

Revised

REGULAR PLANNING AND ZONING BOARD MEETING

Date: Monday, January 11, 2016
Time: 5:30 p.m.
Place: Town Hall Commission Chambers
409 Fennell Blvd., Lady Lake

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA

CALL TO ORDER: John Gauder, Chairperson

PLEDGE OF ALLEGIANCE

ROLL CALL

OPEN FORUM

NEW BUSINESS:

1. **Approval of Minutes** – December 14, 2015 Meeting
2. **Ordinance No. 2016-01** – 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)
3. **Ordinance No. 2016-02** – 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)
4. **Ordinance No. 2016-03** – 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)

5. **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 Oak Country Club Estates within Lake County, Florida (Alternate Keys 1279496 and 1279216) (Thad Carroll)

6. **Ordinance No. 2016-06** – 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)

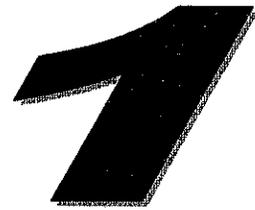
7. **Ordinance No. 2016-07** – Amending The Town of Lady Lake Land Development Regulations Chapter 9, Miscellaneous Regulations; Adding Section 9-10, Entitled Façade Improvement Program (Thad Carroll)

CHAIRPERSON/MEMBERS' REPORT

ADJOURN

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

This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring an interpreter for the hearing impaired or the visually impaired should contact the Clerk's Office at least five (5) calendar days prior to the meeting and an interpreter will be provided. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 751-1565. Any handicapped person requiring special accommodation at this meeting should contact the Clerk's Office at least five (5) calendar days prior to the meeting. Advice to the Public: If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105) Please be advised that one or more members of any other Town Board or Committee may be in attendance of this meeting.



1 MINUTES OF THE TOWN OF LADY LAKE
2 REGULAR PLANNING AND ZONING BOARD MEETING
3 LADY LAKE, FLORIDA
4

5 December 14, 2015
6 5:30 p.m.
7

8 The Planning and Zoning Board Meeting was held in the Town Hall Commission Chambers, 409
9 Fennell Blvd., Lady Lake, Florida.
10

11 **CALL TO ORDER:** John Gauder, Chairperson
12

13 **PLEDGE OF ALLEGIANCE:** John Gauder, Chairperson
14

15 **ROLL CALL** William Sigurdson, Vice Chairperson/Member
16 John Gauder, Chairperson
17 Michael McKenzie, Member
18 Peter Chiasson, Member
19

20 **STAFF MEMBERS PRESENT:** Thad Carroll, Growth Management Director; Wendy Then,
21 Town Planner; and Beverly Lemay, Staff Assistant to Town Clerk
22

23 **Also Present:** Attorney Sasha Garcia, BRS Legal; and Commissioner Paul Hannan
24

25 **OPEN FORUM:**
26

27 Chairperson Gauder asked if anyone in the audience had any comments or questions. There were
28 no comments or questions.
29

30 **NEW BUSINESS:**
31

32 1. Approval of Minutes November 9, 2015 Regular Meeting
33

34 *Upon a motion by Member McKenzie and a second by Member Chiasson, the minutes of the*
35 *Planning and Zoning Board Meeting of November 9, 2015 were approved as presented by a vote*
36 *of 4-0.*
37

38 2. Resolution No. 2015-113 – Variance Request – SRK Lady Lake 43 Associates, LLC for
39 the Verizon Store – Request Pursuant to Chapter 17, Section 17-4.b.1.A. to Allow a Secondary
40 Wall Sign to be Placed on the Northwest Elevation of an Outparcel Building – Located within
41 the Lady Lake Crossing Plaza at 472 North Highway 27/441 (which does not have a public
42 entrance) (Wendy Then)
43

44 Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the
45 Clerk’s Office). She stated that on November 16, 2015, Town staff received a variance application
46 from applicant Jennifer Ronneburger with Atlas Sign Industries for secondary wall signage to be
47 placed on the northwest elevation of the outparcel building along North Highway 27/441, located
48 within the Lady Lake Crossing Plaza. The applicant, Atlas Sign Industries, has filed the variance
49 application for the Verizon Store, property addressed as 472 North Highway 27/441. The variance

1 request has been made pursuant to the provisions of Chapter 17, Section 17-4).b).1).A)., of the
2 Town of Lady Lake Land Development Regulations which only allows single use developments to
3 place wall signage where the building fronts a public street. The proposed sign would be
4 approximately 15'2" x 3'1/2" sq. ft. in copy area; mirroring the other two wall signs already
5 mounted on the east and south façades. The combined wall copy area of all three signs would
6 amount to 139.5 sq. ft., which meets sign code regulation of not exceeding the maximum 200 sq. ft.
7 of wall sign copy area allowed. Ms. Then stated that staff recommends approval of this resolution.

8
9 Aerial views and zoning of the subject property and adjacent parcels were shown.

10
11 Ms. Then reported that as required of this application, a Justification Statement has been submitted.
12 In it, the applicant stated that having the channel letter signs facing this elevation will assist the
13 southbound traffic to identifying the store's location from the northwest. Additionally, the applicant
14 indicated that drivers going southbound on Highway 27/441 would be better directed to the store
15 thus providing advance direction to prepare them to make an upcoming right into the Lady Lake
16 Crossing Plaza. Without it, many people may pass by, missing the location. Lastly, the way the
17 building exterior elevation was designed incorporates three red bands along the top suitable wall
18 signage; two bands have signs already installed and the third one looks empty and unbalanced.

19
20 Ms. Then reviewed the site plan of the proposed location for the sign, as well as renderings and
21 engineering of the proposed sign for the building. She also showed photos of the posting in front of
22 the building and of the building with present signage, and photos of the northbound view.

23
24 When reviewing an application for a variance, the Planning and Zoning Board and the Town
25 Commission shall consider the following requirements and criteria according to Chapter 3, Section
26 14 f) – Review criteria for variances in the Land Development Regulations:

- 27
28 1. No diminution in value of surrounding properties would be suffered.
29 2. Granting the permit would be of benefit to the public interest.
30 3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
31 4. The use must not be contrary to the spirit of this Code.
32 5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves
33 constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify
34 granting of a variance.
35 6. Physical hardships such as disabilities of any applicant may be considered grounds to justify
36 granting of a variance at the discretion of the Town Commission.

37
38 The subject property lies in Section 08, Township 18 South, Range 24 East, Lady Lake, Florida.
39 The property is zoned "PUD" Planned Unit Development, which permits the development in
40 existence. The Future Land Use Map designation for the site is RET (Commercial General-Retail
41 Sales and Services). The requested use is consistent with the adopted Memorandum of Agreement
42 of Ordinance 2006-04 for the Lady Lake Crossing Plaza, and the directives of the Comprehensive
43 Plan and adopted Land Development Regulations.

44
45 Ms. Then reported that notices to inform the six surrounding property owners within 150' of the
46 subject property of the proposed variance were mailed by certified mail return receipt on Monday,
47 November 23, 2015 and the property was also posted this same date. She stated five of the six
48 return receipts have been received and there have been no objections or letters of support received
49 to date.

1
2 Ms. Then reported that the Technical Review Committee (TRC) members individually reviewed the
3 application for Resolution No. 2015-113 and provided comments on November 30, 2015 that
4 determined the application complete and ready for transmittal to the Planning and Zoning Board
5 and Town Commission. The Town Commission is scheduled to consider the application for
6 Resolution No. 2015-113 for final consideration at their regular meeting on Monday, January 4,
7 2016.

8
9 Ms. Then stated that the applicant is present if there are any questions.

10
11 Chairperson Gauder clarified that the signage is proposed for the northwest side of the building.

12
13 Member Chiasson asked if the verbiage on the sign will match with the others on the Verizon Store.

14
15 Ms. Then replied that it will be identical in appearance and size, and will stay within the maximum
16 allowance of 200 sq. ft.

17
18 Chairperson Gauder asked if there were any comments or questions from the audience, and hearing
19 none, asked for a motion.

20
21 *Upon a motion by Member Sigurdson and a second by Member Chiasson, the Planning and*
22 *Zoning Board recommended approval and transmittal of Resolution No. 2015-113 to the Town*
23 *Commission for consideration by the following roll call vote:*

MCKENZIE	YES
CHIASSON	YES
SIGURDSON	YES
GAUDER	YES

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30 **CHAIRPERSON/MEMBERS' REPORT:**

31
32 Chairperson Gauder asked if the members had any comments. There were no comments.

33
34 **ADJOURN:** *With nothing further to discuss, the meeting was adjourned at 5:42 p.m.*

35
36
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38
39 _____
Beverly Lemay, Staff Assistant

John Gauder, Chairperson

40
41 Minutes transcribed Nancy Slaton, Deputy Town Clerk



2

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: Ordinance(s) Resolution Budget Resolution

Other

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

DEPARTMENT HEAD

[Handwritten 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

[Handwritten signature]

Approved Agenda Item for: 1/17/16

Date

1/5

BOARD ACTION: Approved as Recommended

Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved with Modifications

516

[Faint vertical text on the right side of the page, possibly bleed-through or a list of names]

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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

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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.

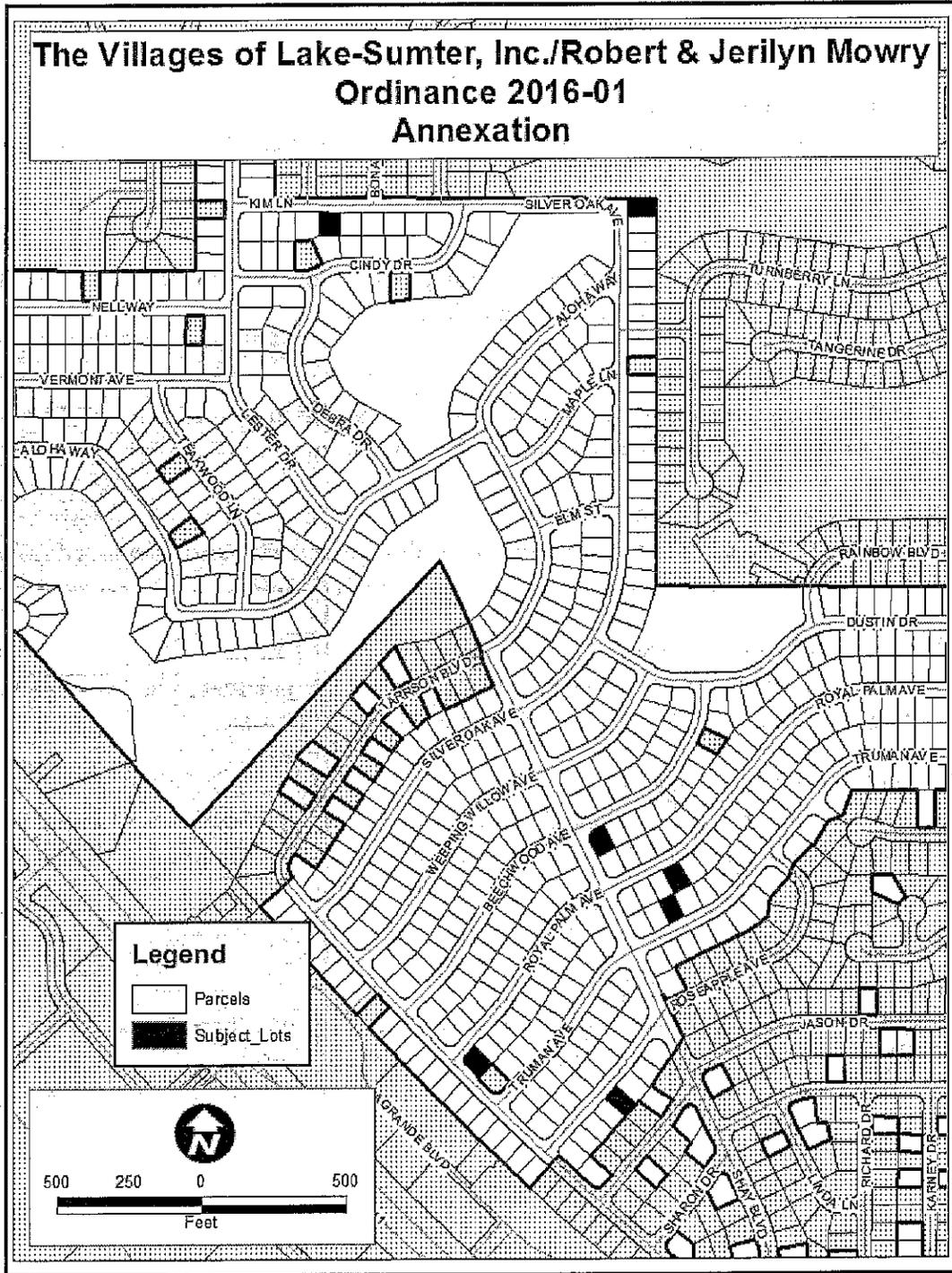
Parcel ID#: 0618240350-000-22400
Lot 224, Unit 3.1 B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.

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.

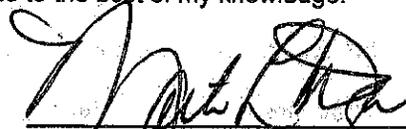
-AND-

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.



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: _____

Received by: _____

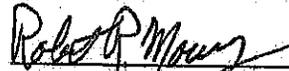
Annexation and Rezoning

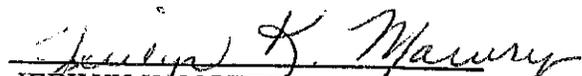
Fees Paid: _____

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.

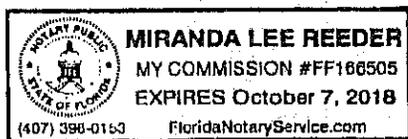
Dated this 20 day of November, 2015.


ROBERT R. MOWRY

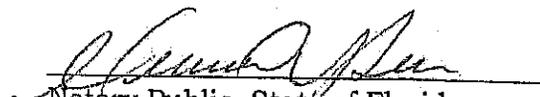

JERILYN K. MOWRY

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 DA Drivers License as identification or who are personally known to me.



(SEAL)

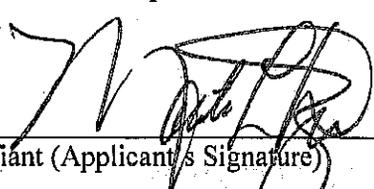

Notary Public, State of Florida
Miranda Reeder
Printed Name
My Commission Expires: 10-7-18

APPLICANT'S AFFIDAVIT

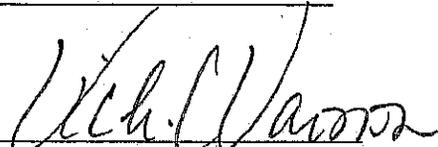
**STATE OF FLORIDA
COUNTY OF LAKE**

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





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 earliest 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,

A handwritten signature in black ink, appearing to read 'Marty Dzuro', written over a light blue horizontal line.

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.

158000

RETURN

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burned
1020 Lake Sumter Landing
The Villages, FL 32162
File No.: P07635

Est. _____
Rec. _____
Doc. _____
Int. _____
Total _____

[Space Above This Line For Recording Date]

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:

Jennifer Grovesteen
Witness Name: Jennifer Grovesteen

Victor H. Paul
Victor H. Paul

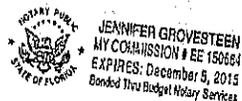
Jeanmarie Nicholl
Witness Name: Jeanmarie Nicholl

Madeleine L. Paul
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 have produced a driver's license as identification.

