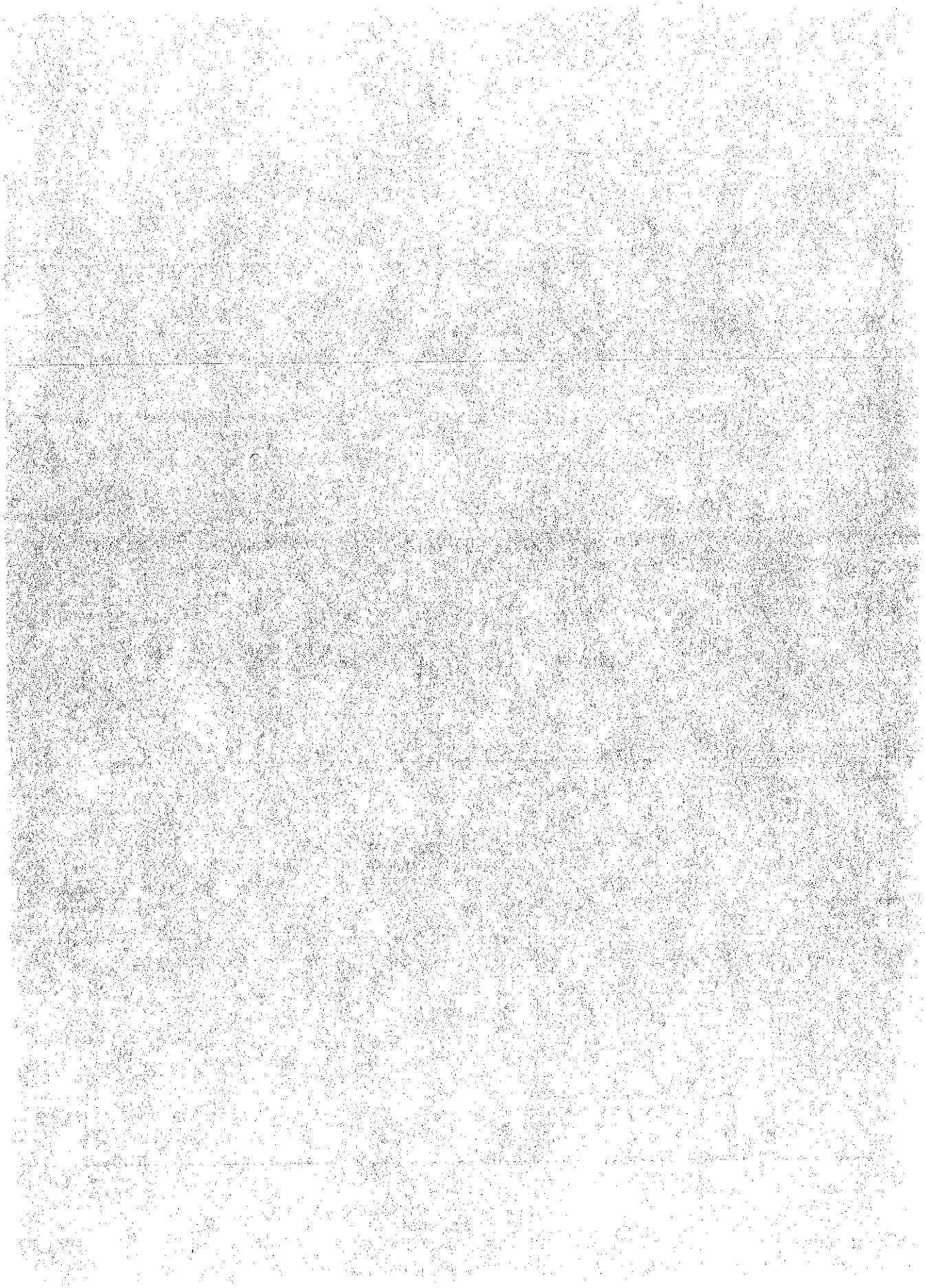
Southwest Bound View-Existing Mature Trees



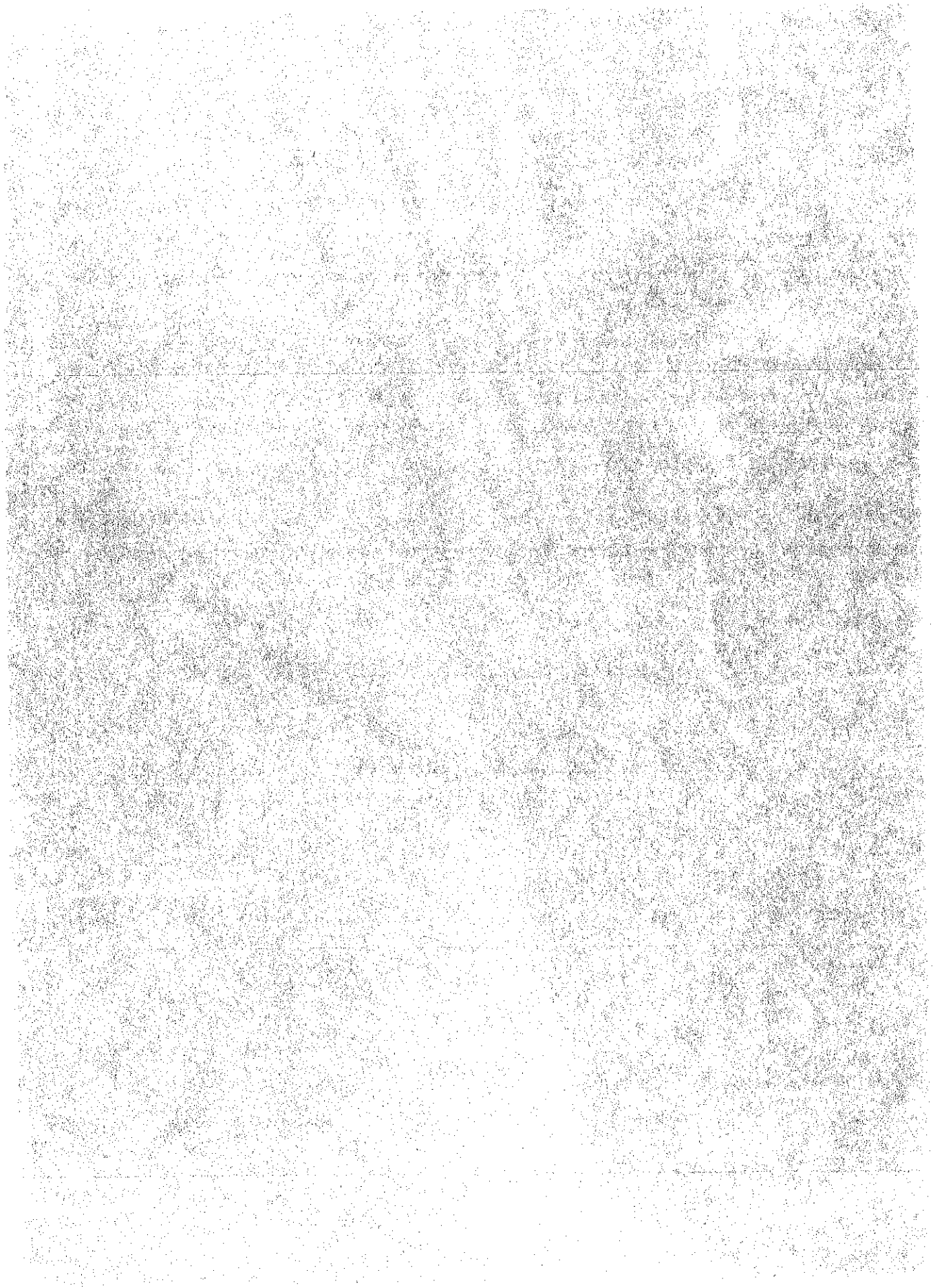
Southwest Bound View-Existing Mature Trees