[Notary Seal]



Jennifer Grovesteen
Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/15

[Handwritten signature]

Executed
Revised
Date
Int
Term

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P07872

RECEIVED

[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 #: 0618240300-000-11600

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:

[Signature]
Witness Name: Jennifer Grovesteen
[Signature]
Witness Name: Teresa Norwell

[Signature]
Sharen L. Savage
[Signature]
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 has produced a driver's license as identification

[Notary Seal]

[Signature]
Notary Public
Printed Name: Jennifer Grovesteen
My Commission Expires: 12/31/15



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 00
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 319.281, 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:

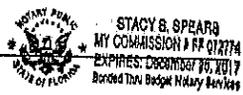
Stacy Spears
Witness Name: Stacy Spears
Teresa Norvell
Witness Name: Teresa Norvell

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 has produced a driver's license as identification

[Notary Seal]

Stacy Spears
Notary Public
Printed Name: _____
My Commission Expires: _____


\$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 CONSTITUTION OF THE STATE OF FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

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

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 PLAT 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



02,000 RETURN

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

EXP _____
FEE \$10 _____
TAX _____
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 # 3b64I40063 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 has produced a driver's license as identification.

[Notary Seal]



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 11 01 AM

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 SEP 15 2015 day of 2015.

(SEAL)

Neil Kelly
CLERK OF THE CIRCUIT COURT

BY *[Signature]*
As Deputy Clerk

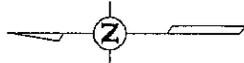


Van Ness Law Firm, PLC
1239 E. Newport Center Drive Suite #110
Deerfield Beach, Florida 33442
Phone (954) 571-2031
Pleadings@vanlawfl.com

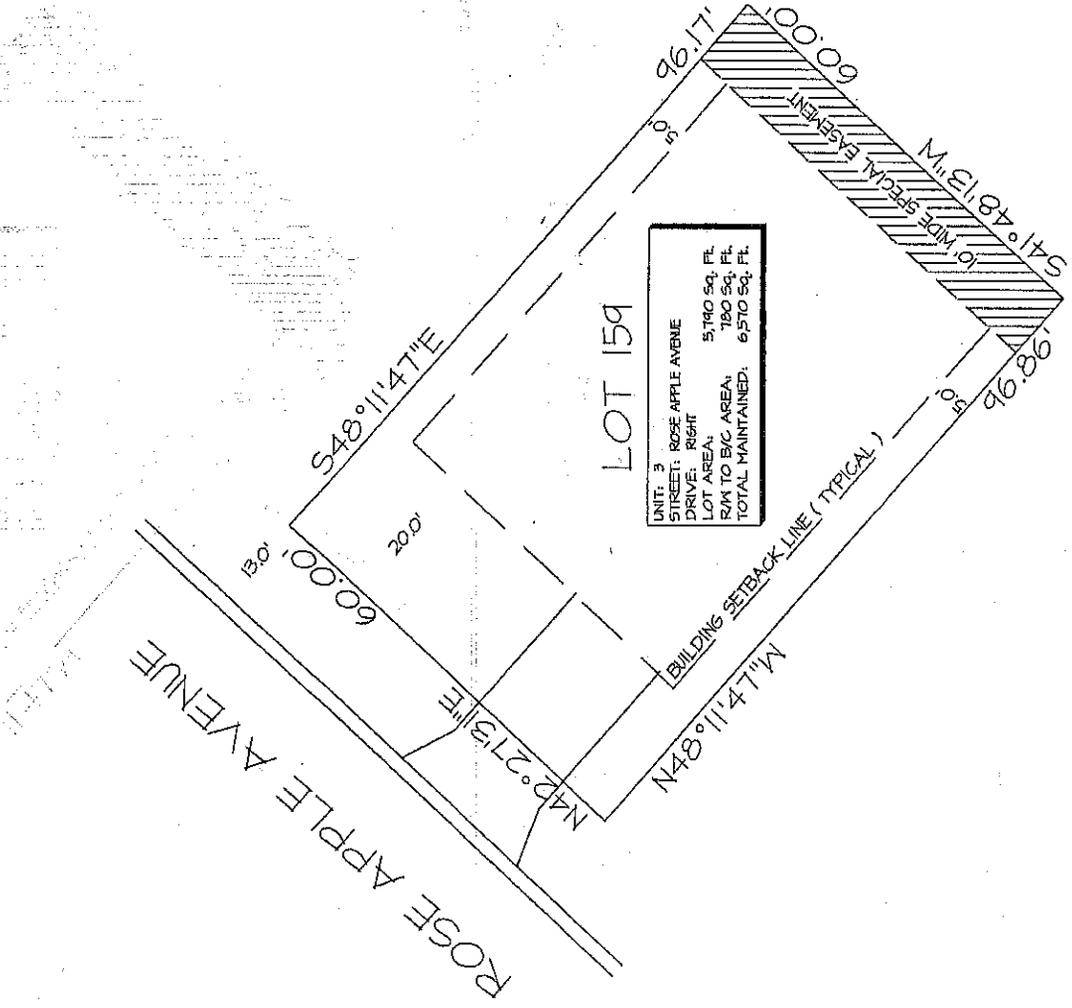
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

- LEGEND:**
- WATER METER
 - IRRIGATION METER
 - STREET LIGHT
 - (P) INDICATES PLAT
 - (M) INDICATES MEASURED
 - TELEPHONE PEDESTAL / 1" OR 1 1/2" ROUND
 - TELEPHONE PEDESTAL / 4" OR 1" ROUND
 - ELECTRIC PEDESTAL / 207000 PAD
 - ELECTRIC TRANSFORMER / 5000 PAD
 - ELECTRIC FIBER THROUGH CABINET
 - UTILITY VAULT
 - WATER VALVE
 - FIRE HYDRANT
 - STORY INLET
 - VALLEY GUTTER INLET
 - CATCH BASIN
 - MANHOLE
 - LINE EXTENDER PEDESTAL / 12"x30"x4"
 - TRUNK-AMP PEDESTAL / 17"x30"x4"
 - SWITCH GEAR / T X T
 - POWER SUPPLY / 20"x29"x36"
 - BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER MAINS, GAS, TELEPHONE, CABLE, AND TELEVISION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILITIES OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED BY SUCH UTILITY PROVIDERS. HOWEVER, THE PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE EASEMENT AND LANDSCAPE BEING DISTURBED. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND UTILITIES AND PEDESTALS ABOVE GROUND UTILITIES AND PEDESTALS ABOVE GROUND UTILITIES AS TO THE LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS. THE DEVELOPER AND CONTRACTOR MAY PLACE THESE ABOVE GROUND ITEMS IN THE



SCALE: 1/16"=1'



UNIT: 3 ROSE APPLE AVENUE
 DRIVE: RIGHT
 LOT AREA: 5,190 Sq. Ft.
 R/M TO B/C AREA: 780 Sq. Ft.
 TOTAL MAINTAINED: 6,970 Sq. Ft.

The Villages
 by Arnett
 Environmental LLC

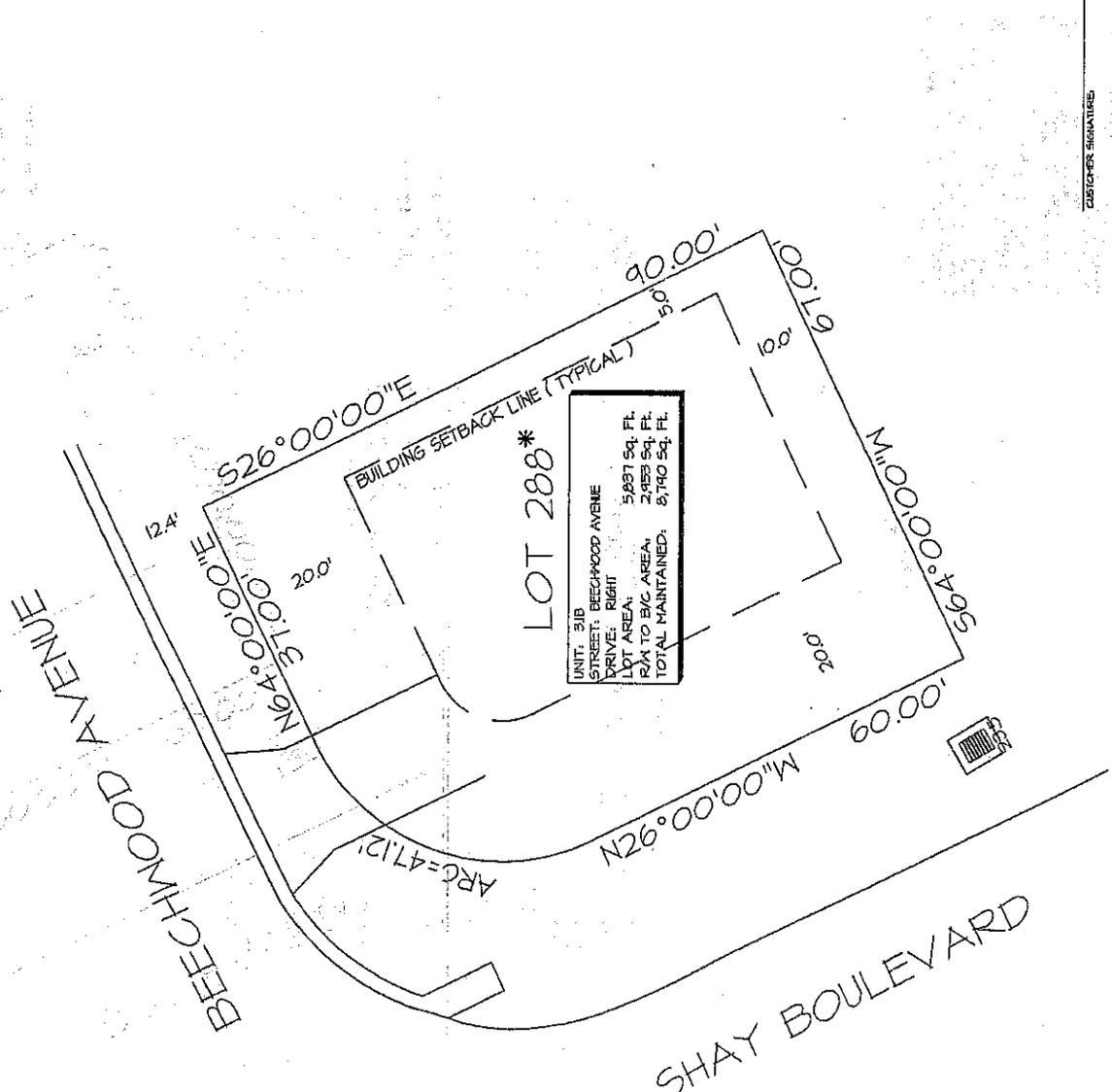
CUSTOMER SIGNATURE: _____ DATE: _____
 DEVELOPER SIGNATURE: _____ DATE: _____

THIS IS NOT A SURVEY.
 THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SELECT LOT AS THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY PROVIDERS. THE VILLAGES AT LAKESHORES, INC. ORANGE, BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF, ARE NOT RESPONSIBLE OR LIABLE FOR ANY INACCURACIES OR OMISSIONS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

- LEGEND**
- WATER METER
 - IRRIGATION METER
 - STREET LIGHT
 - INDICATES PLANT
 - 04 CABLE TV PEDestal / 7" OR 6" ROUND
 - 04 TELEPHONE PEDestal / 4" OR 12" ROUND
 - 04 ELECTRIC TRANSFORMER / 5000 PAD
 - 04 ELECTRIC FEED THROUGH CABINET
 - 04 UTILITY VAULT
 - 04 FIRE HYDRANT
 - 04 VALVE INLET
 - 04 VALVE BUTTER INLET
 - 04 CATCH BASIN
 - 04 MANHOLE
 - 04 LINE EXTERIOR PEDestal / 12"X6"X4"
 - 04 TRUNK-AMP PEDestal / 17"X6"X4"
 - 04 SWITCH GEAR / T X T
 - 04 POWER SUPPLY / 20"X25"X35"
 - 04 BOARD / STOCKAGE / PVC FENCE

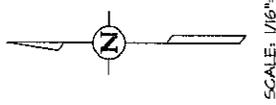
NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR ALL UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, GAS, TELEPHONE, CABLE TV, AND TELEVISION FACILITIES AND TELEPHONE LINES OR CABLE TV LINES. THESE THIRD PARTY UTILITY PROVIDERS UTILITIES OF THE RIGHT TO USE SUCH EASEMENT OR INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED BY THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO SUCH EQUIPMENT AND LANDSCAPE BEING DISTURBED BY THE DEVELOPER'S CONSTRUCTION. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, AND OTHER ABOVE GROUND EQUIPMENT AT THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND THE DEVELOPER IS WITHOUT PREJUDICE AS TO THE EXACT LOCATION OF SUCH EQUIPMENT. THE DEVELOPER MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

*** SPECIAL FLOOR PLAN HOME SITE**



LOT 288

UNIT: 31B
 STREET: BEECHWOOD AVENUE
 DRIVE: RIGHT
 LOT AREA: 5,897 SQ. FT.
 R/W TO B/C AREA: 2,453 SQ. FT.
 TOTAL MAINTAINED: 8,190 SQ. FT.



The Villages
 by Arnett
 DEVELOPER

CUSTOMER SIGNATURE _____ DATE: _____
 CUSTOMER SIGNATURE _____ DATE: _____

THIS IS NOT A SURVEY

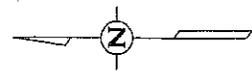
THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES AND THE VILLAGES OF LACE SHUTTER, INC. GRANITE BLOSSOM GARDENS, ARNETT DEVELOPMENT, INC. ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR COMPLETENESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

- LEGEND:**
- WATER METER
 - IRRIGATION METER
 - STREET LIGHT
 - INDICATES MEASURED
 - CASE 1/4" FEDERAL / T OR 1/2" ROUND
 - CASE 1/2" FEDERAL / 4 OR 1/2" ROUND
 - CASE 3/4" FEDERAL / 4 OR 1/2" ROUND
 - ELECTRIC TRANSFORMER / 2000 PWD
 - ELECTRIC FEED THROUGH CABINET
 - UTILITY VAULT
 - WATER VALVE
 - FIRE HYDRANT
 - STORM INLET
 - VALLET GUTTER INLET
 - CATCH BASIN
 - HANKOLE
 - △ LINE EXTENDER FEDERAL / 17'x30'x94"
 - △ TRUNK-AMP FEDERAL / 17'x30'x94"
 - △ SWITCH GEAR / T X T
 - △ POWER SUPPLY / 20'x20'x50"
 - △ BOARD / STOCKADE / PVC FENCE

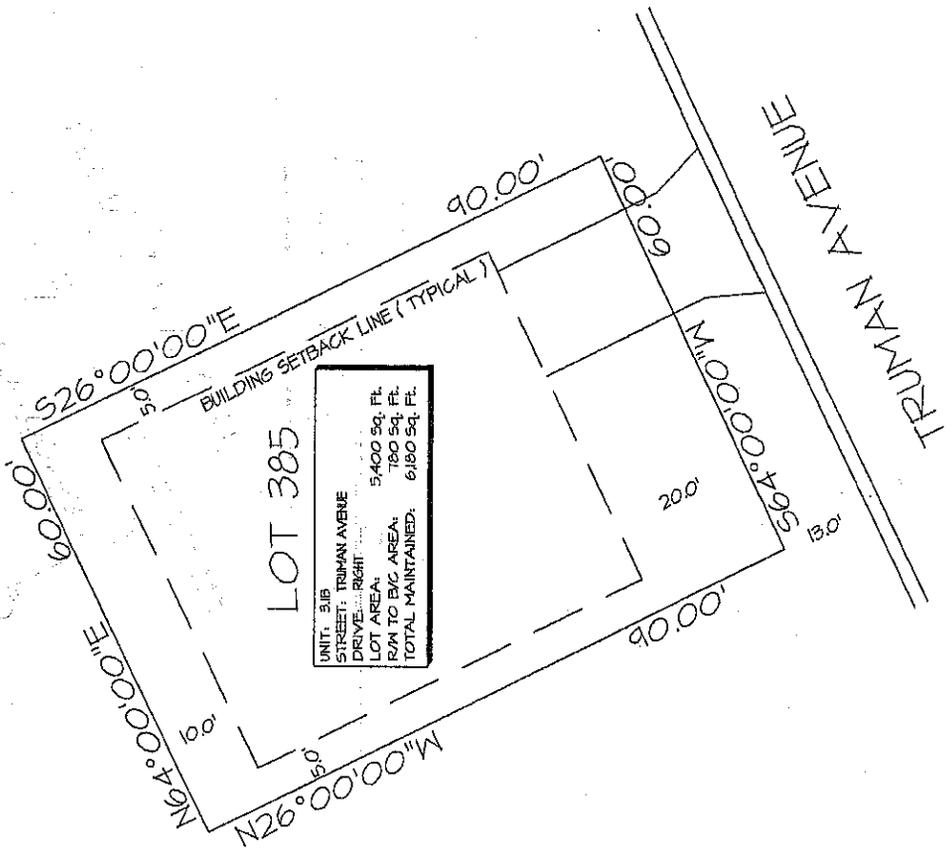
THE EASMENTS AND RIGHTS SHOWN IN FAVOR OF THE DEVELOPER ARE HEREBY MADE IN FAVOR OF THE DEVELOPER'S INSTALLATION OF THE UTILITIES AND CONSTRUCTION OF THE TRUNK-AMP, SWITCH GEAR, ELECTRICAL LINES, SANITARY SEWER, STORM DRAINAGE LINES, CABLEVISION, TELEPHONE, RECREATION LINES, AND OTHER UTILITIES. THESE THIRD PARTY UTILITY PROVIDERS WILLING SUCH EASMENT AREA COVENANT, AS A CONDITION OF THE DEVELOPMENT, TO INSTALL AND MAINTAIN INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASMENT AREA. ALL UTILITY PROVISIONS AND LANDSCAPE TREES DISTURBED OR REMOVED SHALL BE REPLACED AT THE DEVELOPER'S EXPENSE. THE DEVELOPER IS NOT RESPONSIBLE FOR ANY UTILITIES AND EQUIPMENT LOCATED WITHIN THE EASMENTS AND RIGHTS SHOWN ABOVE. THESE ABOVE GROUND TIPS IN THE FUTURE.

The Villages
Arnett
 ENVIRONMENTAL LLC
 1000 JACOBSON DR. #100
 BOCA RATON, FL 33433
 PHONE: 561-993-1111 FAX: 561-993-1112

CUSTOMER SIGNATURE _____ DATE _____
 CUSTOMER SIGNATURE _____ DATE _____

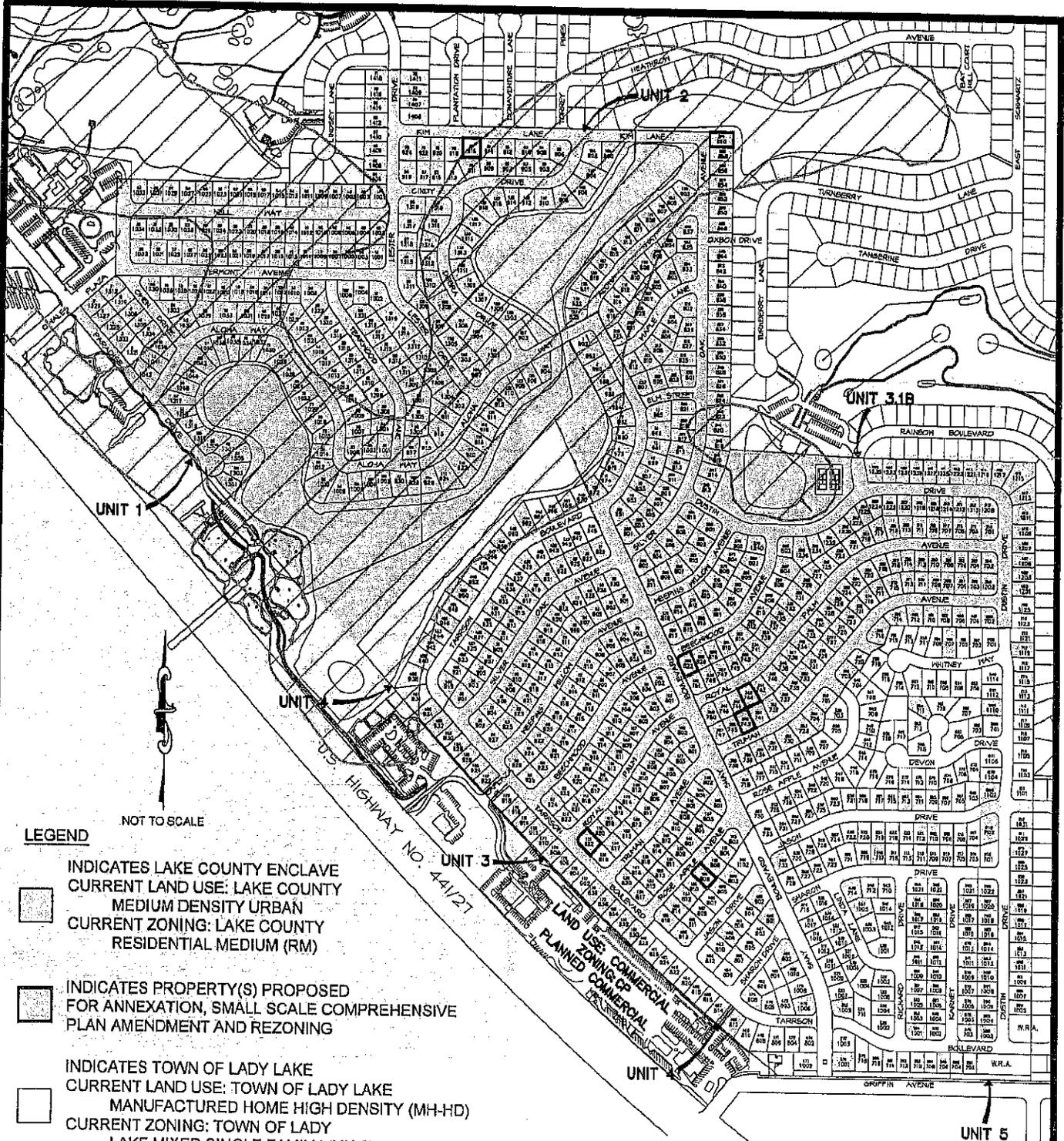


SCALE: 1/16"=1'



LOT 385
 UNIT: 318
 STREET: TRUMAN AVENUE
 DRIVE: RIGHT
 LOT AREA: 5400 SQ. FT.
 R/OA TO EDC AREA: 780 SQ. FT.
 TOTAL MAINTAINED: 6180 SQ. FT.

THIS IS NOT A SURVEY
 THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON. NO OTHER INFORMATION HAS BEEN OBTAINED. THE ONLY RELIABLE DATA, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VILLAGES, UTILTY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE), GASBODIES, AIRNET ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.



NOT TO SCALE

LEGEND

- 
 INDICATES LAKE COUNTY ENCLAVE
 CURRENT LAND USE: LAKE COUNTY
 MEDIUM DENSITY URBAN
 CURRENT ZONING: LAKE COUNTY
 RESIDENTIAL MEDIUM (RM)

- 
 INDICATES PROPERTY(S) PROPOSED
 FOR ANNEXATION, SMALL SCALE COMPREHENSIVE
 PLAN AMENDMENT AND REZONING

- 
 INDICATES TOWN OF LADY LAKE
 CURRENT LAND USE: TOWN OF LADY LAKE
 MANUFACTURED HOME HIGH DENSITY (MH-HD)
 CURRENT ZONING: TOWN OF LADY
 LAKE MIXED SINGLE FAMILY (MX-8)

- 
 FLOOD ZONE
 MAP# 12069C0154E
 PANEL 154 OF 750 (REVISED 12-18-12)

10 ← LOT NUMBER
 100 ← 911 NUMBER

PROPOSED
ORANGE BLOSSOM GARDENS PROPERTIES
FOR
ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
AND REZONING
DECEMBER 1, 2015

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.

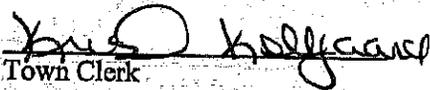
3. County Responsibilities. Pursuant to Section 4.a. of the ISBA, the County hereby acknowledges and agrees that the Town's Code and Land Development Regulations will be applicable to properties subject to this Agreement. The County agrees to allow the Town to issue any necessary building permits, and 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

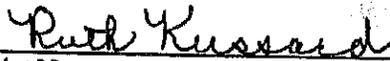
until terminated by either of the parties. Either party to this Agreement may terminate the Agreement by providing ninety (90) days written notice to the other.

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 23 day of June, 2015, and by the Town of Lady Lake, signing by and through its authorized representative.

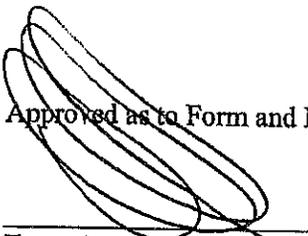
ATTEST:


Town Clerk

TOWN OF LADY LAKE


Print Name: RUTH KUSSARD, MAYOR

Date: MAY 18, 2015

Approved as to Form and Legality:

Town Attorney

Interlocal Between Lake County and the Town of Lady Lake; Regarding Building Permits and Inspections for The Villages

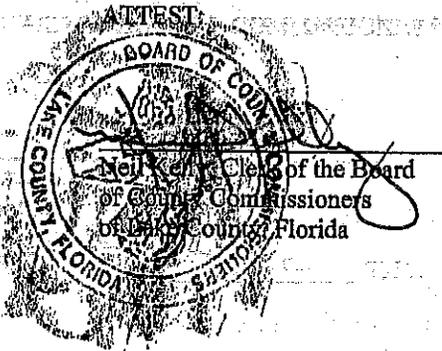
COUNTY

LAKE COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

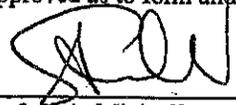


Jimmy Connor
Chairman

This 24th day of June, 2015.



Approved as to form and legality:



Sanford A. Minkoff
County Attorney

743 Truman Avenue



744 Royal Palm Avenue



808 Roseapple Avenue



822 Beechwood Avenue



822 Royal Palm Avenue



860 Silver Oak Avenue



916 Kim Lane





3

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.

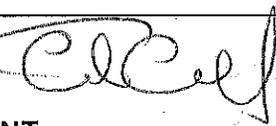
FISCAL IMPACT: \$ _____

Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

DEPARTMENT HEAD  Submitted 1/5/16 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER  Approved Agenda Item for: 1/11/16 Date 1/5/16

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification

JD
1-5-2016

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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:

1 Applicant/Owner: The Villages of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry
 2
 3 General Location: North of Griffin Avenue and northeast of North Hwy 27/441, 7 lots
 4 located within the Orange Blossom Gardens Subdivision Units 2,
 5 3, and 3.1B, within Lake County, Florida.
 6
 7 Acres: 0.95 +/- Acres
 8
 9 Future Land Use: Change **from** Lake County – Medium Urban Density **to** Town of
 10 Lady Lake Manufactured Home High Density (MH-HD).
 11

12 Graphic representation of this Small Scale Future Land Use Element Map Amendment is shown
 13 in the attached "Exhibit A".
 14

15 **Section 4. Severability**
 16

17 The provisions of this Ordinance are declared to be separable and if any section, sentence, clause
 18 or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such
 19 decision shall not effect the validity of the remaining sections, sentences, clauses or phrases of
 20 this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance
 21 shall stand notwithstanding the invalidity of any part.
 22

23 **Section 5. Effective Date.**
 24

25 This ordinance shall become effective as provided in Chapter 163, Florida Statutes.
 26

27 **PASSED AND ORDAINED** this 1st day of February, 2016.
 28

29 **TOWN OF LADY LAKE, FLORIDA**
 30

31
 32
 33 _____
 Ruth Kussard, Mayor

34 ATTEST:
 35
 36
 37

38 _____
 Kristen Kollgaard, Town Clerk
 39
 40

41 APPROVED AS TO FORM:
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 43
 44

45 _____
 Derek Schroth, Town Attorney
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 47

EXHIBIT "A" - Legal Descriptions and Map

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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.

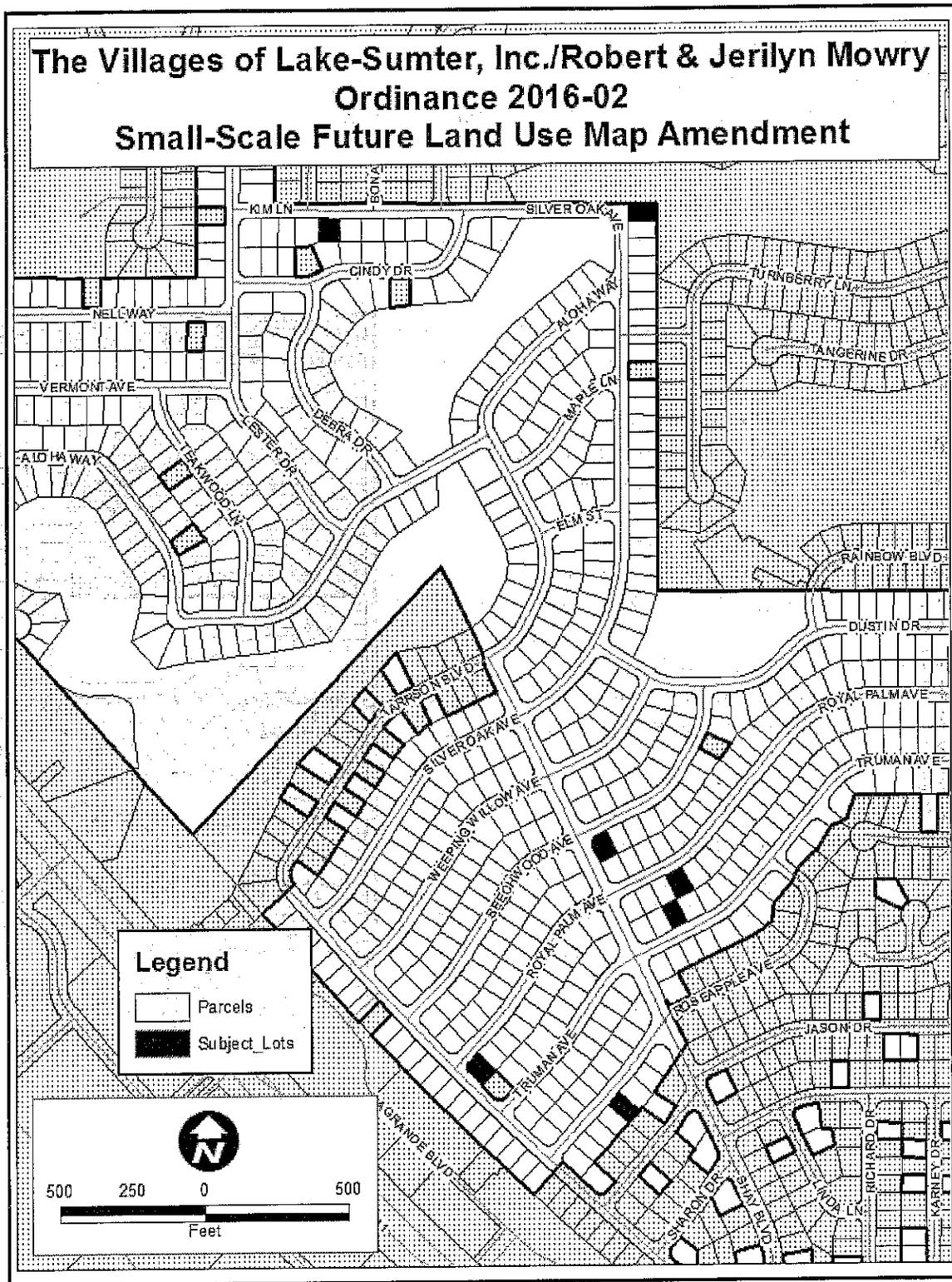
Parcel ID#: 0618240350-000-22400
Lot 224, Unit 3.1 B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.