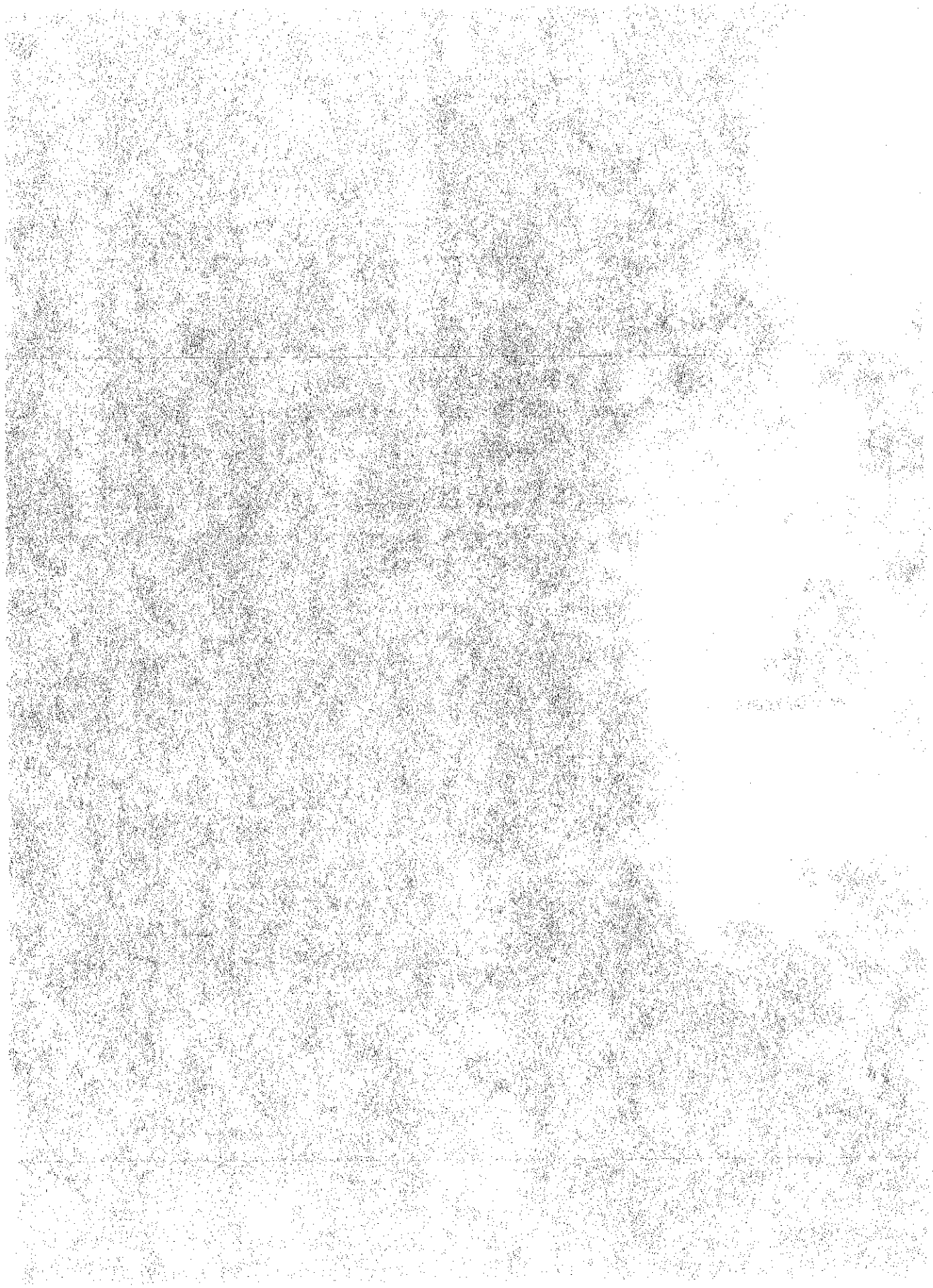
Close Up Posting-Western Lot

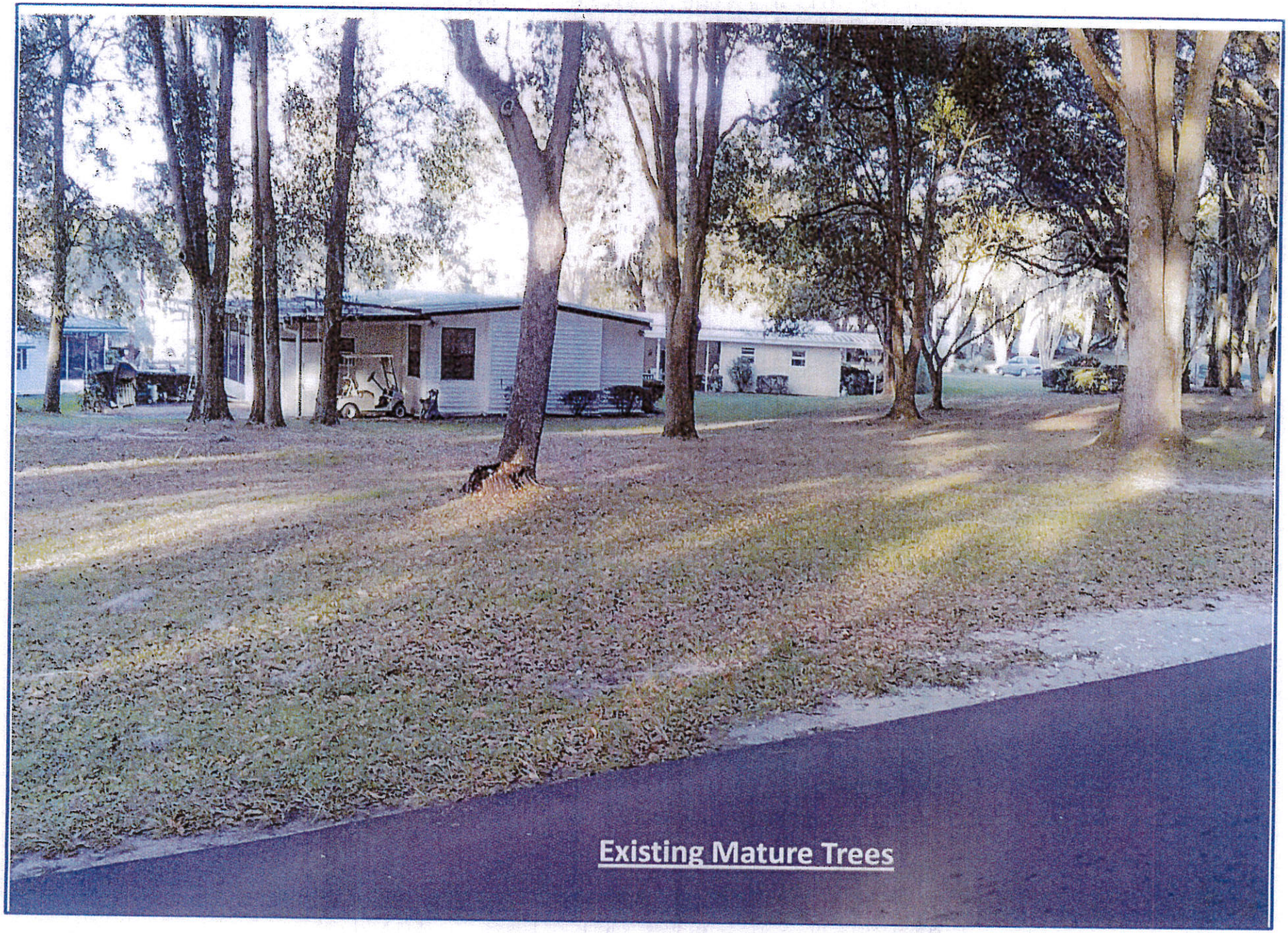


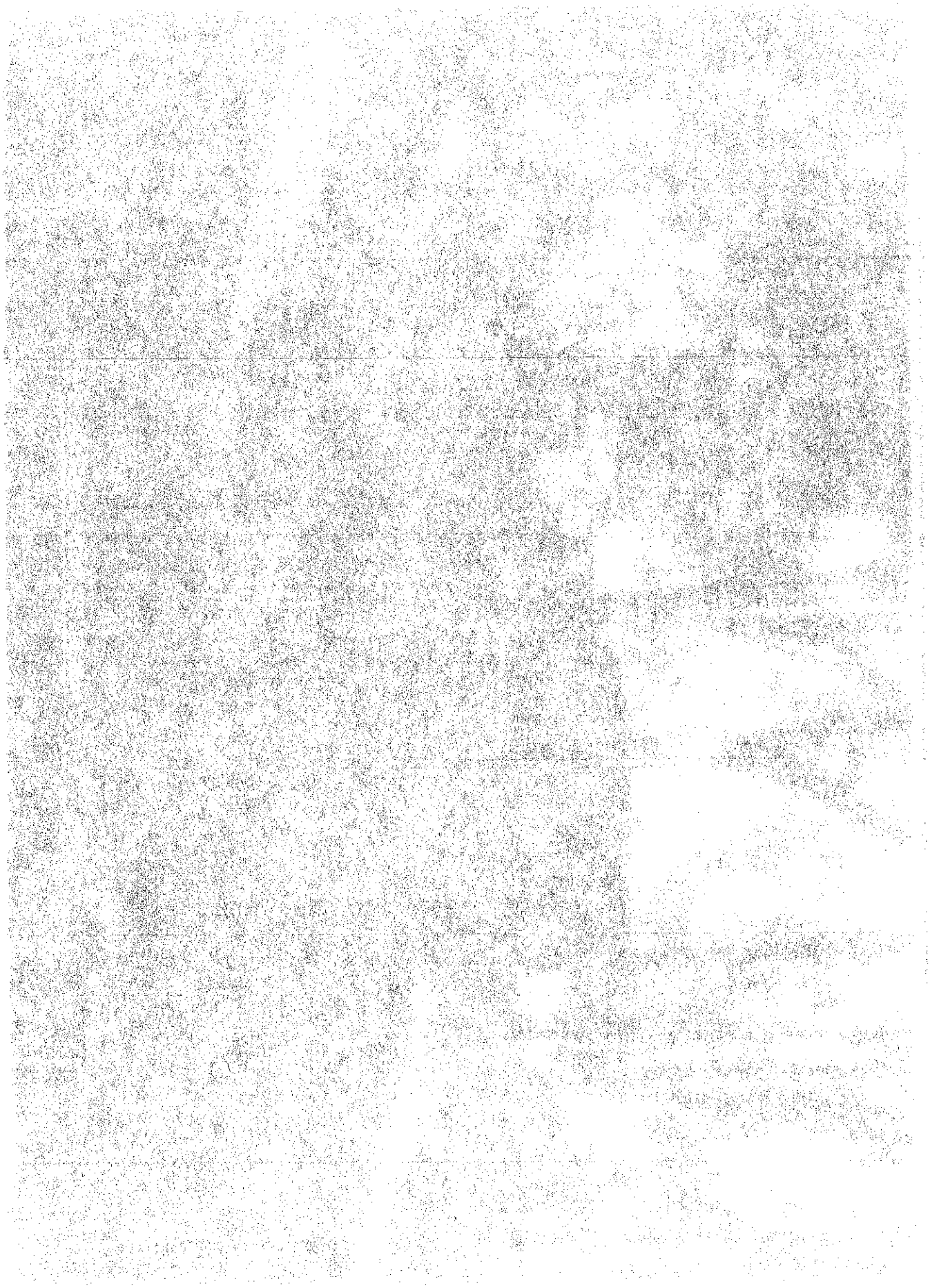
Northeast Bound View-Western Lot



Existing Condition




Existing Mature Trees



Existing Mature Trees

Existing Mature Trees

SPEED LIMIT
20
Existing Mature Trees

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: January11, 2016

SUBJECT: **Ordinance No. 2016-05 – Small Scale Future Land Use Comprehensive Plan Amendment – Sun Communities Operating, LP – Small Scale Future Land Use Comprehensive Plan Amendment from Lady Lake Rural High Density (RHD) to Lady Lake Manufactured Home High Density (MH-HD) for Two Lots of Approximately 2.6 +/- Acres – Located within Water Oaks Country Club Estates within Lake County, Florida- Alternate Keys 1279496 and 1279216.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance No. 2016-05, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 2.6 +/- acres of land from Lady Lake Rural High Density (RHD) to Lady Lake Manufactured Home High Density (MH-HD) to the Town Commission with the recommendation of approval.**

2. **Motion to forward Ordinance No. 2016-05, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 2.6 +/- acres of land from Lady Lake Rural High Density (RHD) to Lady Lake Manufactured Home High Density (MH-HD) to the Town Commission with the recommendation of denial.**

Staff is in support of Motion Number 1

On December 22, 2015, applications have been filed with the Town of Lady Lake, by Daniel R. Gibbs with Atwell, LLC, on behalf of Sun Communities Operating LP, to rezone and amend the future land use designation of two lots located within the Water Oak Country Club, approximately 1,150 lineal feet east of the intersection North Highway 27/441 and County Road 25, within Lake County, Florida.

The small-scale comprehensive plan amendment application involves approximately 2.6+/- acres. The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lady Lake Rural High Density (RHD) to Lady Lake Manufactured Home High Density (MH-HD). The applicant is pursuing to rezone these properties to add new home sites and a 3,500 +/- SF Administrative/Sales building with associated parking.

The parcels are identified by Alternate Key numbers 1279496 and 1279216. The applications were reviewed to determine if they are in compliance with the Land Development Regulations (LDRs) and the Lady Lake Comprehensive Plan. It was found that the requested use is consistent with the directives of the Comprehensive Plan and satisfies the necessary criteria as required to meet the requirements of the adopted Town of Lady Lake Land Development Regulations (LDRs). 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.

Concurrency Determination Statement

Water Oak Estates (Sun Communities, Inc.) is proposing to develop the area that was previously an old homestead site. Sun purchased the property in 2004 and it is currently undeveloped. We are proposing to add new home sites (some of which will be used as model homes initially) and a 3,500+/- SF Administrative/Sales building with associated parking.

Impact on Town Services

Potable Water

There is an existing water line along Willow Way. During development, the line will be extended into the proposed site to serve the new homes and the Administrative/Sales building. We will acquire all necessary permits from both the Town and State prior to development.

Sewer

There is existing sewer along Willow Way. During development, the lines will be extended into the proposed site to serve the new homes and the Administrative/Sales building. We will acquire all necessary permits from both the Town and State prior to development.

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 Water Oak Estates Site was originally designed for 1,484 home sites (from Town DRI). The current developed number of home sites is just over 1,100.

Parks and Recreation

The small scale future land use amendment and the rezoning application will not cause P&R Level of Service to be exceeded since, as mentioned above, the development is still well under the original DRI count. Additionally, Water Oak Estates provides its residents with all Park and Recreation Amenities.

Stormwater

Project will be required to adhere to SJRWMD guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

The subject properties involve approximately 2.6 ± acres lies in Sections 16 and 17, 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	Lady Lake Rural High Density (RHD)
Future Land Use of Adjacent Properties	
West	Lady Lake- Manufactured Home High Density (MH-HD)
East	Lady Lake-Manufactured Home High Density (MH-HD)
North	Lady Lake- Manufactured Home High Density (MH-HD)
South	Lady Lake- Manufactured Home High Density (MH-HD)

Comments:

1.) A rezoning application has been submitted concurrently with this Small Scale Future Land Use Amendment Application.

2.) If approved, a Site Plan application will need to be submitted and approved before the Town Commission for the 3,500-square-foot Administrative/Sales Building and parking lot since this improvement qualifies as a Major Development due to meeting the threshold of two thousand (2,000) or more square feet of non-residential floor space.

3.) Trees to be removed as a result of the proposed improvements must adhere to the tree removal processes pursuant to the appropriate sections of Chapter 10- Landscaping and Tree Protection of the Town of Lady Lake Land Development Regulations.

Notices to inform the surrounding property owners was not necessary because the property owner of the two subject parcels and adjacent parcels is the same entity: Sun Communities. On December 28, 2015, a letter was hand-delivered to the Water Oak Administrative Office to provide to Water Oak residents in the event they inquire about the proposed small scale FLU amendment application. The properties were also posted Monday, December 28, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-05, provided comments on Monday, January 4, 2016, 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 2016-05 on Monday, February 1, 2016, at 5:45 p.m.

The **Town Commission** is scheduled to consider Ordinance 2016-05 for first reading on Monday, February 1, 2016 at 6:00 p.m. The second and final reading will be held on Wednesday, February 17, 2016 at 6:00 p.m.

FISCAL IMPACT: $_____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

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

[ ] Other

D 1-5-16 **[ ] Support Documents/Contracts Available for Review in Manager's Office**

DEPARTMENT HEAD	**Submitted** 1/5/15	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 1/11/16	**Date** 1/5/16

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

CHIASSON/SHELLOSSON 3-0

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

[ ] Approved with Modification

CC THAD G.M

K-11

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: February 1, 2016 - FIRST READING

SUBJECT: **Ordinance No. 2016-06 – Sun Communities Operating, LP. - Rezoning from Lady Lake Agriculture Residential (AG-1) to Lady Lake Manufactured Home High Density (MH-9) for two lots consisting of approximately 2.6 +/- acres of land - Located within Water Oaks Country Club Estates within Lake County, Florida- Alternate Key Numbers 1279496 and 1279216.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2016-06, a Rezoning Application – Requesting to Change approximately 2.6 +/- acres of land from Lady Lake Agriculture Residential (AG-1) to Lady Lake Manufactured Home High Density (MH-9)

On December 22, 2015, applications have been filed with the Town of Lady Lake, by Daniel R. Gibbs with Atwell, LLC, on behalf of Sun Communities Operating LP, to rezone and amend the future land use designation of two lots located within the Water Oak Country Club, approximately 1,150 lineal feet east of the intersection North Highway 27/441 and County Road 25, within Lake County, Florida.

The rezoning application involves approximately 2.6+/- acres. The applicant is seeking to rezone the property from Lady Lake Agriculture Residential (AG-1) to Town of Lady Lake Manufactured Home High Density (MH-9). The applicant is pursuing to rezone these properties to add approximately +/- 10 new home sites (of which 3 to 5 will be used as model homes initially) and a 3,500+/- SF Administrative/Sales building with associated parking.