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.



**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		Address	
1020 Lake Sumter Landing/860 Silver Oak Avenue		1045 Lake Sumter Landing	
The Villages, FL 32159			
City		City	
The Villages		The Villages	
State	Zip	State	Zip
FL	32162	FL	32162
Phone (H)		Phone (H)	
Phone (W)		Phone (W)	
		(352) 753-6262	
Fax		Fax	
		(352) 753-6264	

Adopted Future Land Use Designation(s) Lake County Medium Density Urban

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

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

PROPERTY LOCATION:

Section 6	Township 18	Range 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]
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

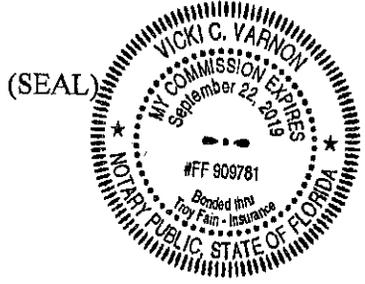
STATE OF Florida
COUNTY OF Sumter

THE FOREGOING INSTRUMENT was acknowledged before me this 2nd day of December, 20 15, 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 know to me or has produced [unclear] 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, 20 15.

[Signature]
Notary Public
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.

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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

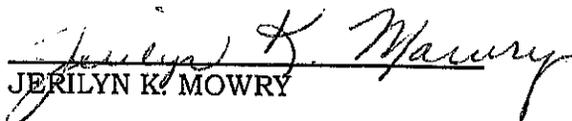
Lot 385, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33 through 35, Public Records of Lake County, Florida.

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

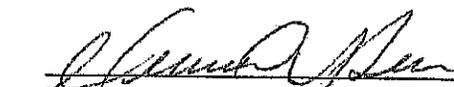

JERILYN K. MOWRY

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 DA Drivers License as identification or who are personally known to me.



(SEAL)


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

W-8000

RETURN

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McL. in Burnsed
1028 Lake Sumter Landing
The Villages, FL 32182
File No.: P07838

Exp: _____
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 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:

Jennifer Grovesteen
Witness Name: Jennifer Grovesteen

Victor H. Paul
Victor H. Paul

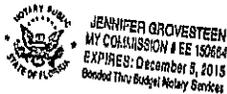
Jeanne Nichols
Witness Name: Jeanne Nichols

Madeleine L. Paul
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
Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/15

[Handwritten signature]

Exp
Rec
Doc
Int
Tax

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

RECORDED

[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 insolvents)

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 Groves
Witness Name: Jennifer Groves
Teresa Norrell
Witness Name: Teresa Norrell

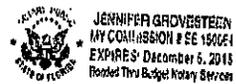
Sharen L. Savage
Sharen L. Savage
David Savage
David Savage

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 has produced a driver's license as identification.

[Notary Seal]

Jennifer Groves
Notary Public
Printed Name: Jennifer Groves
My Commission Expires: 12/31/15



Prepared by and return to:
Gary Fuchs/ess
Attorney at Law
** McLin Burnead**
1928 Lake Sumter Landing
The Villages, FL 32182
File No.: P07831

ExN _____
Rec 00
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 32182 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 #: 0618240300-000-15800

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:

Stacy Spear
Witness Name: Stacy Spear

Teresa Narvell
Witness Name: Teresa Narvell

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 has produced a driver's license as identification

[Notary Seal]

Stacy Spear
Notary Public

Printed Name: _____

My Commission Expires: _____



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 CONSTITUTION OF THE STATE OF FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

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

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 PLAT THEREOF, AS RECORDED 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 32102



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

02,000 **RETURN**
Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32182
File No.: P07813

Est	_____
Exp	_____
Doc	_____
Int	_____
Total	_____

[Space Above This Line For Recording Date]

Warranty Deed

This Warranty Deed made this 2nd day of October, 2015 between Charlene DeMarco, a single woman, whose post office address is 17680 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 32182 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 #: 0818240350-000-34300

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 # 3b64140063 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

Teran Marie Nichols
Witness Name: Teran Marie 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 has produced a driver's license as identification.

[Notary Seal]



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 11:08:46

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 SEP 15 2015 day of 2015.

(SEAL)

Neil Kelly
CLERK OF THE CIRCUIT COURT

BY *[Signature]*
As Deputy Clerk



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

LN

LEGEND:

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- INDICATES FLAT
- (M) CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X30" PAD
- ELECTRIC TRANSFORMER / 30"X30" PAD
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- W/LET GUTTER INLET
- CATCH BASIN
- HANHOLE
- △ LINE EXTENDER PEDESTAL / 12"X30"X34"
- △ TRUNK-AMP PEDESTAL / 17"X30"X34"
- △ SWITCH GEAR / 7' X 7'
- POWER SUPPLY / 20"X30"X30"
- BOARD / STOCKPILE / PVC FENCE

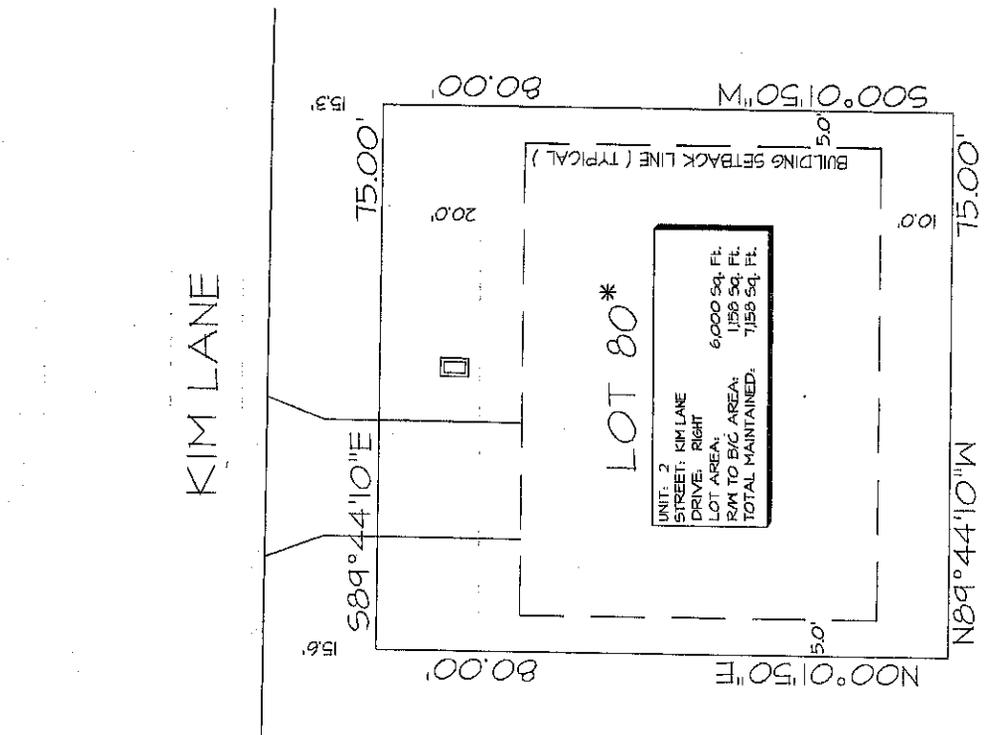
NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE CONTRACTOR SHALL BE INSTALLED FOR THE MAINTENANCE OF UTILITIES SUCH AS ELECTRICAL LIGHT LINES, CABLEVISION, TELEPHONE, WATER, GAS, AND TELEPHONE LINES OR THE LIKE. SUCH EASEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RIGHT TO USE SUCH EASEMENT, NOT TO BE WITHIN THE EASEMENT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE UTILITY PROVIDERS AND FOR THE PROPER UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE SUCH EASEMENTS AND EIL FOR THEIR UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROPER UTILIZATION OF THE SAME WITHOUT KNOWLEDGE AS TO THE RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE EASEMENT AREA.

* SPECIAL FLOOR PLAN HOME SITE



Amnett
 ENGINEERS LLC
 10000 S. Orange Blossom Trail, Suite 100
 Orange, FL 32763
 Phone: 407.266.1111
 Fax: 407.266.1112

CUSTOMER SIGNATURE: _____ DATE: _____
 CUSTOMER SIGNATURE: _____ DATE: _____



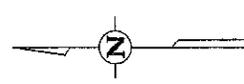
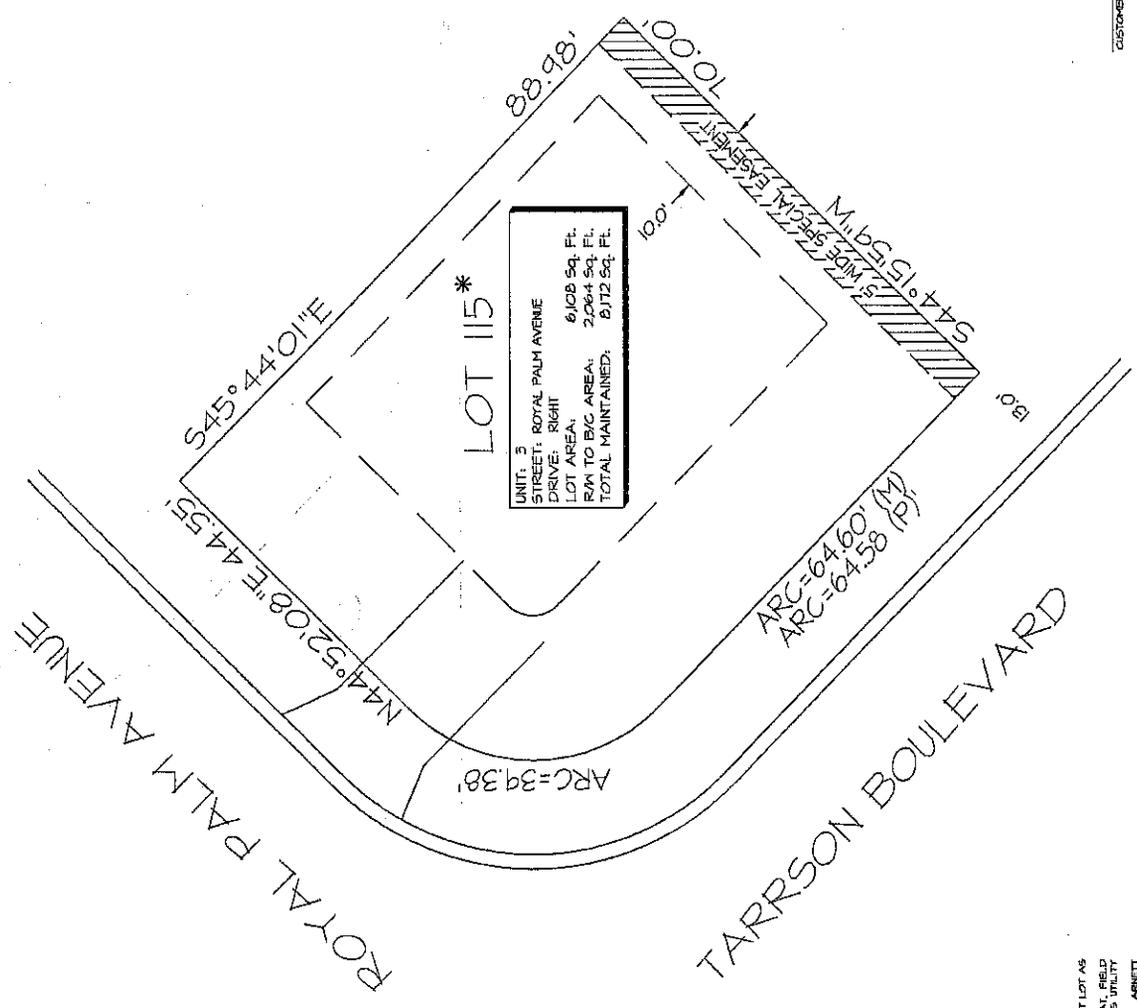
SCALE: 1/16"=1'

THIS IS NOT A SURVEY
 THIS PROJECT IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON. THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD SURVEYS, AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE VILLAGES OF ORANGE, FLORIDA, AND THE VILLAGES OF ORANGE BLOSSOM TRAIL, FLORIDA, ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE INFORMATION SHOWN HEREON IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.

- LEGEND**
- WATER METER
 - IRRIGATION METER
 - ◇ STREET LIGHT
 - (R) INDICATES REAR
 - (L) INDICATES LEAF
 - (T) TELEPHONE PEDESTAL / T OR 4" ROUND
 - (E) ELECTRIC PEDESTAL / 4" OR 12" ROUND
 - (F) ELECTRIC TRANSFORMER / 3X3" PAD
 - (V) ELECTRIC FEED THROUGH CABINET
 - (U) UTILITY VAULT
 - (W) WATER VALVE
 - (H) FIRE HYDRANT
 - (S) STORM INLET
 - (G) VALLEY GUTTER INLET
 - (C) CATCH BASIN
 - (M) MANHOLE
 - (A) LINE EXTENDER PEDESTAL / 12"x30"x44"
 - (A) TRUNK-AMP PEDESTAL / 11"x30"x14"
 - (A) SWITCH GEAR / T X T
 - (E) POWER SUPPLY / 20"x26"x38"
 - (E) BOARD / STOCKADE / PVC FENCE

NOTE: BASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY SEWER, STORM DRAINAGE, WATER LINES, TELEPHONE LINES, CABLE TV LINES, FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THING SHALL BE MAINTAINED BY THE UTILITY PROVIDERS AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RIGHT TO USE SUCH EXEMPTION, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED BY THE UTILITY PROVIDERS AND RESPONSIBLE FOR REPAIRING THE GRADING AND LANDSCAPE BEING DISTURBED BY THE DEVELOPER. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND CONNECTION BOXES, REPEATER STATIONS, AND OTHER EQUIPMENT AT ANY SPECIFIC LOCATION WITHIN THE EXEMPTIONS AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RIGHT TO PLACE THESE ABOVE GROUND THINGS IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE



SCALE: 1/16"=1'



CUSTOMER SIGNATURE: _____ DATE: _____
 CUSTOMER SIGNATURE: _____ DATE: _____

THIS IS NOT A SURVEY.
 THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SELECT LOT AS THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY PROVIDERS TO THE VILLAGES OF LAKESHORE, INC. ORANGE BLOSSOM GARDENS, ARNETT SURVEYING & ENGINEERING, INC. ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THIS SKETCH.