The parcels are identified by Alternate Key numbers 1279496 and 1279216. The applications were reviewed to determine if they are in compliance with the Land Development Regulations (LDRs) and the Lady Lake Comprehensive Plan. It was found that the requested use is consistent with the directives of the Comprehensive Plan and satisfies the necessary criteria as required to meet the requirements of the adopted Town of Lady Lake Land Development Regulations (LDRs).

The subject properties lie in Sections 16 and 17, 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	Lady Lake Agriculture Residential (AG-1)
Zoning of Adjacent Properties	
West	Lady Lake- Manufactured Home High Density (MH-9)
East	Lady Lake- Manufactured Home High Density (MH-9)
North	Lady Lake- Manufactured Home High Density (MH-9)
South	Lady Lake- Manufactured Home High Density (MH-9)

Notices to inform the surrounding property owners was not necessary because the property owner of the two subject parcels and adjacent parcels is the same entity: Sun Communities. On December 28, 2015, a letter was hand-delivered to the Water Oak Administrative Office to provide to Water Oak residents in the event they inquire about the proposed rezoning application. The properties were also posted Monday, December 28, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-06, provided comments on Monday, January 4, 2016, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the January 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-06 by a vote of 3-0.

Public Hearings

The **Local Planning Agency** doesn't review Rezoning applications; only Future Land Use Comprehensive Plan Amendment applications.

The **Town Commission** is scheduled to consider Ordinance 2016-06 for the second and final reading at a special meeting on Wednesday, February 17, 2016 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 CLC Submitted 1/25/16 Date

WD 1-25-16 FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER CO Approved Agenda Item for: 2/1/16 Date 1/25/

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

ORDINANCE NO. 2016-06

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY BEING 2.6 ± ACRES OF LAND, OWNED BY SUN COMMUNITIES OPERATING LP, REFERENCED BY ALTERNATE KEYS 1279496 AND 1279216, 2 LOTS, WHICH ARE LOCATED WITHIN WATER OAK COUNTRY CLUB WITHIN LAKE COUNTY, FLORIDA; REZONING SUBJECT PROPERTY FROM LADY LAKE AGRICULTURE RESIDENTIAL (AG-1) TO LADY LAKE MANUFACTURED HOME HIGH DENSITY (MH-9); 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's Land Development Regulations.

THEREFORE, BE IT ORDAINED and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida:

Section 1. Based upon the petition of certain landowners of property, which is located in Lake County, Florida, and described in Exhibit "A" hereto, a request has been made that the property be zoned "Lady Lake Manufactured Home High Density" (MH-HD). 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 "Lady Lake Agriculture Residential" (AG-1) to "Lady Lake Manufactured Home High Density" (MH-9).

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 17th day of **February, 2016**, 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

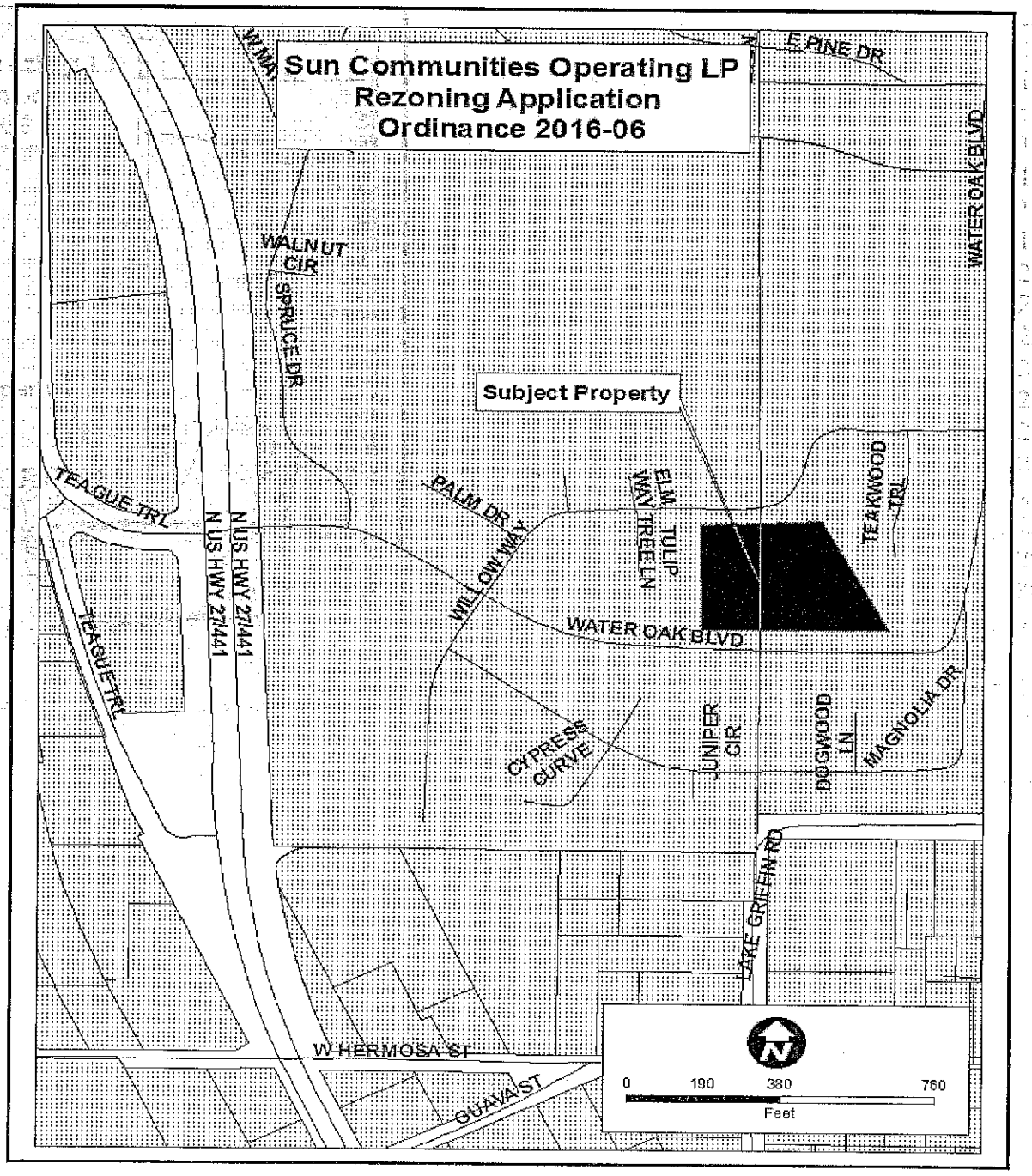
APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

EXHIBIT "A" - Legal Descriptions and Map

Alternate Key 1279496; Parcel ID#: 1718240001-000-05400; BEG AT W 1/4 COR OF SEC 16-18-24, RUN S ALONG SEC LINE 91.09 FT, N 89DEG 43MIN 16SEC W 144.46 FT, N 0DEG 25MIN 57SEC W 292.05 FT, N 87DEG 48MIN 04SEC E TO E LINE OF SEC 17, S ALONG SEC LINE TO POB ORB 2712 PG 310 |

Alternate Key 1279216; Parcel ID#: 1618240003-000-02600; BEG AT W 1/4 COR OF SEC, RUN S ALONG W LINE OF SEC 91.09 FT, S 89DEG 43MIN 16SEC E 321.31 FT, N 28DEG 53MIN 58SEC W 349.39 FT, S 87DEG 48MIN 04SEC W TO W LINE OF SEC, S TO POB ORB 2712 PG 310



RECEIVED
DEC 22 2015
GROWTH MANAGEMENT DEPT.

TOWN OF LADY LAKE
REZONING APPLICATION

Tax identification/AK # 1279496 & 1279216

1. Owner's Name: Sun Communities Operating LP

   Mailing Address: 27777 Franklin Road Suite 200, Southfield, MI 48034

   Telephone #: Lara Parker (352) 753-3000

2. Applicant's Name: Atwell, LLC (Daniel R. Gibbs)

   Mailing Address: 1800 Parkway Place Suite 700, Marietta, GA 30067

   Telephone #: (770) 423-0807 x1805

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

4. Property Address/Location: 101 Water Oak Blvd, Lady Lake, FL 32159

5. Legal Description of Property to be rezoned: See attached

8. The property is located in the vicinity of the following streets:
   Water Oak Blvd & Willow Way

7. Area of Property: +/- 113,250 Square feet +/- 2.6 Acres

8. Utilities: Central Water X Central Sewer X Well ____ Septic Tank____

9. Existing zoning of property: AG-1

10. Requested zoning of property: MH-9

    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 & Administration

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:

DEC 12 2005

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: 12-22-15 Received by: WJ Then

Fees Paid: $1,200.00

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.

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Atwell, LLC (Daniel R. Gibbs), 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 MH-9 zoning classification to allow: Residential & Administration

(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 14th day of December, 2015, by Daniel R Gibbs, who is personally known to me or who has produced Drivers License as identification and who did (did not) take an oath.

Notary Public

NOTARY PUBLIC COUNTY GEORGIA COMMISSION EXPIRES 12-06-2019

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Lara Parker, 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 _____ to allow:

_____

(3) That he has appointed Atwell, LLC (Daniel R. Gibbs) to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

_____
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 11 day of December, 2015, by Lara Parker, GM, who is personally known to me or who has produced Florida DL# (1608 as identification and who did (did not) take an oath.

_____
Notary Public

MICHELE DIANE MCEACHERN
MY COMMISSION #FF088334
EXPIRES February 2, 2018
(407) 398-0153 FloridaNotaryService.com

PROPERTY RECORD CARD

General Information

Owner Name:	SUN COMMUNITIES OPERATING LP	**Alternate Key:**	1279216
Mailing Address:	27777 FRANKLIN RD STE 200 SOUTHFIELD, MI 48034 *Update Mailing Address*	**Parcel Number:**	16-18-24-000300002600
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	18.70410
		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:	BEG AT W 1/4 COR OF SEC, RUN S ALONG W LINE OF SEC 91.09 FT,| S 89DEG 43MIN 16SEC E 321.31 FT, N 28DEG 53MIN 58SEC W | 349.39 FT, S 87DEG 48MIN 04SEC W TO W LINE OF SEC, S TO POB | ORB 2712 PG 310 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		1.5	AC	$0.00	$31,500.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1047 / 2105	2/1/1990	Warranty Deed	Multi-Parcel	Improved	$55,000.00
1129 / 418	10/1/1991	Warranty Deed	Multi-Parcel	Vacant	$1.00
2712 / 310	11/29/2004	Warranty Deed	Multi-Parcel	Vacant	$1.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$31,500	$31,500	$31,500	5.30510	$167.11
LAKE COUNTY MSTU AMBULANCE	$31,500	$31,500	$31,500	0.46290	$14.58
LAKE COUNTY MSTU FIRE	$31,500	$31,500	$31,500	0.47040	$14.82
SCHOOL BOARD STATE	$31,500	$31,500	$31,500	5.69700	$179.46
SCHOOL BOARD LOCAL	$31,500	$31,500	$31,500	1.50000	$47.25
TOWN OF LADY LAKE	$31,500	$31,500	$31,500	3.55100	$111.86
ST JOHNS RIVER FL WATER MGMT DIST	$31,500	$31,500	$31,500	0.30230	$9.52

PROPERTY RECORD CARD

General Information

Owner Name:	SUN COMMUNITIES OPERATING LP	**Alternate Key:**	1279496
Mailing Address:	27777 FRANKLIN RD STE 200 SOUTHFIELD, MI 48034 *Update Mailing Address*	**Parcel Number:**	17-18-24-000100005400
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	18.70410
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	101 WATER OAK BLVD LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	BEG AT W 1/4 COR OF SEC 16-18-24, RUN S ALONG SEC LINE 91.09| FT, N 89DEG 43MIN 16SEC W 144.46 FT, N 0DEG 25MIN 57SEC W | 292.05 FT, N 87DEG 48MIN 04SEC E TO E LINE OF SEC 17, S | ALONG SEC LINE TO POB | ORB 2712 PG 310 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		1	AC	$0.00	$42,000.00

Miscellaneous Improvements

There is no improvement information to display.