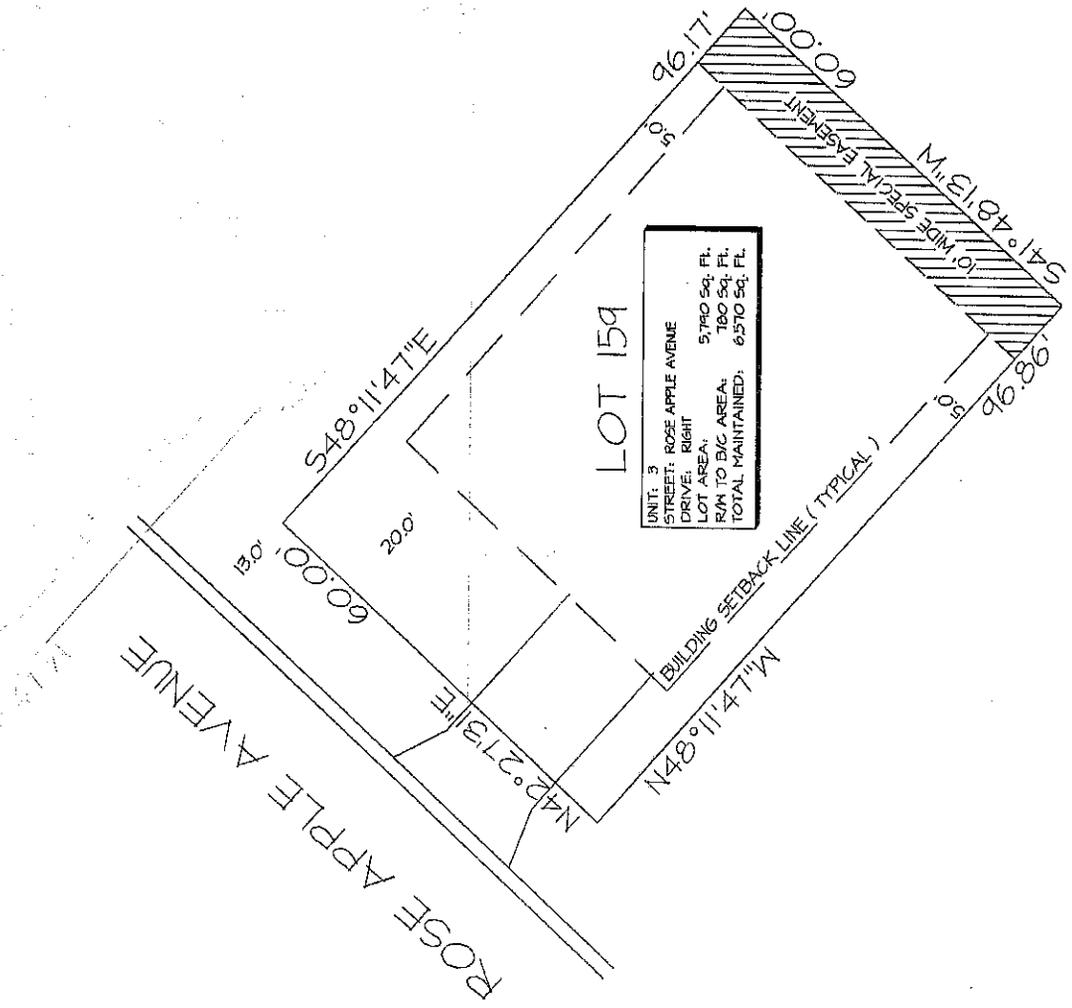
LEGEND:

- WATER METER
- ⊕ STREET LIGHT
- (P) INDICATES PLAT
- CABLE T.V. PEDestal / T OR 9" ROUND
- ⊗ TELEPHONE PEDestal / 4" OR 12" ROUND
- ⊕ ELECTRIC PEDestal / 20"x20" PAD
- ⊕ ELECTRIC TRANSFORMER / 30"x30" PAD
- ⊕ UTILITY FEED THROUGH CABINET
- ⊕ UTILITY VALVE
- ⊕ FIRE HYDRANT
- ⊕ STORAGE INLET
- ⊕ VALLET GUTTER INLET
- ⊕ CATCH BASIN
- ⊕ HANGING
- ⊕ LINE EXTENDER PEDestal / 12"x30"x14"
- ⊕ TRUNK-W/P PEDestal / 17"x30"x14"
- ⊕ SWITCH GEAR / T X T
- ⊕ POWER SUPPLY / 20"x20"x58"
- ⊕ BOARD / STOCK/CADE / PVC FENCE

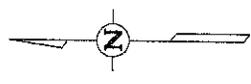
NOTE: EGRESS AND RIGHT OF WAYS IN FAVOR OF THE ADJACENT PROPERTY ARE RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, CABLEVISION, FIBER OPTIC, TELEPHONE, WATER FACILITIES AND TELEPHONE LINES OR THE LIKE. SUCH EGRESS AND RIGHT OF WAYS SHALL BE UTILIZED BY SUCH EGRESS AND RIGHT OF WAYS PROVIDERS WITHIN THE EGRESS AND RIGHT OF WAYS. PROVIDERS ARE RESPONSIBLE FOR RESERVING THE EGRESS AND RIGHT OF WAYS AND FOR OBTAINING PERMISSION TO ANY UTILIZATION OF SUCH EGRESS AND RIGHT OF WAYS. HOWEVER, THESE UTILITY PROVIDERS MAY USE THE EGRESS AND RIGHT OF WAYS FOR UTILITIES AND SERVICE BOXES AND ELEC. PANS. THESE UTILITIES SHALL BE MAINTAINED AND KEPT CLEAR OF THE RIGHT OF WAYS. THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE EXISTENCE OF ANY UTILITIES OR RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE ZONE.

The Villages
Orange
Arnett
 ENGINEERING, LLC
 10000 W. STATE ROAD 100, SUITE 100
 ORANGE, FLORIDA 32837
 (407) 261-1111

CUSTOMER SIGNATURE: _____ DATE: _____
 CUSTOMER SIGNATURE: _____ DATE: _____



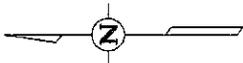
LOT 159
 UNIT: 3
 STREET: ROSE APPLE AVENUE
 DRIVE: RIGHT
 LOT AREA: 5,740 SQ. FT.
 R/W TO B/C AREA: 180 SQ. FT.
 TOTAL MAINTAINED: 6,520 SQ. FT.



SCALE: 1/16"=1'

THIS IS NOT A SURVEY
 THE INFORMATION SHOWN HEREIN IS INTENDED TO SHOW PRELIMINARY INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREIN.
 THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD SURVEY, AND RECORDS OF THE COUNTY OF ORANGE, FLORIDA.
 COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
 THE VILLAGES OF ORANGE, FLORIDA, IS A COMMUNITY DEVELOPMENT PROJECT OF THE VILLAGES OF ORANGE, FLORIDA, INC., ORANGE, FLORIDA. ARNETT ENGINEERING, LLC IS THE ENGINEERING FIRM FOR THIS PROJECT.
 FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SETBACK.

THIS IS NOT A SURVEY.
 THIS SKETCH IS INTENDED TO SHOW TENTATIVE INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON. 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). CONTRACTORS, ARCHITECTS, ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.



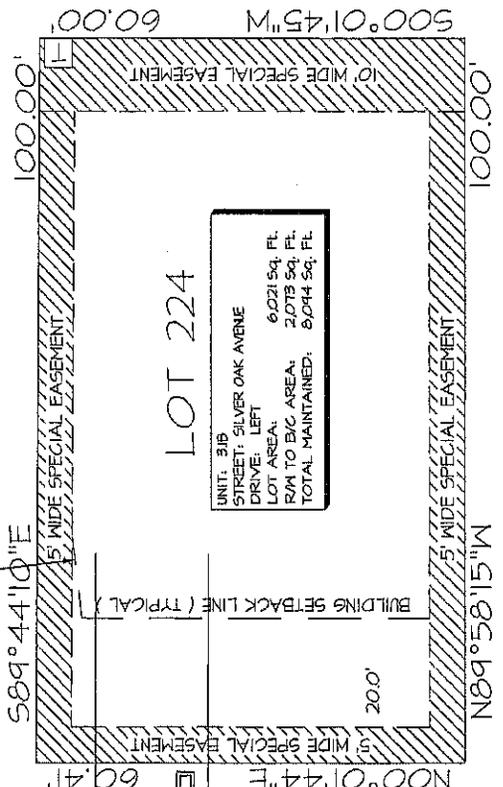
SCALE: 1/16"=1'

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, TELEPHONE, CABLE, WATER, GAS, AND TELEGRAPH LINES OR THE LIKE. SUCH EASEMENTS SHALL BE UTILIZED BY THE DEVELOPER OR HIS SUCCESSORS, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED BY PROVIDERS AND RESPONSIBLE FOR REPAIRING THE SAME. THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE EXISTING LOCATION WITHIN THE EASEMENTS AND MAY PLACE THESE ABOVE GROUND TIEPS IN THE FUTURE.

- LEGEND:**
- WATER METER
 - IRRIGATION METER
 - STREET LIGHT
 - (M) INDICATES MEASURED
 - CABLE T.V. PEDESTAL / T. OR 9" ROUND TELEPHONE PEDESTAL / 4" OR 12" ROUND ELECTRIC PEDESTAL / 20"X20" PAD
 - ELECTRIC TRANSFORMER / 3X3' 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"
 - TRIMS-W/P PEDESTAL / 17"X30"X14"
 - SWITCH GEAR / T X T
 - POWER SUPPLY / 20"X26"X38"
 - BOARD / STOCKADE / PVC FENCE

LAKE PARADISE
 ORDINARY HIGH WATER LINE

LAKE PARADISE
 ORDINARY HIGH WATER LINE



LOT 224
 UNIT: 31B
 STREET: SILVER OAK AVENUE
 DRIVE: LEFT
 LOT AREA: 6,021 SQ. FT.
 R/M TO B/C AREA: 2,073 SQ. FT.
 TOTAL MAINTAINED: 8,094 SQ. FT.

SILVER OAK AVENUE

KIM LANE



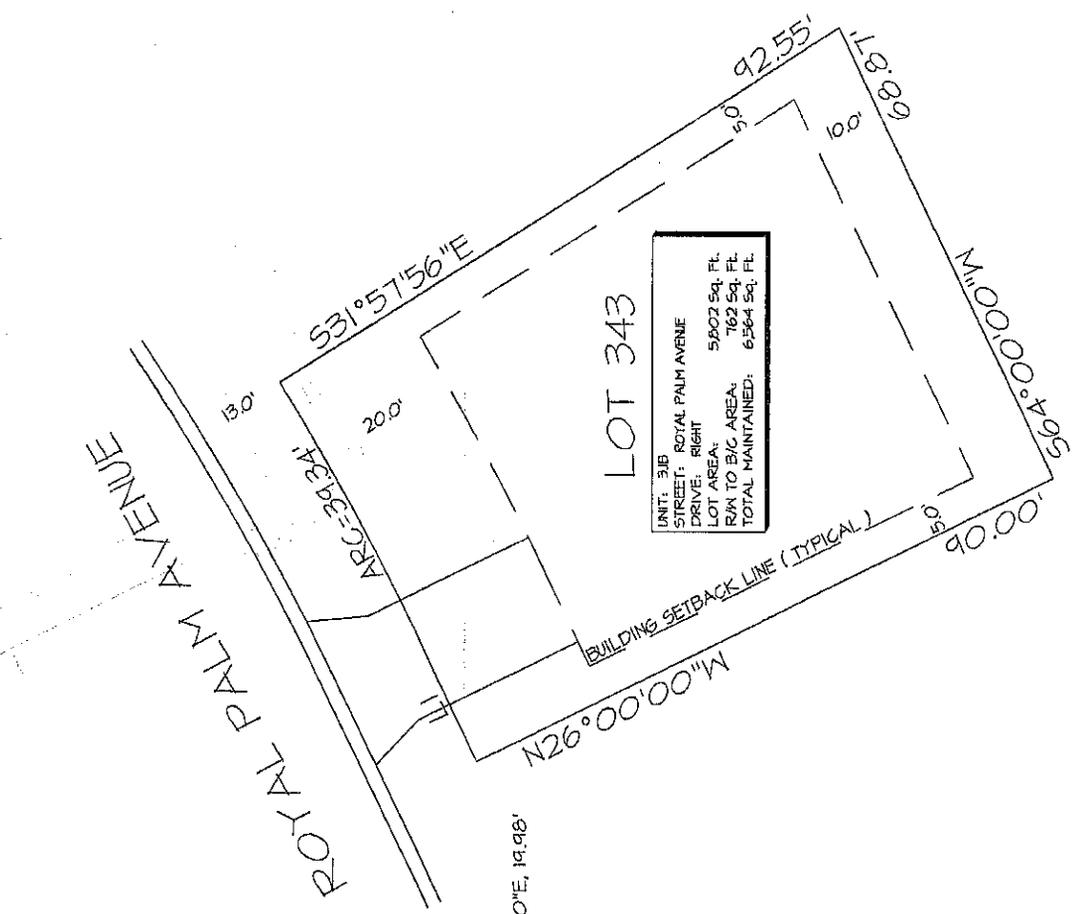
CUSTOMER SIGNATURE _____ DATE _____
 CUSTOMER SIGNATURE _____ DATE _____

- LEGEND:**
- WATER METER
 - IRRIGATION METER
 - STREET LIGHT
 - INDICATES PLANT
 - (M) INDICATES MEASURED
 - TELEPHONE PEDDESTAL / T. OR 9" ROUND
 - ELECTRIC PEDDESTAL / 4" OR 12" ROUND
 - ELECTRIC TRANSFORMER / 20'x20' PAD
 - ELECTRIC FEED THROUGH CABINET
 - UTILITY VAULT
 - WATER VALVE
 - FIRE HYDRANT
 - STORM INLET
 - VALLET GUTTER INLET
 - CATCH BASIN
 - MANKOLE
 - LINE EXTENDER PEDDESTAL / 12'x30'x34"
 - TRUNK-AMP PEDDESTAL / 17'x30'x34"
 - SWITCH SEAR / T X T
 - POWER SUPPLY / 20'x20'x58"
 - BOARD / STOCKADE / PVC FENCE

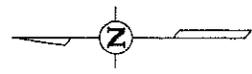
NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF UTILITIES SUCH AS ELECTRICAL LINES, SANITARY SEWER, STORM DRAINAGE, WATER LINES, GAS, AND TELEPHONE LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS, UTILITIES OR THE RIGHT TO USE SUCH EASEMENTS OR RIGHTS OF WAY SHALL BE MAINTAINED BY THE PROVIDERS AND RESPONSIBLE FOR REPAIRING THE SAME. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE GROUNDS AND LANDSCAPE BEING DISTURBED ABOVE GROUND. LAMINATION BOXES, PEDDESTALS, AND OTHER UTILITIES SHALL BE INSTALLED AT THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHTS OF WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PLACING THESE ABOVE GROUND ITEMS IN THE FUTURE.