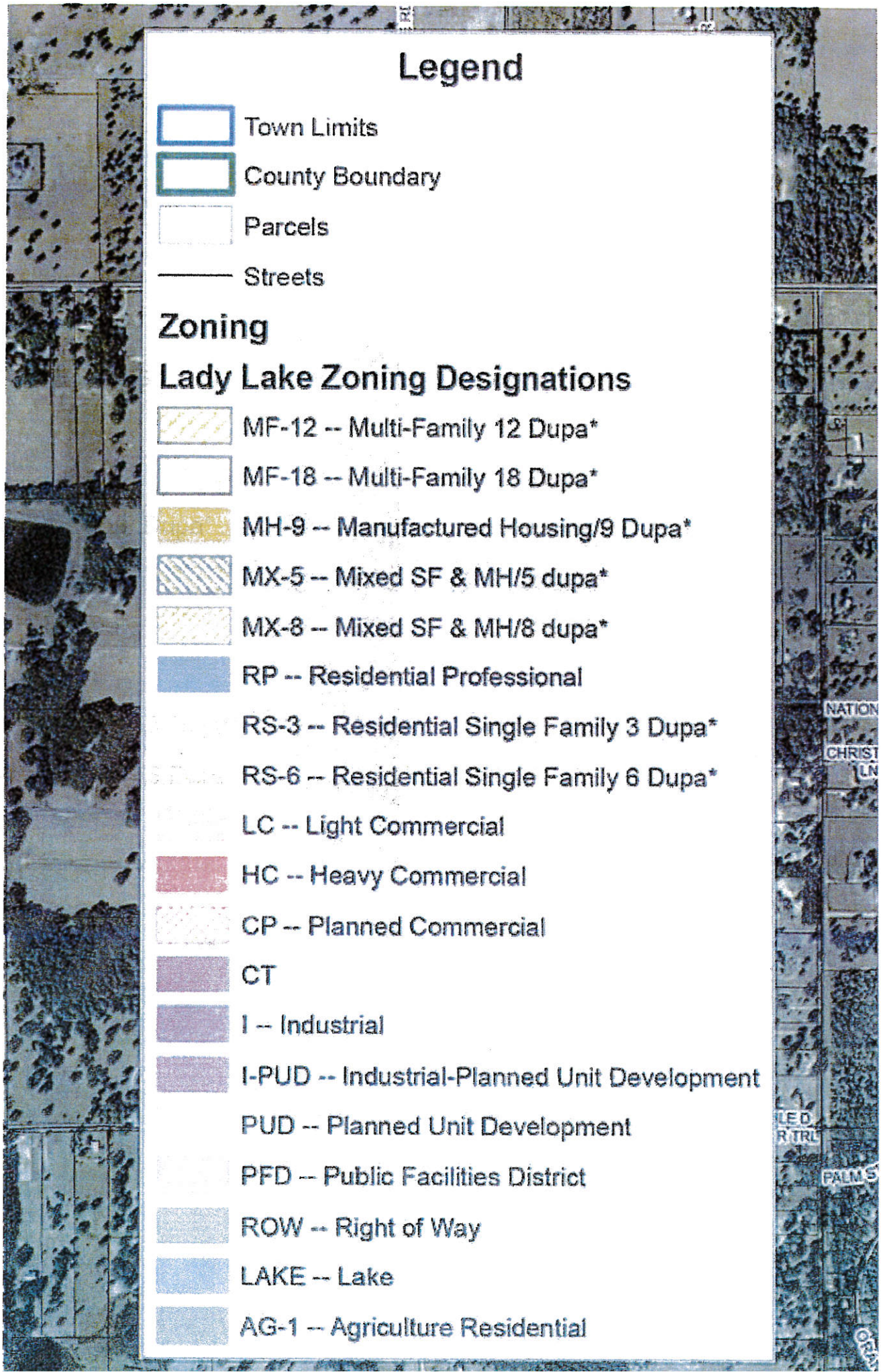
Sales History

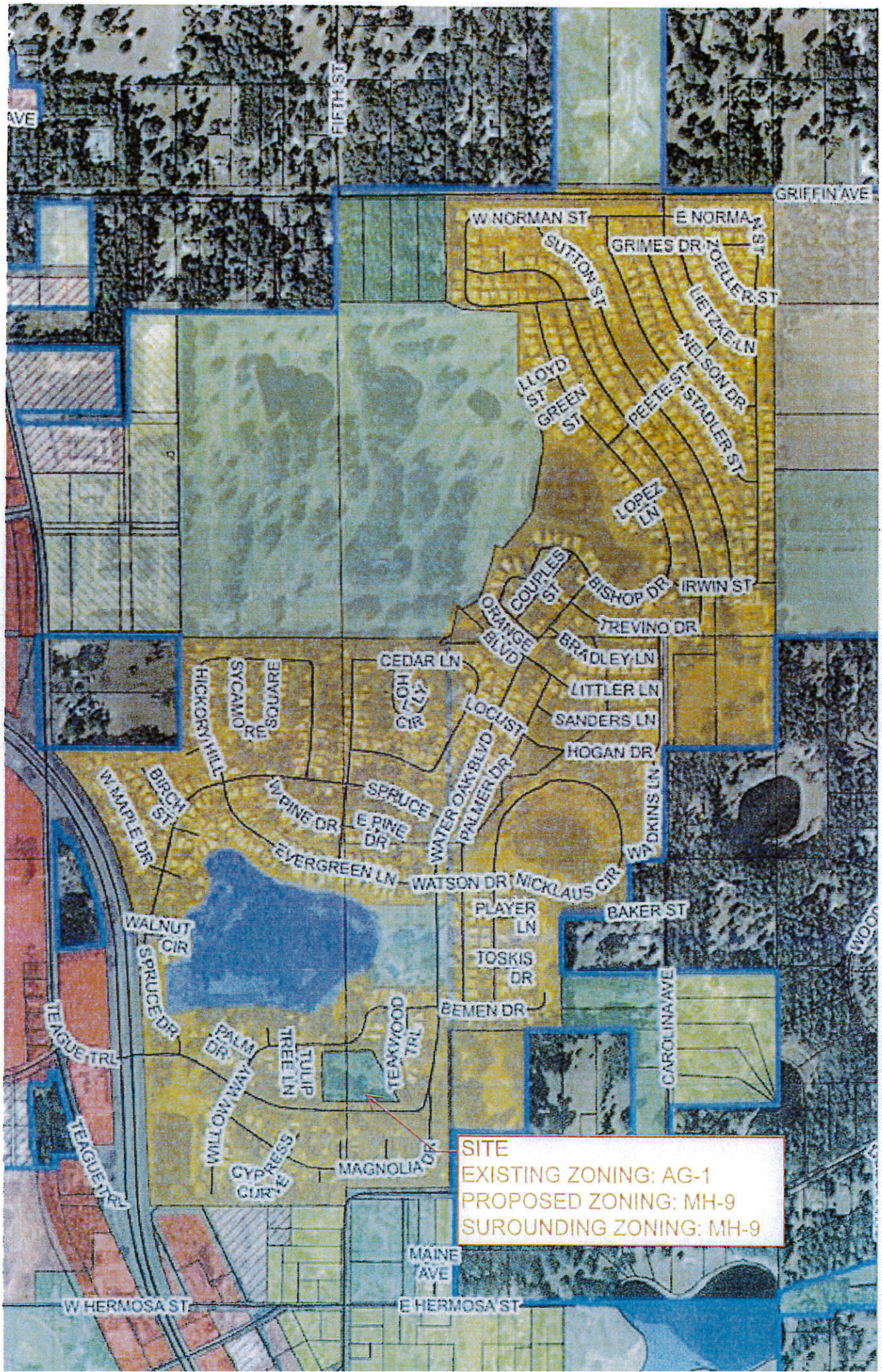
Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1047 / 2105	2/1/1990	Warranty Deed	Multi-Parcel	Improved	$1.00
1129 / 418	10/1/1991	Warranty Deed	Multi-Parcel	Improved	$58,000.00
2712 / 310	11/29/2004	Warranty Deed	Multi-Parcel	Improved	$170,000.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$42,000	$42,000	$42,000	5.30510	$222.81
LAKE COUNTY MSTU AMBULANCE	$42,000	$42,000	$42,000	0.46290	$19.44
LAKE COUNTY MSTU FIRE	$42,000	$42,000	$42,000	0.47040	$19.76
SCHOOL BOARD STATE	$42,000	$42,000	$42,000	5.69700	$239.27
SCHOOL BOARD LOCAL	$42,000	$42,000	$42,000	1.50000	$63.00
TOWN OF LADY LAKE	$42,000	$42,000	$42,000	3.55100	$149.14


Legend
Town Limits
County Boundary
Parcels
Streets
Zoning
Lady Lake Zoning Designations
MF-12 -- Multi-Family 12 Dupa*
MF-18 -- Multi-Family 18 Dupa*
MH-9 -- Manufactured Housing/9 Dupa*
MX-5 -- Mixed SF & MH/5 dupa*
MX-8 -- Mixed SF & MH/8 dupa*
RP -- Residential Professional
RS-3 -- Residential Single Family 3 Dupa*
RS-6 -- Residential Single Family 6 Dupa*
LC -- Light Commercial
HC -- Heavy Commercial
CP -- Planned Commercial
CT
I -- Industrial
I-PUD -- Industrial-Planned Unit Development
PUD -- Planned Unit Development
PFD -- Public Facilities District
ROW -- Right of Way
LAKE -- Lake
AG-1 -- Agriculture Residential


AVE
FIFTH ST
GRIFFIN AVE
W NORMAN ST
E NORMAN ST
GRIMES DR
SUTTON ST
OELLER ST
LIETZKE LN
NELSON DR
STADLER ST
PEETE ST
GREEN ST
LLOYD ST
LOPEZ LN
COUPLES ST
BISHOP DR
IRWIN ST
TREVINO DR
ORANGE BLVD
BRADLEY LN
CEDAR LN
LITTLER LN
SANDERS LN
HOGAN DR
LOCUST
HOLLY CIR
SYCAMORE SQUARE
HICKORY HILL
WATER OAK BLVD
PALMER DR
WATKINS LN
BIRCH ST
W MAPLE DR
W PINE DR
E PINE DR
SPRUCE
EVERGREEN LN
WATSON DR
NICKLAUS CIR
PLAYER LN
BAKER ST
WALNUT CIR
SPRUCE DR
TOSKIS DR
BEMEN DR
TEAGUE TRL
PALM DR
TULIP TREE LN
TEAKWOOD TRL
CAROLINA AVE
WILLOW WAY
CYPRESS CIR
MAGNOLIA DR
TEAGUE TRL
SITE
EXISTING ZONING: AG-1
PROPOSED ZONING: MH-9
SURROUNDING ZONING: MH-9
MAINE AVE
W HERMOSA ST
E HERMOSA ST

SUN COMMUNITIES, INC.

December 17, 2015

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

Via Email
wthen@ladylake.org

Re: Water Oak Rezoning Application

Dear Ms. Then:

Sun Communities, Inc. is the controlling entity for both Sun Communities Finance LP and Sun Communities Operating LP. For the purposes of rezoning the parcels owned by Sun Operating LP, (17-18-24-000100005400 & 16-18-24-00300002600) from AG-1 to MH-9, Sun Communities, Inc. has no issues with using the Legal Description Sketch prepared by Atwell, LLC dated 12-15-15 in lieu of a Certified Survey.

Sincerely,

John McLaren
President & Chief Operating Officer

27777 FRANKLIN ROAD, SUITE 200, SOUTHFIELD, MI 48034
(248) 208-2500 • FAX (248) 208-2640

Water Oak Estates

Justification of Need/Justification Statement

December 17, 2015

Water Oak Estates (Sun Communities, Inc.) is proposing to develop the area that was previously an old homestead site. Sun purchased the property in 2004 and it is currently undeveloped. We are proposing to add new home sites (some of which will be used as model homes initially) and a +/-3,500 SF Administrative/Sales building with associated parking.

Impact on Town Services

Potable Water

There is an existing water line along Willow Way. During development, the line will be extended into the proposed site to serve the new homes and the Administrative/Sales building. We will acquire all necessary permits from both the Town and State prior to development.

Sewer

There is existing sewer along Willow Way. During development, the lines will be extended into the proposed site to serve the new homes and the Administrative/Sales building. We will acquire all necessary permits from both the Town and State prior to development.

Schools

Not factored for project. No forseen impact of students as the project is located within an active adult retirement community.

Transportation

No Impact. The Water Oak Estates Site was originally designed for 1,484 home sites (from Town DRI). The current developed number of home sites is just over 1,100.

Parks and Recreation

The small scale future land use amendment and the rezoning application will not cause P&R Level of Service to be exceeded since, as mentioned above, the development is still well under the original DRI count. Additionally, Water Oak Estates provides its residents with all Park and Recreation Amenities.