CUSTOMER SIGNATURE _____ DATE _____
 CUSTOMER SIGNATURE _____ DATE _____

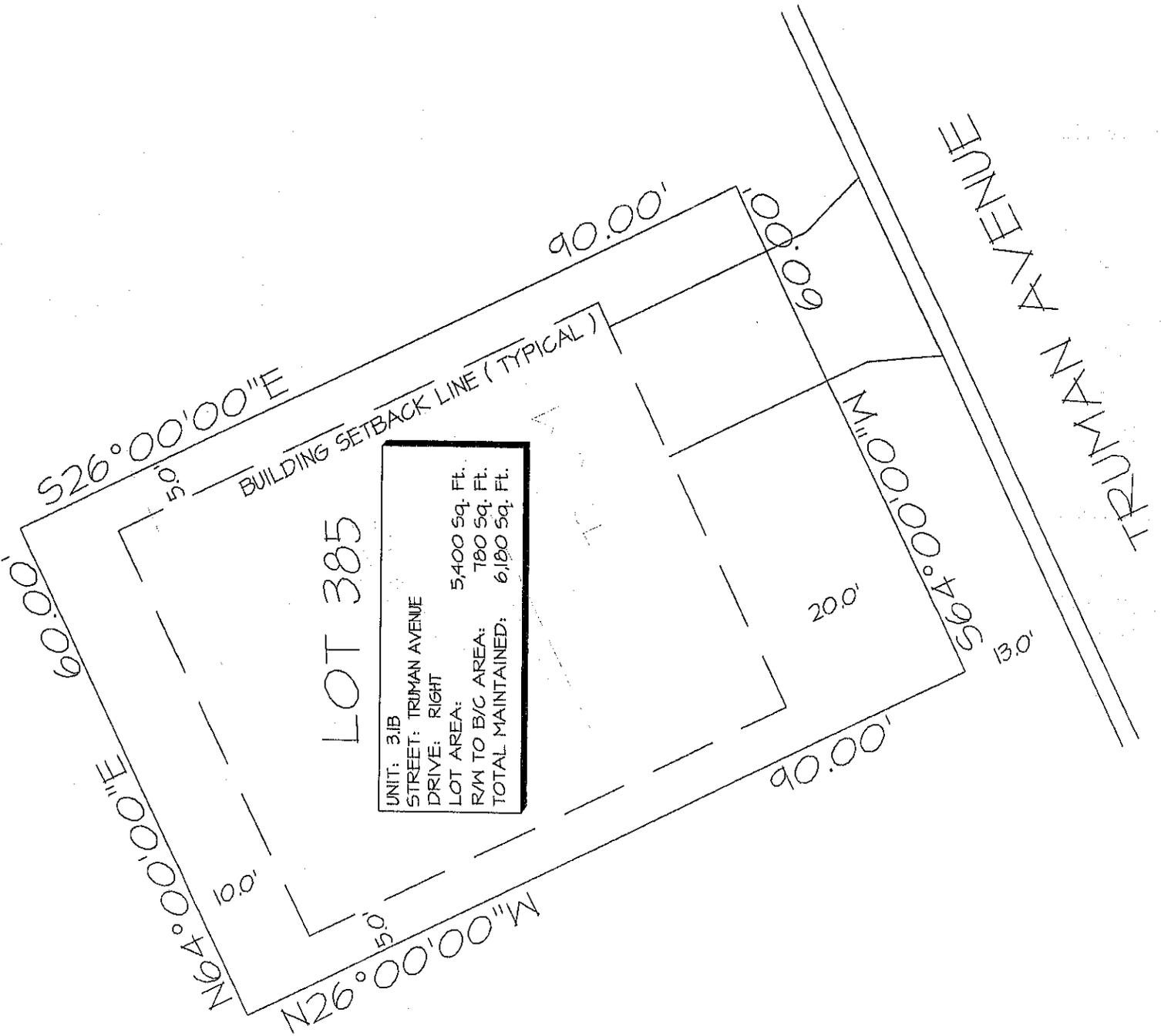


LOT 343
 UNIT: 31B
 STREET: ROYAL PALM AVENUE
 DRIVE: RIGHT
 LOT AREA: 5,907 Sq. Ft.
 R/W TO B/C AREA: 762 Sq. Ft.
 TOTAL MAINTAINED: 6,364 Sq. Ft.



SCALE: 1/16"=1'

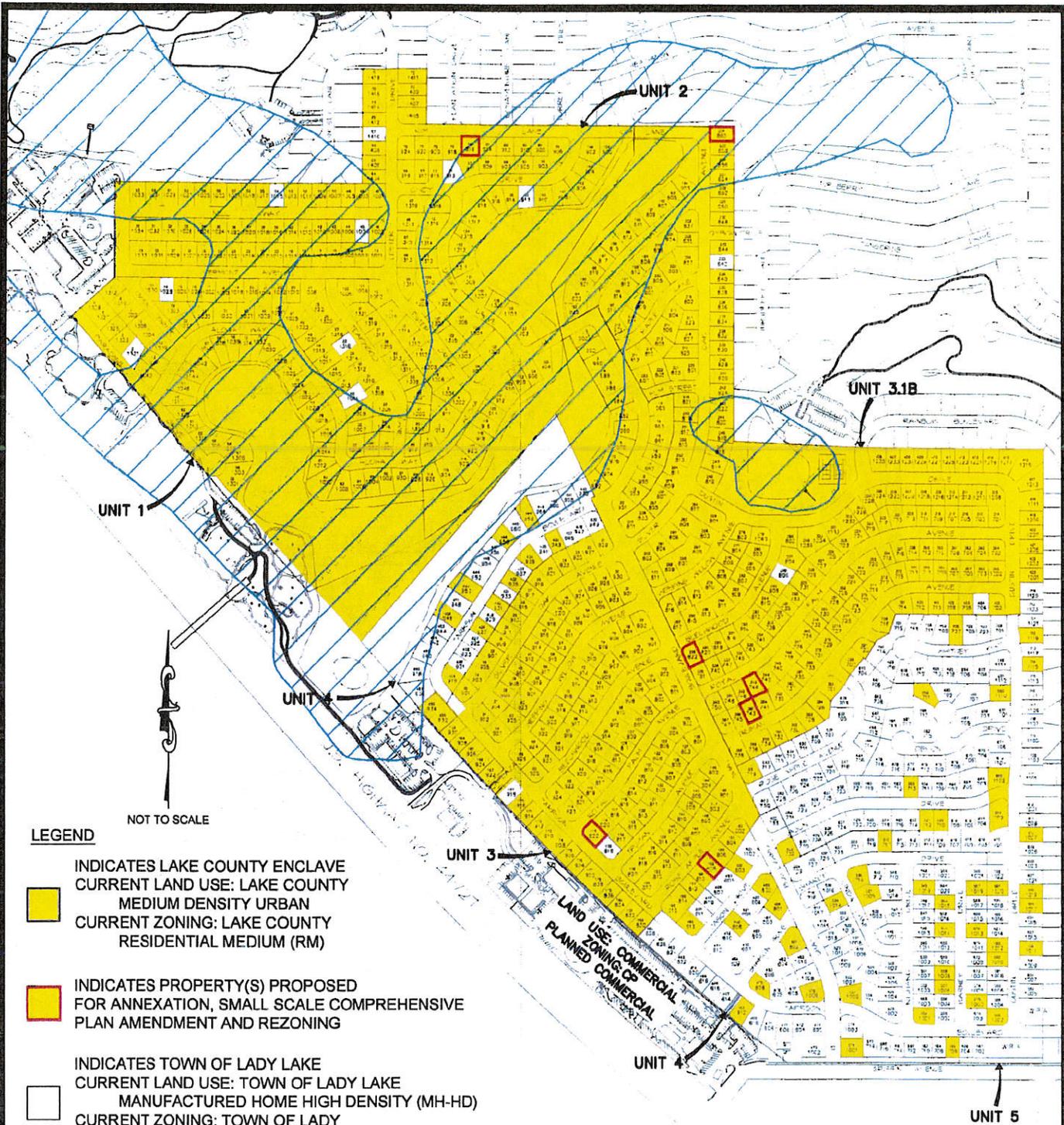
THIS IS NOT A SURVEY
 THIS SKETCH IS INTENDED TO SHOW PRELIMINARY INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
 THE INFORMATION SHOWN HAS BEEN OBTAINED FROM PUBLIC RECORDS, SURVEY PLATS, FIELD MEASUREMENTS AND CONDITIONS THAT HAVE BEEN MONITORED BY THE VILLAGES UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
 THE DEVELOPER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS SKETCH FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.



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

FUTURE LAND USE MAP





NOT TO SCALE

LEGEND

- INDICATES LAKE COUNTY ENCLAVE
CURRENT LAND USE: LAKE COUNTY
MEDIUM DENSITY URBAN
CURRENT ZONING: LAKE COUNTY
RESIDENTIAL MEDIUM (RM)
- INDICATES PROPERTY(S) PROPOSED
FOR ANNEXATION, SMALL SCALE COMPREHENSIVE
PLAN AMENDMENT AND REZONING
- INDICATES TOWN OF LADY LAKE
CURRENT LAND USE: TOWN OF LADY LAKE
MANUFACTURED HOME HIGH DENSITY (MH-HD)
CURRENT ZONING: TOWN OF LADY
LAKE MIXED SINGLE FAMILY (MX-8)
- FLOOD ZONE
MAP# 12069C0154E
PANEL 154 OF 750 (REVISED 12-18-12)

10 — LOT NUMBER
100 — 911 NUMBER

**PROPOSED
ORANGE BLOSSOM GARDENS PROPERTIES
FOR
ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
AND REZONING
DECEMBER 1, 2015**



4

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: Ordinance(s) Resolution Budget Resolution

Other

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

Tabled Indefinitely

Continued to Date Certain

Approved with Modification

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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).

EXHIBIT "A"
Legal Descriptions and Map

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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.

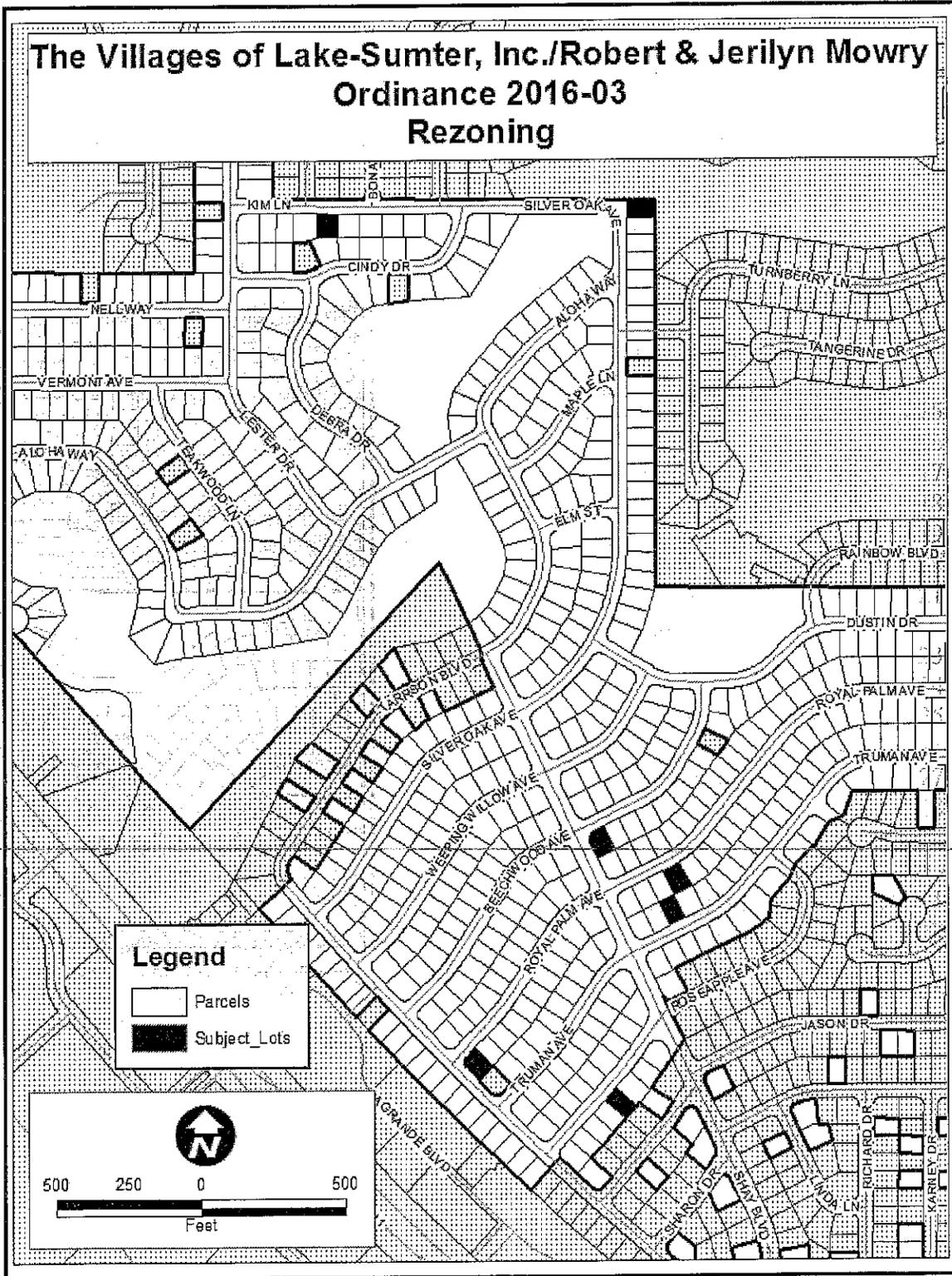
Parcel ID#: 0618240350-000-22400
Lot 224, Unit 3.1 B, Orange Blossom Gardens, according to the plat thereof recorded in Plat
Book 25, Page 33 through 35, Public Records of Lake County, Florida.

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.



**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/
Email Address: 860 Silver Oak Avenue, The Villages, FL 32159
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 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 Central Sewer 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: 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

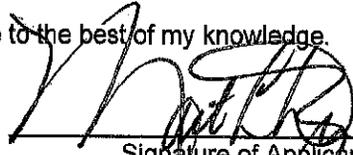
13. Has any land use application been file within last year in connection with this property?
 Yes X No. If yes, briefly describe the nature of the request and the date
when it was done:

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: _____ Received by: _____

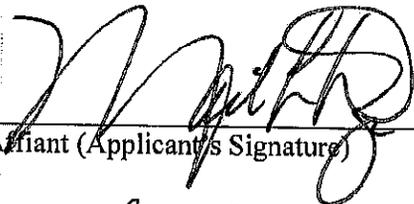
Fees Paid: _____

APPLICANT'S AFFIDAVIT

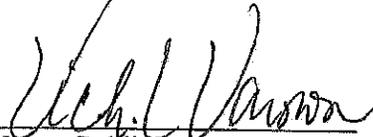
**STATE OF FLORIDA
COUNTY OF LAKE**

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

- (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

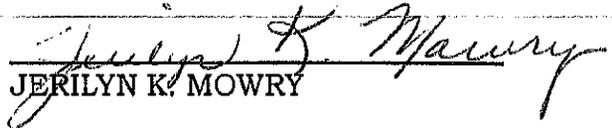


CONSENT AND DESIGNATION OF AGENT

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.

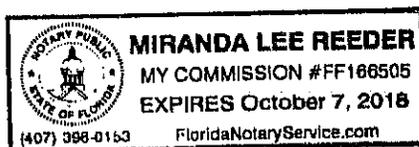
Dated this 20 day of November, 2015.


ROBERT R. MOWRY


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.




Notary Public, State of Florida
Miranda Reeder
Printed Name
My Commission Expires: 10-7-16

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.

W-8000

RETURN

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

Est: _____
Rec: _____
Doc: _____
Int: _____
Total: _____

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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, situats, 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:

Jennifer Grovesteen
Witness Name: Jennifer Grovesteen

Victor H. Paul
Victor H. Paul

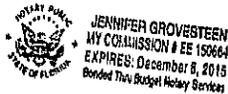
Jeanne M. Nichols
Witness Name: Jeanne M. Nichols

Madeleine L. Paul
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 have produced a driver's license as identification.

[Notary Seal]



Jennifer Grovesteen
Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/8/15

[Handwritten signature]

Eqy _____
Rpt _____
Est _____
Int _____
Tax _____

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32182
File No.: P07672

RECEIVED

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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, Indiantonic, 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 32182 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:

[Signature]
Witness Name: Jennifer Groveske
[Signature]
Witness Name: Teresa Norrell

[Signature]
Sharen L. Savage
[Signature]
David Savage

State of Florida
County of Lake

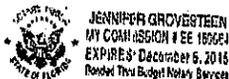
The foregoing instrument was acknowledged before me this 12th day of November, 2015 by Sharen L. Savage and David Savage, wife and husband, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Jennifer Groveske

My Commission Expires: 12/5/15



Prepared by and return to:
Gary Fuchs/ess
Attorney at Law
** McLIn Burnsed**
1028 Lake Sumter Landing
The Villages, FL 32182
File No.: P07831

ExN _____
Rec 00
Doc _____
Int _____
Total _____



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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 32182 grantee:

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

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

PARCEL ID #: 0618240300-000-16900

Lot 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:

Stacy Spear
Witness Name: Stacy Spear
Teresa Norvell
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 has produced a driver's license as identification.