Stormwater

Project will be required to adhere to SJRWMD guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

FROM: Daniel R. Gibbs, PE - Project Manager

APPLICANT

CFN 2004162050
Bk 02712 Pgs 0310 - 311; (2pgs)
DATE: 12/08/2004 09:29:52 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50
DEED DOC 1,190.00

This Document Prepared By and Return to:
Jennifer Anderson
Brokers Title of Leesburg, LLC
9738 US Hwy. 441, Suite 103
Leesburg, FL 34788

Parcel ID Number: 16-18-24-0003-000-02600
~~Grantee~~ 17 - 18 - 24 - 0001 - 000 - 05400
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 29th day of November, 2004 A.D., **Between**
Edward J. Reposa and Dorothy J. Reposa, husband and wife

of the County of Lake, State of Florida, **grantors,** and
Sun Communities Operating Limited Partnership, a Michigan limited partnership
whose address is: 27777 Franklin Road, Ste. 200, Southfield, MI 48034

of the County of , State of Michigan, **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have 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:
See Exhibit "A" attached hereto and made a part hereof

Subject to current taxes, easements and restrictions of record.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Paula S. Miller
Printed Name: Paula S. Miller

Edward J. Reposa by Dorothy J. Reposa, Attorney-in-Fact (Seal)
Edward J. Reposa by Dorothy J. Reposa, Attorney-in-Fact

EXHIBIT A

THE FOLLOWING DESCRIBED LAND, SITUATE AND BEING IN LAKE COUNTY, FLORIDA, TO-WIT:

A PARCEL OF LAND IN SECTION 16 AND 17, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AS DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 24 EAST, RUN SOUTH 0° 15' 20" EAST ALONG THE WEST LINE OF SAID SECTION 91.09 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 89° 43' 16" EAST 321.31 FEET; THENCE NORTH 28° 53' 58" WEST 349.39 FEET; THENCE SOUTH 87° 48' 04" WEST 299.33 FEET; THENCE SOUTH 00° 25' 57" EAST 292.05 FEET; THENCE SOUTH 99° 43' 16" EAST 144.46 FEET TO THE POINT OF BEGINNING. ALONG WITH AN EASEMENT FOR INGRESS AND EGRESS 10.0 FEET ON EACH SIDE OF THE FOLLOWING-DESCRIBED LINE: COMMENCING AT THE WEST 1/4 CORNER OF THE AFORESAID SECTION 16, RUN SOUTH 71° 07' 08" EAST 285.54 FEET TO THE POINT OF BEGINNING OF SAID LINE; RUN THENCE SOUTH 3° 10' 30" EAST 141.74 FEET; THENCE RUN SOUTH 37° 14' 30" WEST 454.94 FEET; THENCE SOUTH 0° 15' 20" EAST 10.0 FEET MORE OR LESS, TO THE RIGHT OF WAY OF LAKE GRIFFIN STREET AND THE END OF SAID LINE. THE EASEMENT IS
ALSO USED FOR UTILITY TRANSMISSION LINES AND THE OWENRS THEREOF HAVE THE RIGHT TO SURFACE THE EASEMENT AS THE DEEM APPROPRIATE.
TAX PARCEL ID: 17-18-24-0001-00005400
ADDRESS: 101 WATER OAK BLVD.
LADY LAKE, FL 32159

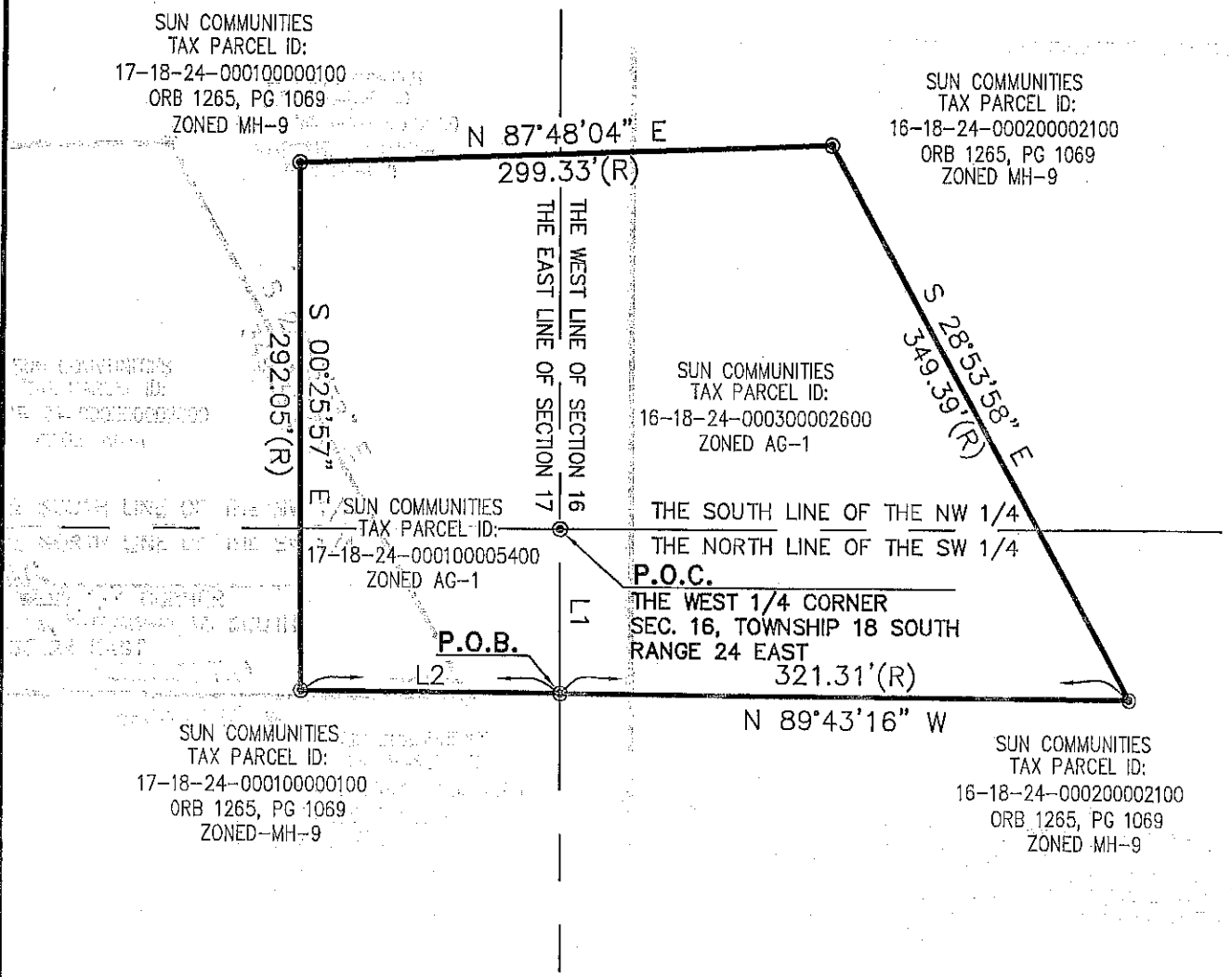
The quality of this image is equivalent to the quality of the original document.

LEGAL DESCRIPTION SKETCH

OF ORB 1047, PG. 2105
FOR SUN COMMUNITIES

SECTIONS 16 & 17, TOWNSHIP 18 SOUTH
RANGE 24 EAST

THIS IS NOT A BOUNDARY SURVEY



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°15'20" W	91.09'
L2	N 89°43'16" W	144.46'

DATE	12-15-15
DR. D.L.A.	CH. D.L.A.
P.M. D.G.	
JOB	15001161
SHEET NO.	1 OF 1

SCALE 0 50 100

1" = 100 FEET

ATWELL
866.850.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA
770.423.0807

Water Oak Estates – Adjacent Property List

1. AltKey – 1279461
    a. Parcel Number: 171824000100000100
    b. Section: 17
    c. Township: 18
    d. Range: 24
    e. Subdivision: 0001
    f. Owner Name: SUN COMMUNITIES FINANCE LP
    g. Owner Address: 27777 FRANKLIN RD STE 200
    h. Owner City: SOUTHFIELD
    i. Owner State: MI
    j. OwnerZip: 48034
    k. PropertyAddress: 638 HICKORY HILL LADY LAKE FL 32159
    l. PropertyName: WATER OAK COUNTRY CLUB ESTATES

2. AltKey – 1698570
    a. Parcel Number: 161824000200002100
    b. Section: 16
    c. Township: 18
    d. Range: 24
    e. Subdivision: 0002
    f. Owner Name: SUN COMMUNITIES FINANCE LP
    g. Owner Address: 27777 FRANKLIN RD STE 200
    h. Owner City: SOUTHFIELD
    i. Owner State: MI
    j. OwnerZip: 48034
    k. PropertyAddress: 406 PALMER DR LADY LAKE FL 32159
    l. PropertyName: WATER OAK COUNTRY CLUB ESTATES

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: January 11, 2016

SUBJECT: **Ordinance No. 2016-06 – Sun Communities Operating, LP. - Rezoning from Lady Lake Agriculture Residential (AG-1) to Lady Lake Manufactured Home High Density (MH-9) for two lots consisting of approximately 2.6 +/- acres of land - Located within Water Oaks Country Club Estates within Lake County, Florida- Alternate Keys 1279496 and 1279216.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance No. 2016-06, rezoning 2.6 ± Acres of Property consisting of two lots – Located within Water Oaks Country Club Estates within Lake County, Florida – Requesting to Change from Lady Lake Agriculture Residential (AG-1) to Lady Lake Manufactured Home High Density (MH-9) to the Town Commission with the recommendation of approval.**

2. **Motion to forward Ordinance No. 2016-06, rezoning 2.6 ± Acres of Property consisting of two lots – Located within Water Oaks Country Club Estates within Lake County, Florida – Requesting to Change from Lady Lake Agriculture Residential (AG-1) to Lady Lake Manufactured Home High Density (MH-9) to the Town Commission with the recommendation of denial.**

Staff is in support of Motion Number 1

On December 22, 2015, applications have been filed with the Town of Lady Lake, by Daniel R. Gibbs with Atwell, LLC, on behalf of Sun Communities Operating LP, to rezone and amend the future land use designation of two lots located within the Water Oak Country Club, approximately 1,150 lineal feet east of the intersection North Highway 27/441 and County Road 25, within Lake County, Florida.

The rezoning application involves approximately 2.6+/- acres. The applicant is seeking to rezone the property from Lady Lake Agriculture Residential (AG-1) to Town of Lady Lake Manufactured Home High Density (MH-9). The applicant is pursuing to rezone these properties to add approximately +/- 10 new home sites (of which 3 to 5 will be used as model homes initially) and a 3,500+/- SF Administrative/Sales building with associated parking.

The parcels are identified by Alternate Key numbers 1279496 and 1279216. The applications were reviewed to determine if they are in compliance with the Land Development Regulations (LDRs) and the Lady Lake Comprehensive Plan. It was found that the requested use is consistent with the directives of the Comprehensive Plan and satisfies the necessary criteria as required to meet the requirements of the adopted Town of Lady Lake Land Development Regulations (LDRs).

The subject properties lie in Sections 16 and 17, 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	Lady Lake Agriculture Residential (AG-1)
Zoning of Adjacent Properties	
West	Lady Lake- Manufactured Home High Density (MH-9)
East	Lady Lake- Manufactured Home High Density (MH-9)
North	Lady Lake- Manufactured Home High Density (MH-9)
South	Lady Lake- Manufactured Home High Density (MH-9)

Notices to inform the surrounding property owners was not necessary because the property owner of the two subject parcels and adjacent parcels is the same entity: Sun Communities. On December 28, 2015, a letter was hand-delivered to the Water Oak Administrative Office to provide to Water Oak residents in the event they inquire about the proposed rezoning application. The properties were also posted Monday, December 28, 2015.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-06, provided comments on Monday, January 4, 2016, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Local Planning Agency** doesn't review Rezoning applications; only Future Land Use Comprehensive Plan Amendment applications.

The **Town Commission** is scheduled to consider Ordinance 2016-06 for first reading on Monday, February 1, 2016 at 6:00 p.m. The second and final reading will be held on Wednesday, February 17, 2016 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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1-5-2016 **DEPARTMENT HEAD** **Submitted** 1/5/15 **Date**

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

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

TOWN MANAGER **Approved Agenda Item for:** 1/11/16 **Date** 1/5/16

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

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

[ ] Approved with Modification

K-12

TOWN COMMISSION AGENDA ITEM

REQUESTED MEETING DATE: February 1, 2016 – Second/Final Reading

SUBJECT: **Ordinance 2016-07 – Amending the Town of Lady Lake Land Development Regulations Chapter 9, Miscellaneous Regulations; Adding Section 9-10, Entitled Façade Improvement Program**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDATION:

Staff Recommends approval of Ordinance 2016-07, Amending the Town of Lady Lake Land Development Regulations Chapter 9, Miscellaneous Regulations; Adding Section 9-10, Entitled Façade Improvement Program.

SUMMARY

Attached is a draft Ordinance for consideration by the Town Commission pertaining to an amendment to the Town of Lady Lake Land Development Regulations Chapter 9, Miscellaneous Regulations; Adding Section 9-10, Entitled Façade Improvement Program.

Staff previously prepared a draft "Façade Improvement Program" document for consideration by the Economic Development Advisory Committee (EDAC) at the April 29, 2014 meeting. The draft outlined the qualifications for the program, procedures, and eligibility for the committee's consideration. Since that time, the draft ordinance was submitted to the Town Attorney for review and has been approved. At this time, the ordinance has been prepared in its final form and is ready for consideration for approval by the Town Commission to implement the program, as recommendations from the Planning and Zoning Board as well as the Economic Development Advisory Committee have been made. This fiscal year, the budget for EDAC activities has been established at $7,500. The intent is to allocate funds for two (2) grants this fiscal year, leaving $2,500 for other operational expenses. Staff is seeking an approval of Ordinance 2016-07 by the Town Commission.

Public Hearings

The **Economic Development Advisory Committee** reviewed Ordinance 2016-07 at their regular meeting on Tuesday, January 5, 2016 and voted 3-0 for the recommendation of approval.

At the January 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-07 by a vote of 2-1.

At the Special Meeting on Wednesday, January 20, 2016, the **Town Commission** voted for approval of Ordinance 2016-07 by a vote of 5-0.

FISCAL IMPACT: $ $5,000 [ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

DEPARTMENT HEAD	**Submitted** 1/25/16	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date** 1-25-16
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 2/1/16	**Date** 1/25/16

COMMISSION ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

ORDINANCE NO. 2016-07

AN ORDINANCE BY THE TOWN COMMISSION AMENDING THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS CHAPTER 9, MISCELLANEOUS REGULATIONS; ADDING SECTION 9-10, ENTITLED FAÇADE IMPROVEMENT PROGRAM; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR 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 in accordance with the Town of Lady Lake Comprehensive Plan and the requirements of Chapter 163, Part II, Florida Statutes; and

WHEREAS, on January 5, 2016, the Economic Development Advisory Committee reviewed the proposed amendment to the Land Development Regulations, which are 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 9, Miscellaneous Regulations of the Land Development Regulations, finding it is in the best interest of the Town of Lady Lake to promote the general welfare of its citizens and to enhance the property values of commercial structures through incentivizing façade improvements.

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

Section 1. **Amendment.** "The Land Development Regulations of the Town of Lady Lake, Florida," dated August 15, 1994 (the "Land Development Regulations") is hereby amended as provided below:

Chapter 9, Miscellaneous Regulations, adding Section 9-10, entitled Façade Improvement Program as 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 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 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 Town's Land Development Regulations. 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 cannot be applied to improvements completed prior to the effective date of this Ordinance.

Section 6. Effective Date. This ordinance shall become effective upon adoption.

PASSED AND ORDAINED in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, this **1st** day of **February, 2016.**

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kris Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

EXHIBIT "A"

Section 9-10. Façade Improvement Program

A) *Purpose.* Through this program, business owners and tenants are eligible for a grant match of up to fifty percent (50%) of the cost of their exterior improvements, with a maximum reimbursement of $2,500.00 per property. Two (2) grants are awarded per fiscal year, and are allocated on a first come, first served basis provided all eligibility requirements are satisfied; no award shall be granted to the same structure within a three year period.

B) *Eligibility Requirements.* To participate in the Façade Improvement Program, the structure must be:

1. located within the Downtown Redevelopment Area Boundary (see Figure A below). (Applicants within the Downtown Redevelopment Area will be given priority to the grant award; however, the Town Commission may award the grant to applicants outside of the Downtown Redevelopment Area on a case-by-case basis, provided they meet all other eligibility requirements); and

2. used for a business operating at minimum 20 hours a week; and

3. have a commercial zoning designation (HC, LC, CP, CT).

C) *Qualifying as an Applicant.* To participate in the Facade Improvement Program, the applicant may be the property owner or the operating tenant. If the tenant is applying for the grant, the property owner must also sign an owner's affidavit to approve the proposed work. The business must also employ no more than 15 full time employees at time of the grant award.

D) *Grant Review and Approval Procedures:*

1. Submit completed application form with all required documentation to the Growth Management Department. Applicants may choose to schedule a pre-application meeting with the Growth Management Department if they would like a determination regarding whether their proposed improvements would be eligible for the grant.

2. Application will be reviewed by the Growth Management Department to assure that it is complete and consistent with all Land Development Regulations.

3. After staff approval, the applicant can proceed with presenting the application to the Economic Development Advisory Committee for recommendation to the Town Commission.

4. Applicant must complete the project and satisfy all inspection requirements. Changes to scope of the job after it has been approved without consent of the Economic Development Advisory Committee, and subsequently the Town Commission, shall result in forfeiture of the grant funds. Reimbursement shall occur after all work has been completed and the necessary inspections have been approved. The applicant will be reimbursed for costs based upon the actual expenses shown on the invoices

submitted to the Growth Management Department following completion of all improvements.

E) *Eligible Facade Improvements:* The Facade Improvement Program is limited to reimbursement for improvements made only to the exterior of commercial structures. Eligible improvements are those on the building elevations that front rights-of-way and are visible to the passers-by on the street. Signs and sign improvements are not eligible for this program. Routine maintenance such as painting, pressure washing, and minor repairs to existing materials alone will not be eligible for reimbursement, but may be an element of the scope of the project. Project components that may qualify for a Façade Grant include, but are not necessarily limited to:

1. Exterior improvement, restoration, including removal of decayed materials.

2. Repair, replacement, or installation of new:
   a) exterior windows
   b) exterior doors
   c) awnings
   d) exterior lighting
   e) painting (only if entire façade is repainted)
   f) roofing materials

F) *Façade Design Guidelines:* Facade Grant applications used in conjunction with an improvement that would cause more than fifty percent (50%) of the building area to be replaced; or if the existing building is being redeveloped and the cost of redevelopment is greater than fifty percent (50%) of the assessed value of the building, the applicant shall meet the Town's Commercial Design Standards.

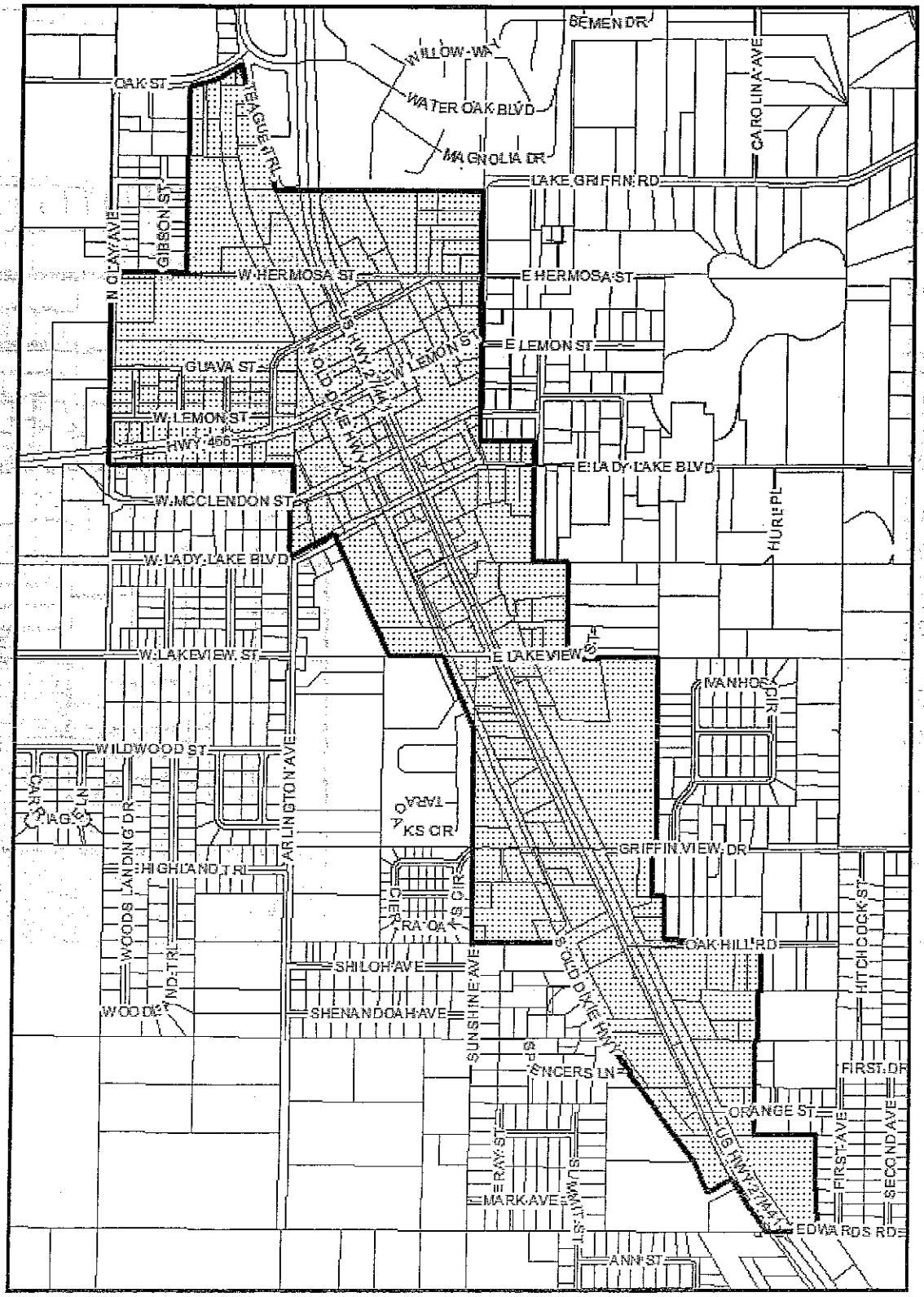
G) *Application Submittals*: Required application submittals shall include:

1. Completed application form
2. Valid Business Tax Receipt for the Town of Lady Lake
3. Documentation that property taxes are current
4. Documentation of no outstanding liens or active Code Enforcement cases within the Town of Lady Lake.
5. Detailed budget including three (3) written estimates from licensed contractors to verify costs are within reasonable parameters. Invoice of project costs will have to be submitted.
6. Photo of current Façade (a photo of the completed façade showing all improvements will be required to close the project as well).
7. Scaled drawings clearly illustrating proposed improvements.

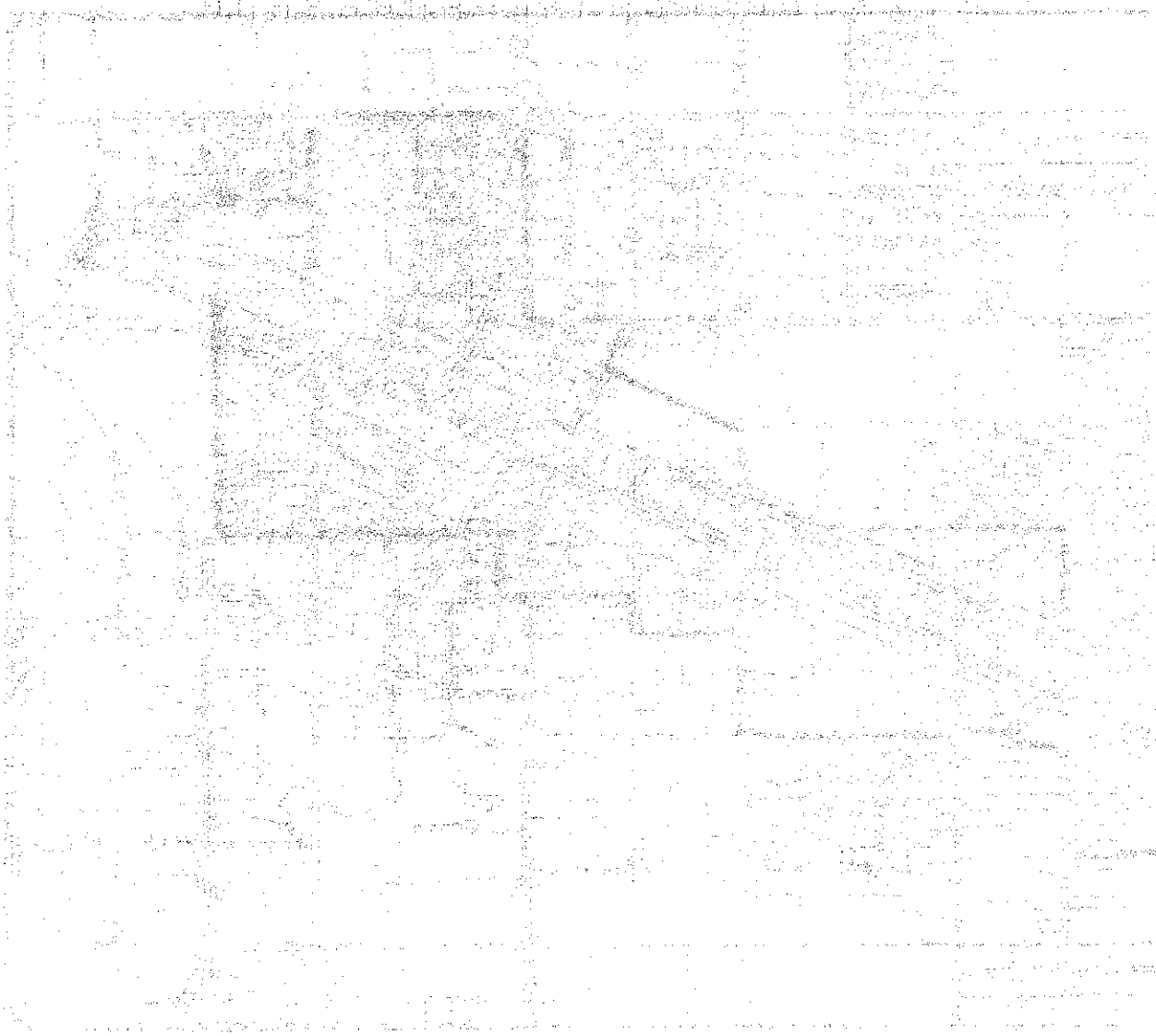
1
2

Figure A

Downtown Redevelopment Area Boundary



3
4



PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: January 11, 2016

SUBJECT: **Ordinance 2016-07 - Amending the Town of Lady Lake Land Development Regulations Chapter 9, Miscellaneous Regulations; Adding Section 9-10, Entitled Façade Improvement Program**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDATIONS:

1. **Motion to forward Ordinance 2016-07, Amending the Town of Lady Lake Land Development Regulations Chapter 9, Miscellaneous Regulations; Adding Section 9-10, Entitled Façade Improvement Program, to the Town Commission with the Recommendation of Approval.**

2. **Motion to forward Ordinance 2016-07, Amending the Town of Lady Lake Land Development Regulations Chapter 9, Miscellaneous Regulations; Adding Section 9-10, Entitled Façade Improvement Program, to the Town Commission with the Recommendation of Denial.**

Staff is in support of Motion Number 1.