[Notary Seal]

Stacy Spear
Notary Public
Printed Name: _____
My Commission Expires: _____



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 CONSTITUTION OF THE STATE OF FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

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

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).

2015 Nov 25 10:00 AM

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 PLAT 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



02,000 

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

Exp _____
Rec 0 _____
Doc _____
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 17680 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 grantees:

(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 # 3b64140063 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 has produced a driver's license as identification.

[Notary Seal]



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 11:04 AM
CLERK OF THE CIRCUIT COURT
LAKE COUNTY, FLORIDA

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 # R078638.**

was sold to:

*The Villages of Lake Sunter Inc
1000 Lake Sunter Landing
The Villages, FL 32162*

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

(SEAL)

Neil Kelly
CLERK OF THE CIRCUIT COURT

BY *[Signature]*
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.

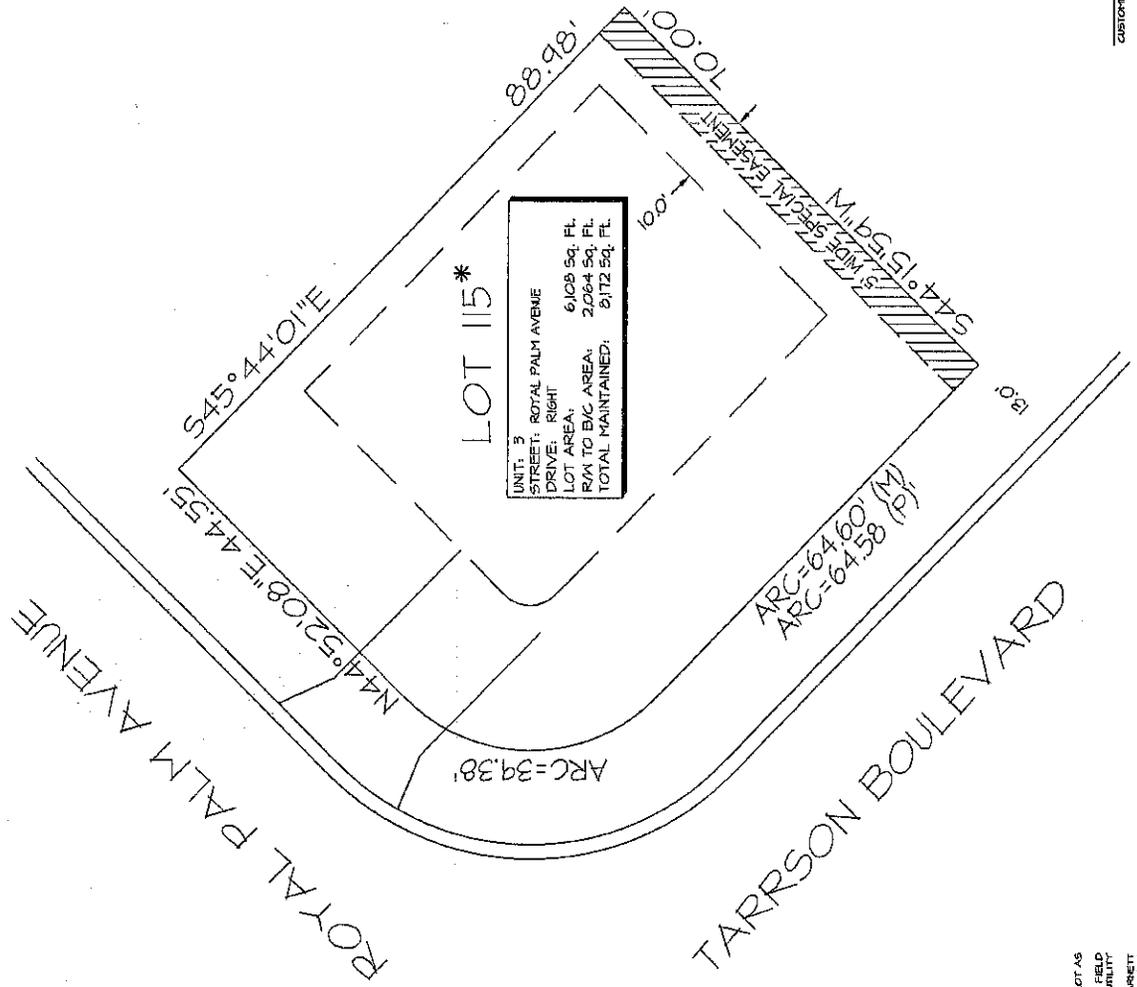
BB4221-13/dr

LA

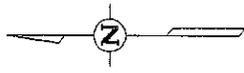
- LEGEND:**
- WATER METER
 - IRRIGATION METER
 - STREET LIGHT
 - INDICATES FLAT
 - INDICATES MEASURED
 - CABLE T.V. PEDESTAL / 7" OR 8" ROUND
 - TELEPHONE PEDESTAL / 4" OR 12" ROUND
 - ELECTRIC TRANSFORMER / 20"X30" PAD
 - ELECTRIC FEED THROUGH CABINET
 - UTILITY VAULT
 - WATER VALVE
 - FIRE HYDRANT
 - STORM INLET
 - VALLEY GUTTER INLET
 - CATCH BASIN
 - MANHOLE
 - LINE EXTENDER PEDESTAL / 12"X60"X4"
 - TRUNK-AMP PEDESTAL / 12"X60"X4"
 - SWITCH GEAR / T X T
 - POWER SUPPLY / 20"X36"X58"
 - BOARD / STOCKADE / FNC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR UTILITIES AND INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS WATER LINES, SANITARY, SEWER, STORM DRAINAGE, WATER FACILITIES AND RECREATION. THESE THIRD PARTY UTILITIES PROVIDERS UTILITIES OF THIS SORT TO BE OBTAINED AS A CONDITION INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED HEREIN. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LANDSCAPE BEING DISBURSED HOWEVER, THE UTILITIES PROVIDERS SHALL BE RESPONSIBLE FOR THE LOCATION OF THE UTILITIES AND THE DEVELOPER IS NOT RESPONSIBLE FOR THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS. THE DEVELOPER SHALL PLACE THESE ABOVE GROUND TIES IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE



UNIT 3
 STREET: ROYAL PALM AVENUE
 DRIVE: RIGHT
 LOT AREA: 6,108 SQ. FT.
 R/W TO B/C AREA: 2,064 SQ. FT.
 TOTAL MAINTAINED: 5,172 SQ. FT.



SCALE: 1/16"=1'

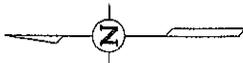
The Villages
 Arnett
 Environmental LLC
 11111 W. 111th Street, Suite 100
 Overland Park, Kansas 66213
 Phone: 913.241.1111
 Fax: 913.241.1112

CUSTOMER SIGNATURE: _____ DATE: _____
 CUSTOMER SIGNATURE: _____ DATE: _____

THIS IS NOT A SURVEY
 THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON. NOON HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT. FIELD MEASUREMENTS AND INFORMATION OBTAINED FROM THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE). THE INFORMATION SHOWN ON THIS SKETCH IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE EXPRESS WRITTEN CONSENT OF ARNETT ENVIRONMENTAL LLC. THE INFORMATION SHOWN ON THIS SKETCH IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE EXPRESS WRITTEN CONSENT OF ARNETT ENVIRONMENTAL LLC. THE INFORMATION SHOWN ON THIS SKETCH IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE EXPRESS WRITTEN CONSENT OF ARNETT ENVIRONMENTAL LLC.

THIS IS NOT A SURVEY

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



SCALE: 1/16"=1'

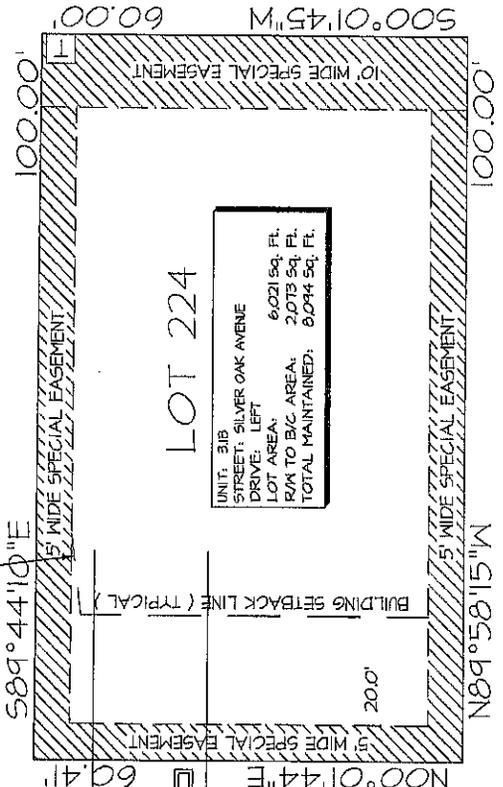
NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, GAS, TELEPHONE, CABLE TV, AND TELEVISION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING THESE EASEMENTS ARE NOT RESPONSIBLE FOR THE INTERFERENCE OR DISTURBANCE OF SUCH EQUIPMENT INSTALLED HEREON. THE DEVELOPER SHALL BE RESPONSIBLE FOR REPAIRING THE PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE DISTURBANCE TO THE UTILITIES BEING DISTURBED BY THE CONSTRUCTION OF THIS PROJECT. HOWEVER, THESE UTILITY PROVIDERS MAY BE RESPONSIBLE FOR REPAIRING THE UTILITIES ABOVE GROUND JUNCTION BOXES, PEDESTALS, AND MANHOLES. THE DEVELOPER'S INTENT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS ARE HEREBY RESERVED AND MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

LEGEND:

	WATER METER
	IRRIGATION METER
	STREET LIGHT
	INDICATED PLAT
	CABLE TV PEDESTAL / 4" OR 6" BOND
	TELEPHONE PEDESTAL / 7" OR 8" BOND
	ELECTRIC PEDESTAL / 30"X30" PAD
	ELECTRIC TRANSFORMER / 30"X30" 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 / 12"X30"X14"
	SWITCH GEAR / T X T
	POWER SUPPLY / 30"X25"X35"
	BOARD / STOCKADE / PVC FENCE

LAKE PARADISE
ORDINARY HIGH WATER LINE

LAKE PARADISE
ORDINARY HIGH WATER LINE



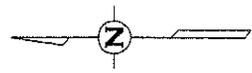
LOT 224
UNIT: 31B
STREET: SILVER OAK AVENUE
DRIVE: LEFT
LOT AREA: 6,021 Sq. Ft.
R/W TO B/C AREA: 2,073 Sq. Ft.
TOTAL MAINTAINED: 8,094 Sq. Ft.

SILVER OAK AVENUE

KIM LANE

The Villages
Arnett Environmental, LLC
11000 WINDYBROOK DRIVE, SUITE 200
ORANGE BLOSSOM GARDENS, FL 32837

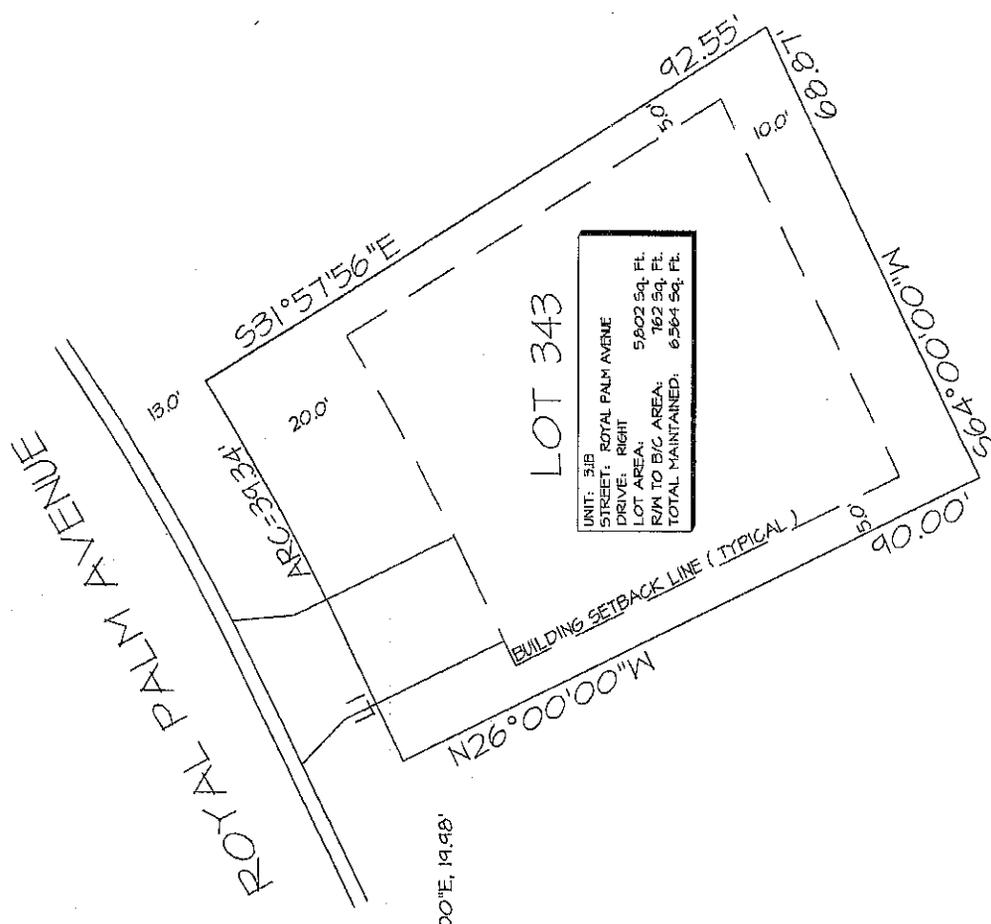
CUSTOMER SIGNATURE _____ DATE _____
CUSTOMER SIGNATURE _____ DATE _____



SCALE: 1/16"=1'

- LEGEND**
- WATER METER
 - IRRIGATION METER
 - STREET LIGHT
 - INDICATES PLAT
 - (P) INDICATES MEASURED
 - CABLE T.V. PEDESTAL / 7" OR 8" ROUND
 - TELEPHONE PEDESTAL / 4" OR 12" ROUND
 - ELECTRIC PEDESTAL / 20"x30" 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"x4"
 - TRUNK-AMP PEDESTAL / 17"x30"x4"
 - SWITCH GEAR / T X T
 - POWER SUPPLY / 20"x25"x35"
 - BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE PROJECT. THE DEVELOPER SHALL MAINTAIN AND MAINTAINANCE OF UTILITIES SUCH AS ELECTRIC, LAND LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, TELEPHONE, CABLE, TELEVISION, TELEPHONE FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS UTILIZING THESE UTILITIES SHALL BE RESPONSIBLE FOR THE INTERFERENCE OR DISTURBANCE OF SUCH UTILITIES. PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE GRAVING AND LANDSCAPE BEING DISTURBED. HOWEVER, THESE UTILITY PROVIDERS MAY BE ABOVE GROUND JUNCTION BOXES, PEDESTALS AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS. THE DEVELOPER SHALL BE RESPONSIBLE FOR PLACING THESE ABOVE GROUND ITEMS IN THE FUTURE.



UNIT: 31B
 STREET: ROYAL PALM AVENUE
 DRIVE: RIGHT
 LOT AREA: 5,802 Sq. Ft.
 R/W TO B/C AREA: 762 Sq. Ft.
 TOTAL MAINTAINED: 6,564 Sq. Ft.