SUMMARY

Attached is a draft Ordinance for consideration by the Planning and Zoning Board pertaining to an amendment to the Town of Lady Lake Land Development Regulations Chapter 9, Miscellaneous Regulations; Adding Section 9-10, Entitled Façade Improvement Program.

Staff previously prepared a draft "Façade Improvement Program" document for consideration by the Economic Development Advisory Committee (EDAC) at the April 29, 2014 meeting. The draft outlined the qualifications for the program, procedures, and eligibility for the committee's consideration. Since that time, the draft ordinance was submitted to the Town Attorney for review and has been approved. At this time, the ordinance has been prepared in its final form and is ready for consideration for approval by the Town Commission to implement the program, pending a recommendation from the Planning and Zoning Board as well as the Economic Development Advisory Committee. This fiscal year, the budget for EDAC activities has been established at $7,500. The intent is to allocate funds for two (2) grants this fiscal year, leaving $2,500 for other operational expenses. Staff is

seeking a recommendation of approval from the committee for Ordinance 2016 –07, so that it may be advanced to the Town Commission for their consideration.

Public Hearings

The **Economic Development Advisory Committee** reviewed Ordinance 2016-07 at their regular meeting on Tuesday, January 5, 2016 (the vote of recommendation or denial will be available at the time of the Planning and Zoning Board Meeting).

The **Town Commission** is scheduled to consider Ordinance 2016-06 for first reading on Wednesday, January 20, 2016 at 6:00 p.m. The second and final reading will be held on Monday, February 1, 2016 at 6:00 p.m.

FISCAL IMPACT: $ $5,000

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: [X] Ordinance [ ] Resolution [ ] Budget Resolution
[ ] Other

1-5-2016 **DEPARTMENT HEAD** **Submitted** 1/5/15 **Date**

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

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

TOWN MANAGER **Approved Agenda Item for:** 1/11/16 **Date** 1/5/16

COMMISSION ACTION: **[✓] Approved as Recommended [ ] Disapproved**
SIGURDSON/CHASSON 2-1 (CHASSON)

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

[ ] Approved with Modification

CC: THAD - GH.

ORDINANCE NO. 2016-07

AN ORDINANCE BY THE TOWN COMMISSION AMENDING THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS CHAPTER 9, MISCELLANEOUS REGULATIONS; ADDING SECTION 9-10, ENTITLED FAÇADE IMPROVEMENT PROGRAM; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, on August 15, 1994, the Town of Lady Lake adopted the Land Development Regulations 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 January 5, 2016, the Economic Development Advisory Committee reviewed the proposed amendment to the Land Development Regulations, which are 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 9, Miscellaneous Regulations of the Land Development Regulations, finding it is in the best interest of the Town of Lady Lake to promote the general welfare of its citizens and to enhance the property values of commercial structures through incentivizing façade improvements.

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

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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 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

DRAFT

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 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 Town's Land Development Regulations. 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 cannot be applied to improvements completed prior to the effective date of this Ordinance.

Section 6. Effective Date. This ordinance shall become effective upon adoption.

PASSED AND ORDAINED in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, this **1st** day of **February, 2016**.

TOWN OF LADY LAKE, FLORIDA

_____
Mayor

Ruth Kussard, Mayor

ATTEST:

_____
Kris Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

DRAFT

EXHIBIT "A"

Section 9-10. Façade Improvement Program

A) *Purpose:* Through this program, business owners and tenants are eligible for a grant match of up to fifty percent (50%) of the cost of their exterior improvements, with a maximum reimbursement of $2,500.00 per property. Two (2) grants are awarded per fiscal year, and are allocated on a first come, first served basis provided all eligibility requirements are satisfied; no award shall be granted to the same structure within a three year period.

B) *Eligibility Requirements.* To participate in the Façade Improvement Program, the structure must be:

1. located within the Downtown Redevelopment Area Boundary (see Figure A below). (Applicants within the Downtown Redevelopment Area will be given priority to the grant award; however, the Town Commission may award the grant to applicants outside of the Downtown Redevelopment Area on a case-by-case basis, provided they meet all other eligibility requirements); and

2. used for a business operating at minimum 20 hours a week; and

3. have a commercial zoning designation (HC, LC, CP, CT).

C) *Qualifying as an Applicant.* To participate in the Facade Improvement Program, the applicant may be the property owner or the operating tenant. If the tenant is applying for the grant, the property owner must also sign an owner's affidavit to approve the proposed work. The business must also employee no more than 15 full time employees at time of the grant award.

D) *Grant Review and Approval Procedures:*

1. Submit completed application form with all required documentation to the Growth Management Department. Applicants may choose to schedule a pre-application meeting with the Growth Management Department if they would like a determination regarding whether their proposed improvements would be eligible for the grant.

2. Application will be reviewed by the Growth Management Department to assure that it is complete and consistent with all Land Development Regulations.

3. After staff approval, the applicant can proceed with presenting the application to the Economic Development Advisory Committee for recommendation to the Town Commission.

4. Applicant must complete the project and satisfy all inspection requirements. Changes to scope of the job after it has been approved without consent of the Economic Development Advisory Committee, and subsequently the Town Commission, shall result in forfeiture of the grant funds. Reimbursement shall occur after all work has been completed and the necessary inspections have been approved. The applicant will be reimbursed for costs based upon the actual expenses shown on the invoices

submitted to the Growth Management Department following completion of all improvements.

E) *Eligible Facade Improvements:* The Facade Improvement Program is limited to reimbursement for improvements made only to the exterior of commercial structures. Eligible improvements are those on the building elevations that front rights-of-way and are visible to the passers-by on the street. Signs and sign improvements are not eligible for this program. Routine maintenance such as painting, pressure washing, and minor repairs to existing materials alone will not be eligible for reimbursement, but may be an element of the scope of the project. Project components that may qualify for a Façade Grant include, but are not necessarily limited to:

1. Exterior improvement, restoration, including removal of decayed materials.

2. Repair, replacement, or installation of new:
   a) exterior windows
   b) exterior doors
   c) awnings
   d) exterior lighting
   e) painting (only if entire façade is repainted)
   f) roofing materials

F) *Façade Design Guidelines:* Facade Grant applications used in conjunction with an improvement that would cause more than fifty percent (50%) of the building area to be replaced; or if the existing building is being redeveloped and the cost of redevelopment is greater than fifty percent (50%) of the assessed value of the building, the applicant shall meet the Town's Commercial Design Standards.

G) *Application Submittals*: Required application submittals shall include:

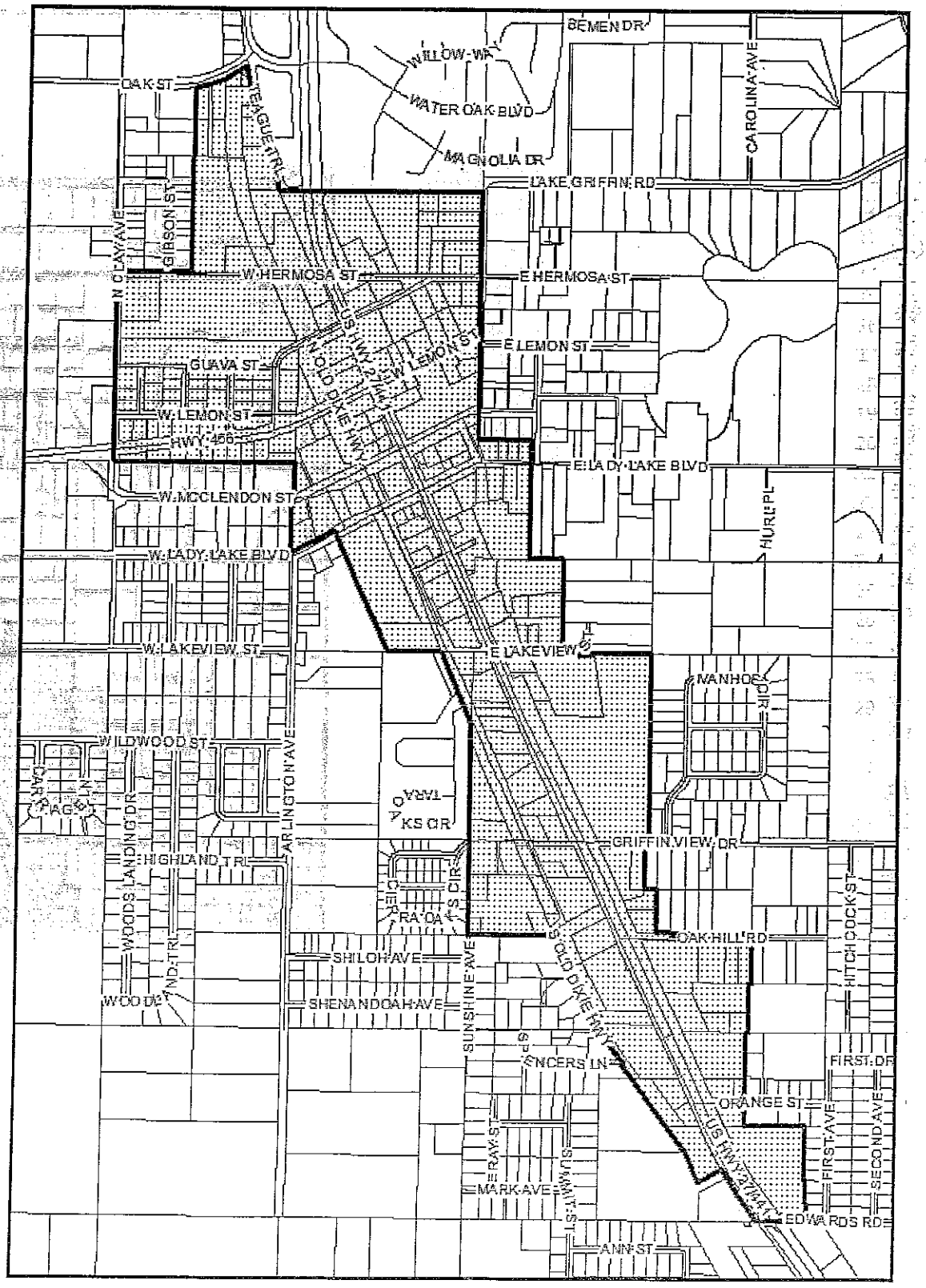
1. Completed application form
2. Valid Business Tax Receipt for the Town of Lady Lake
3. Documentation that property taxes are current
4. Documentation of no outstanding liens or active Code Enforcement cases within the Town of Lady Lake.
5. Detailed budget including three (3) written estimates from licensed contractors to verify costs are within reasonable parameters. Invoice of project costs will have to be submitted.
6. Photo of current Façade (a photo of the completed façade showing all improvements will be required to close the project as well).
7. Scaled drawings clearly illustrating proposed improvements.

DRAFT

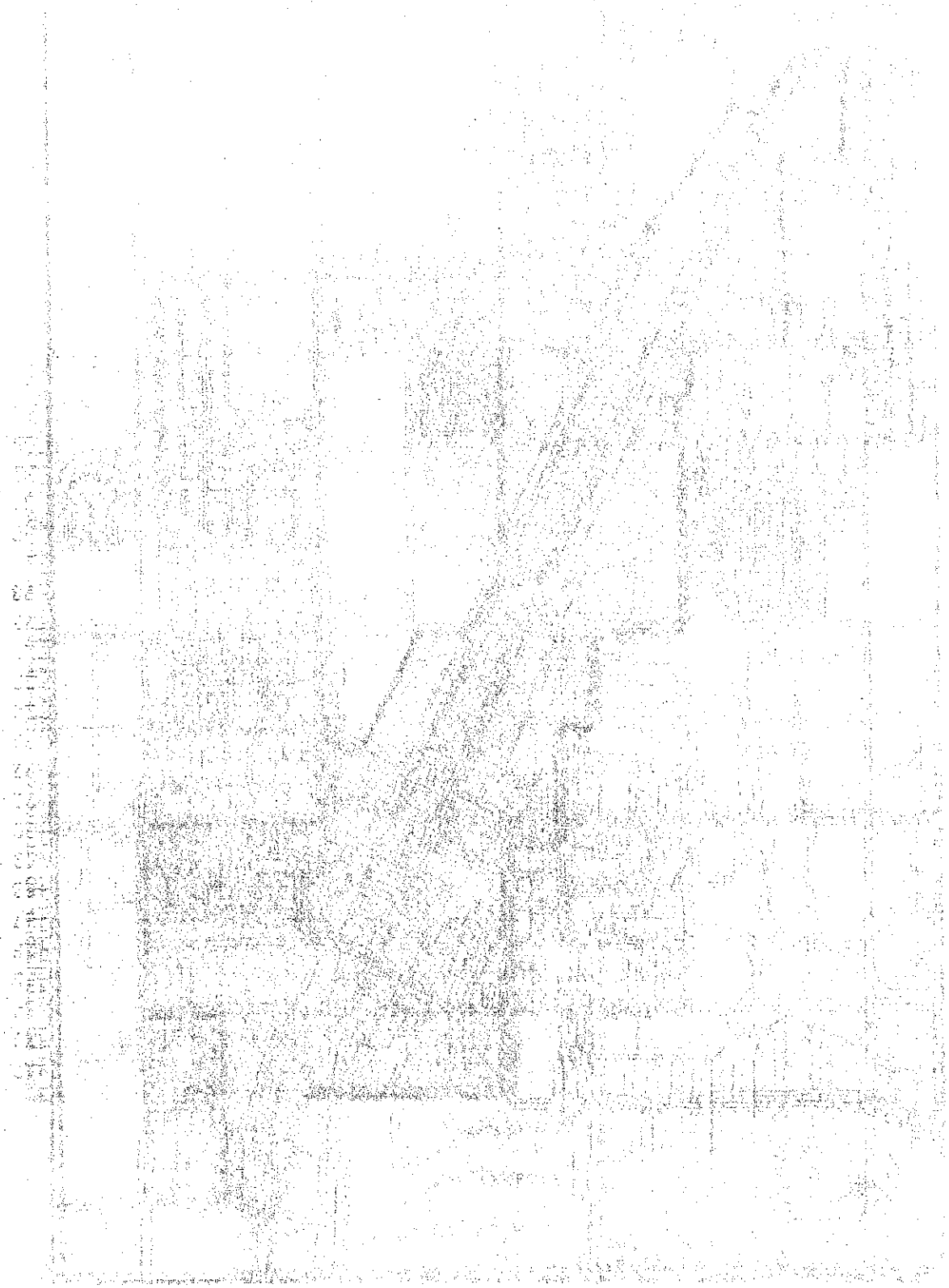
1
2

Figure A

Downtown Redevelopment Area Boundary



3
4



5. **Discussion of a Façade Improvement Program for the Proposed Downtown Redevelopment Area**

Member Carroll stated that staff prepared a draft "Façade Improvement Program" document for the consideration of the Economic Advisory Committee at the November 5, 2013 meeting. The draft outlined the qualifications for the program, procedures, and eligibility for the committee's consideration. Continued discussion and recommendations should pertain to any modifications and amendments that need to be made to the document as presented if the Committee feels the program should be advanced for consideration by the Town Commission. Therefore, consensus is being sought to move forward with this program proposal, or alternatively, to discontinue advancement of the proposal.

Member Carroll stated that this program would tie into the previous discussion of the proposed downtown redevelopment area, and it could be isolated to start in the first phase, then progress to the second and third phases. He stated by concentrating the efforts in a particular area, it would be visible to the public and would hopefully build momentum.

Member Carroll stated that a budget would have to be put in place, and an amount for the grant would have to be decided upon, although a maximum of $2,500 per property for exterior improvements was previously discussed as a 50/50 match grant, with the business owner being reimbursed after the project was completed. He stated the exterior improvements would include such items as doors and windows, lighting, awnings, and painting. Mr. Carroll stated that three grants were initially proposed.

Member Salas asked if landscaping would be eligible as exterior improvements, as landscaping can sometimes make a big difference in the curb appeal of a business.

Mr. Carroll replied that landscaping is not usually included under a façade grant program as it is not tangible and concrete, but it could be an idea for a landscaping program.

Town Manager Kris Kollgaard reminded the Committee that they had $10,000.00 in their budget for the year, and some of those funds could be used for a façade grant program.

Member Quinn asked who would operate and be the watchdog for the façade grant program.

Member Carroll replied that he administered a façade grant program in another jurisdiction and site inspections were completed. Three competitive bids and a receipt showing the amount paid for the work were required. He stated that the business owner would be reimbursed after the work was completed and after everything was satisfied.

Member Carnecchia asked for clarification on whether the façade program was for a business owner or a property owner/landlord. He gave the example of the Lady Lake Plaza, which has one property owner, but has six to seven different businesses in the plaza.

Member Carroll stated that could be at the discretion of the Committee whether it is per business or per property.

Member Quinn asked if there would be some control over the paint colors, etc., that would be chosen for the façade improvements.

Member Carroll replied that the applicant for the grant program would have to submit a packet for what they want to do, and staff could pick out any red flags or violations to Code such as colors, type of windows, etc.

Chairperson DuShane asked how the business owners in the particular area such as phase one would learn of this façade grant program. He also asked who would decide which three businesses would be awarded the grant.

Member Carroll replied that it could be put on the Town's website, or letters could be sent to the business owners using the business tax receipt information in the Clerk's office, stating that a grant has been made available for the area and telling how to capitalize on the grant. He stated that they could be awarded based on a first come/first served basis, or proposals could be reviewed by the Committee and they could make the recommendation. Mr. Carroll suggested that the Committee make recommendations as applications could be submitted simultaneously and some proposals may allow for more improvements at a better value than others.

Town Manager Kris Kollgaard agreed that it might be best to have the Committee review the applications for the grant program, and make recommendations to the Town Commission for their decision.

Chairperson DuShane stated that he did not see any use for the budgeted $10,000.00 other than to pay for the Ocala tour that has already happened and the proposed trip to Eustis.

Member Quinn asked if members would be allowed to approach business owners on their own to let them know of the grant program once it is enacted.

Ms. Kollgaard stated that it would be best to inform all the business owners at one time such as by letter.

Chairperson DuShane asked what the next step would be to get this program launched.

Member Carroll stated staff would formalize the criteria and he asked the Town Manager if an ordinance would have to be enacted, and the likelihood of this program being launched this fiscal year.

Ms. Kollgaard replied from the audience (nearly inaudible on recording) that she would check with the Town Attorney, but most likely an ordinance would need to go before the Town Commission. She stated that the program could probably be ready to be launched by July.

It was the consensus of the Committee to move forward with the façade grant program.

6. <u>Consideration/Discussion of a Possible Trip to the Eustis Chamber of Commerce to View Their Facilities and Their Function as a Welcome Center for the City</u>

Chairperson Dushane stated that he is requesting that the Economic Development Advisory Committee consider a possible trip to the Eustis Chamber of Commerce to view their facilities and their function as a Welcome Center for the City of Eustis. If it is determined that the committee would like to visit the Eustis Chamber of Commerce, dates and times for the trip should be discussed and agreed upon so that Town staff can make the necessary arrangements

~~Mr. Carroll reported that the Smallwood/Tudor Oak Street facility is a warehouse type building which will offer storage capabilities or other uses such as a man cave, etc. He stated the Lumen Park project is an ALF facility to be constructed on CR 466 near the La Zamora gate. He stated that although the Texas Roadhouse looks to be nearly complete, it is not scheduled to open until March so they can fully train their staff before opening. Mr. Carroll explained that the Van Lady Lake project is located at the old Regions Bank site on N. Hwy 27/441 and three retail business establishments will be constructed on site instead. He reported the Village Veranda will have 90 ALF beds and 40 memory care beds, and will be located on S. US Hwy 27/441. He also noted that the Village Airport Van campus on Hermosa Street is under construction and has been in progress for a while, which is why he did not include it on this recap.~~

~~Member Francis asked for clarification on the location of Village Veranda.~~

~~Mr. Carroll replied that Village Veranda will be located on S. US Hwy 27/441, and Lumen Park will be located on CR 466 on the opposite side of the street than Lexington Park.~~

6. Update on the Façade Improvement Program

Mr. Carroll reviewed the background summary for this agenda item (on file in the Clerk's Office). He stated that staff previously prepared a draft "Façade Improvement Program" document for consideration by the Economic Development Advisory Committee at the April 29, 2014 meeting. Mr. Carroll reported the draft outlined the qualifications for the program, procedures, and eligibility for the committee's consideration. He stated that since that time, the draft ordinance was submitted to the Town Attorney for review.

Mr. Carroll stated that at this time, the ordinance has been prepared in its final form and is ready for consideration of approval by the Commission to implement the program, pending a recommendation of approval from the Economic Development Advisory Committee and the Planning and Zoning Board, which will consider the ordinance at their meeting on January 11, 2016. He stated that this fiscal year, the budget for EDAC activities has been established at $7,500 and the intent is to allocate funds for two grants this fiscal year, leaving $2,500 for other operational expenses.

Mr. Carroll reviewed the elements of the program as outlined under Ordinance No. 2016-07 as follows:

B) Eligibility Requirements: To participate in the Façade Improvement Program, the structure must be:

1. located within the Downtown Redevelopment Area Boundary (see Figure A below) (Applicants within the Downtown Redevelopment Area will be given priority to the grant award; however, the Town Commission may award the grant to applicants outside of the Downtown Redevelopment Area on a case-by-case basis, provided they meet all other eligibility requirements); and
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Exterior improvement, restoration, including removal of decayed materials. Repair, replacement, or installation of new:

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d) exterior lighting
e) painting (only if entire façade is repainted)
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5. Detailed budget including three (3) written estimates from licensed contractors to verify costs are within reasonable parameters. Invoice of project costs will have to be submitted.
6. Photo of current Façade (a photo of the completed façade showing all improvements will be required to close the project as well).
7. Scaled drawings clearly illustrating proposed improvements.

He then showed a map of the downtown redevelopment area boundary as previously defined by this committee.

Mr. Carroll stated that staff is seeking a recommendation of approval from the committee for Ordinance No. 2016-07 so that it may be advanced to the Town Commission for their consideration.

Member Curry asked how someone would learn about this program.

Mr. Carroll replied that there will be three more public meetings where people can learn about it; the Planning and Zoning Board meeting, and two Commission meetings. He stated the Commission meetings are usually attended by the press and they will most likely run an article about it. He reported that once it is approved, the information will also be put on the web site.

Acting Chair/Member Salas remarked that it will most likely get out by word of mouth, as well. She asked for a motion.

Upon a motion by Member Francis and a second by Member Curry, the Committee recommended approval of Ordinance No. 2016-07 as prepared by a vote of 3-0.

DRAFT

SPECIAL TOWN COMMISSION AGENDA ITEM

REQUESTED MEETING DATE: January 20, 2016 - FIRST READING

SUBJECT: **Ordinance 2016-07 – Amending the Town of Lady Lake Land Development Regulations Chapter 9, Miscellaneous Regulations; Adding Section 9-10, Entitled Façade Improvement Program**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDATION:

Staff Recommends approval of Ordinance 2016-07, Amending the Town of Lady Lake Land Development Regulations Chapter 9, Miscellaneous Regulations; Adding Section 9-10, Entitled Façade Improvement Program.

SUMMARY

Attached is a draft Ordinance for consideration by the Town Commission pertaining to an amendment to the Town of Lady Lake Land Development Regulations Chapter 9, Miscellaneous Regulations; Adding Section 9-10, Entitled Façade Improvement Program.

Staff previously prepared a draft "Façade Improvement Program" document for consideration by the Economic Development Advisory Committee (EDAC) at the April 29, 2014 meeting. The draft outlined the qualifications for the program, procedures, and eligibility for the committee's consideration. Since that time, the draft ordinance was submitted to the Town Attorney for review and has been approved. At this time, the ordinance has been prepared in its final form and is ready for consideration for approval by the Town Commission to implement the program, as recommendations from the Planning and Zoning Board as well as the Economic Development Advisory Committee have been made. This fiscal year, the budget for EDAC activities has been established at $7,500. The intent is to allocate funds for two (2) grants this fiscal year, leaving $2,500 for other operational expenses. Staff is seeking an approval of Ordinance 2016–07 by the Town Commission.

Public Hearings

The **Economic Development Advisory Committee** reviewed Ordinance 2016-07 at their regular meeting on Tuesday, January 5, 2016 and voted 3-0 for the recommendation of approval.

At the January 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-07 by a vote of 2-1.

The **Town Commission** is scheduled to consider Ordinance 2016-07 for second and final reading on Monday, February 1, 2016 at 6:00 p.m.

FISCAL IMPACT: $ $5,000

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

1/12/16	DEPARTMENT HEAD	Submitted	Date 1/12/16
	FINANCE DEPARTMENT	Approved as to Budget Requirements	Date 1-12-16
	TOWN ATTORNEY	Approved as to Form and Legality	Date
	TOWN MANAGER	Approved Agenda Item for:	Date 1/13/16

COMMISSION ACTION: [✓] Approved as Recommended [ ] Disapproved

HAW/RLC 5-0

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

cc: THAD - b.m. ✓