The Villages
by Arnett

Arnett
 ENVIRONMENTAL, LLC
 10000 W. STATE ROAD 70, SUITE 200
 TAMPA, FLORIDA 33617-1400
 TEL: 813-988-1100
 FAX: 813-988-1101

CUSTOMER SIGNATURE _____ DATE _____
 CUSTOMER SIGNATURE _____ DATE _____

THIS IS NOT A SURVEY.
 THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREIN. SUCH HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT FILED MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE). THE DEVELOPER, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

TOWN OF LADY LAKE
APPLICATION FOR CONCURRENCY DETERMINATION

1. Purpose for Concurrency Determination: (check one)

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

2. Applicant: Martin L. Dzuro, V.P. of The Villages of Lake-Sumter Inc.
 Address: 1045 Lake Sumter Landing, The Villages, FL 32162
 Telephone: (352) 753-6262 E-Mail: marty.dzuro@thevillages.com

3. Owner: The Villages of Lake-Sumter Inc. / 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.

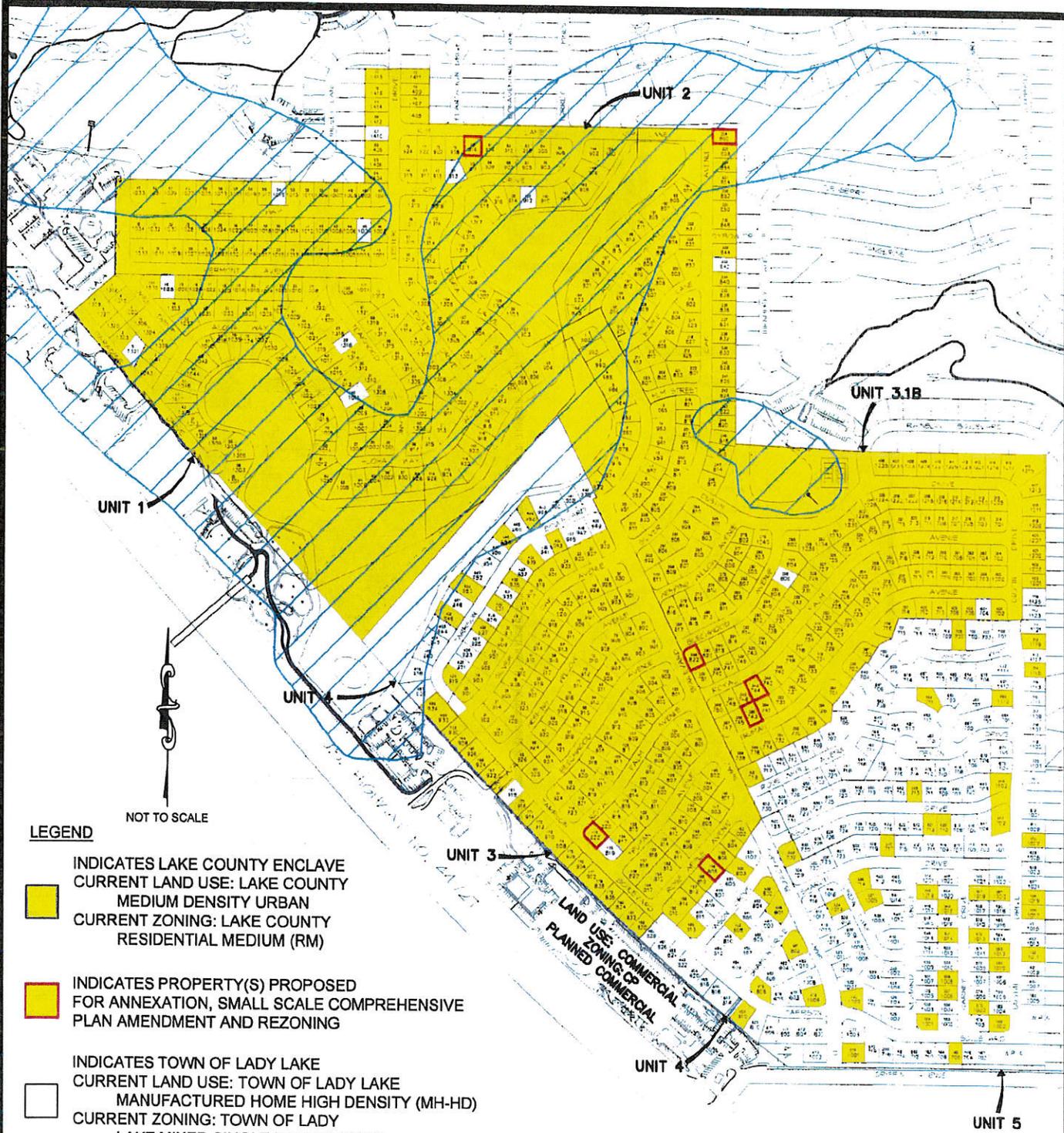
Parks and Recreation

- 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



UNIT 1

UNIT 2

UNIT 3.1B

UNIT 4

UNIT 3

UNIT 4

UNIT 5

LEGEND

NOT TO SCALE

- 
 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)

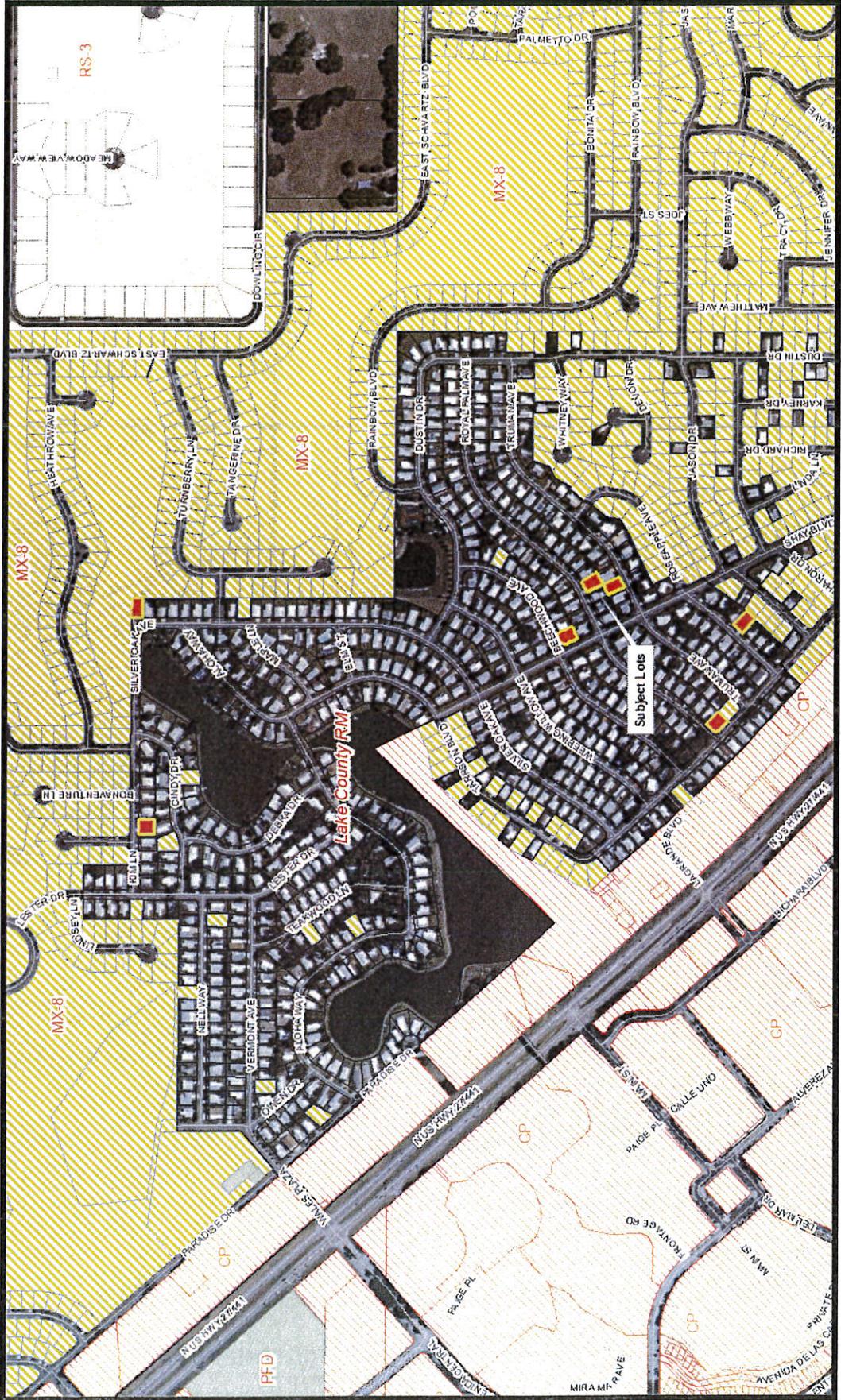
10 — LOT NUMBER
 100 — 911 NUMBER

**PROPOSED
 ORANGE BLOSSOM GARDENS PROPERTIES
 FOR
 ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
 AND REZONING
 DECEMBER 1, 2015**



1030 Lake Summit Landing, The Villages, FL 32162
 Tel No (352)753-4147 Fax No (352)753-1996
 Certificate of Registration Number 27408

ZONING MAP





5

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: January 11, 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

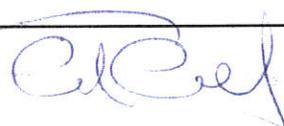
Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

1/5/14

BOARD ACTION: Approved as Recommended

Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved with Modification

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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

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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:

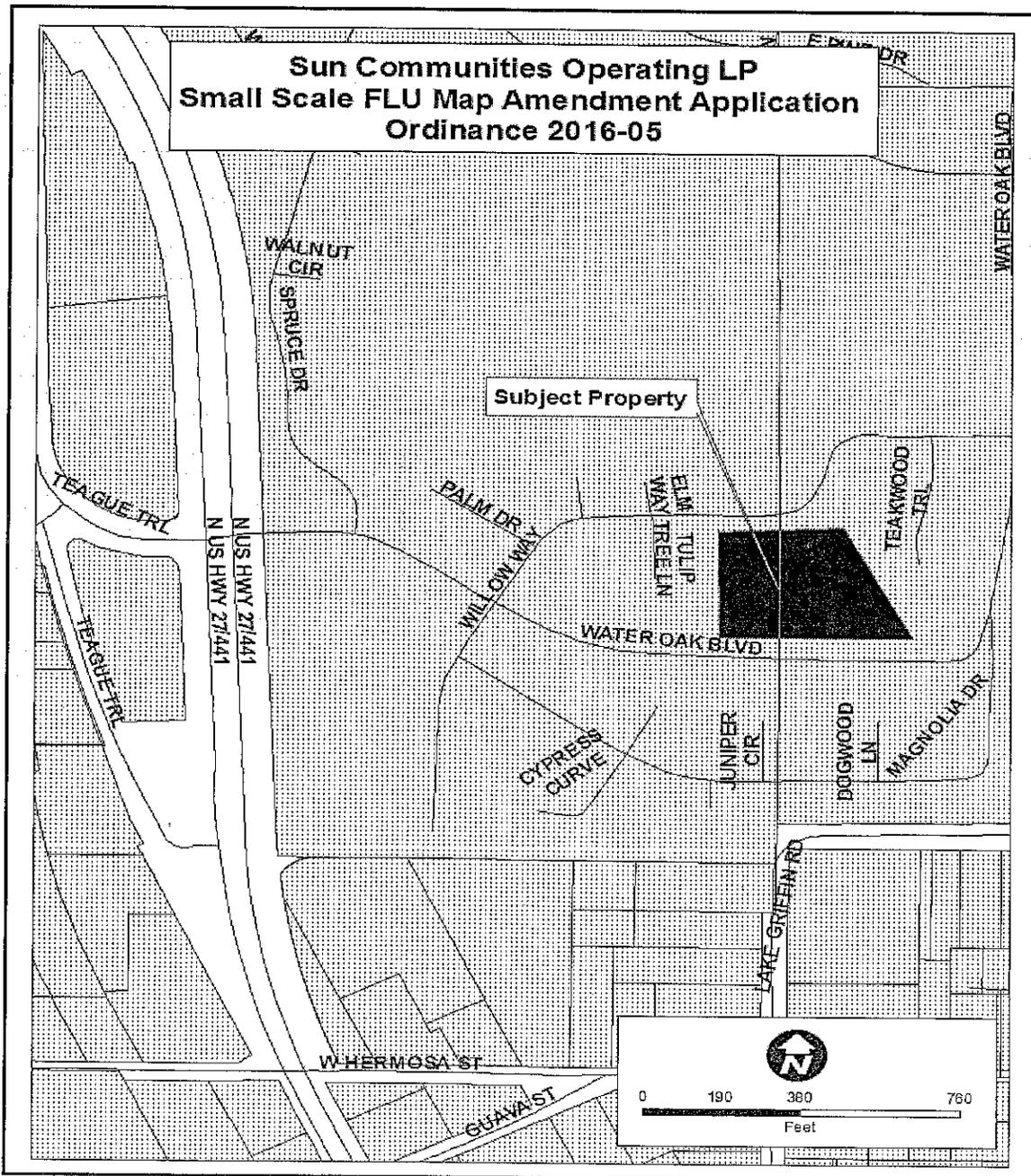
Derek Schroth, Town Attorney

EXHIBIT "A" - Legal Descriptions and Map

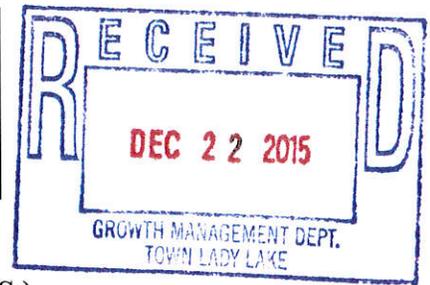
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Alternate Key 1279496; Parcel ID#: 1718240001-000-05400; BEG AT W 1/4 COR OF SEC 16-18-24, RUN S ALONG SEC LINE 91.09 FT, N 89DEG 43MIN 16SEC W 144.46 FT, N 0DEG 25MIN 57SEC W 292.05 FT, N 87DEG 48MIN 04SEC E TO E LINE OF SEC 17, S ALONG SEC LINE TO 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.

DR

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, 2015.

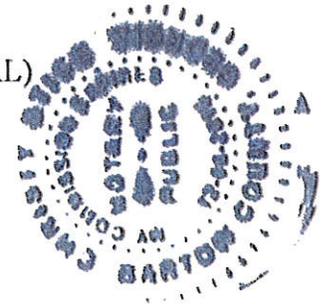
Christy Stice

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) Adwell, 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):

[Handwritten Signature]

Signature of the Property Owner

Date

12-11-15

Printed Name

Lara Parker, General Manager

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 WATER 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.

[Handwritten Signature]

(SEAL)

Notary Public

MICHELE DIANE MCEACHERN

Printed Name

Commission No.:

FF088334

My Commission Expires:

02-02-18



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
Property Location:	LADY LAKE FL 32159 Update Property Location	Trash/Recycling /Water/Info:	My Public Services Map
		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
Property Location:	101 WATER OAK BLVD LADY LAKE FL 32159 Update Property Location	Trash/Recycling /Water/Info:	My Public Services Map
		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 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.

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@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,

A handwritten signature in black ink, appearing to read "John McLaren", followed by a long horizontal line extending to the right.

John McLaren
President & Chief Operating Officer

CFW 2004162050
02712 Pgs 0310 - 3117 (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
~~0000000000~~ 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
Witness 11/10

Edward J. Reposa by Dorothy J. Reposa
Attorney-in-Fact (Seal)
Edward J. Reposa by Dorothy J. Reposa, Attorney-in-Fact
P.O. Address: 101 Water Oak Boulevard, Lady Lake, FL 32159

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 OWNERS 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

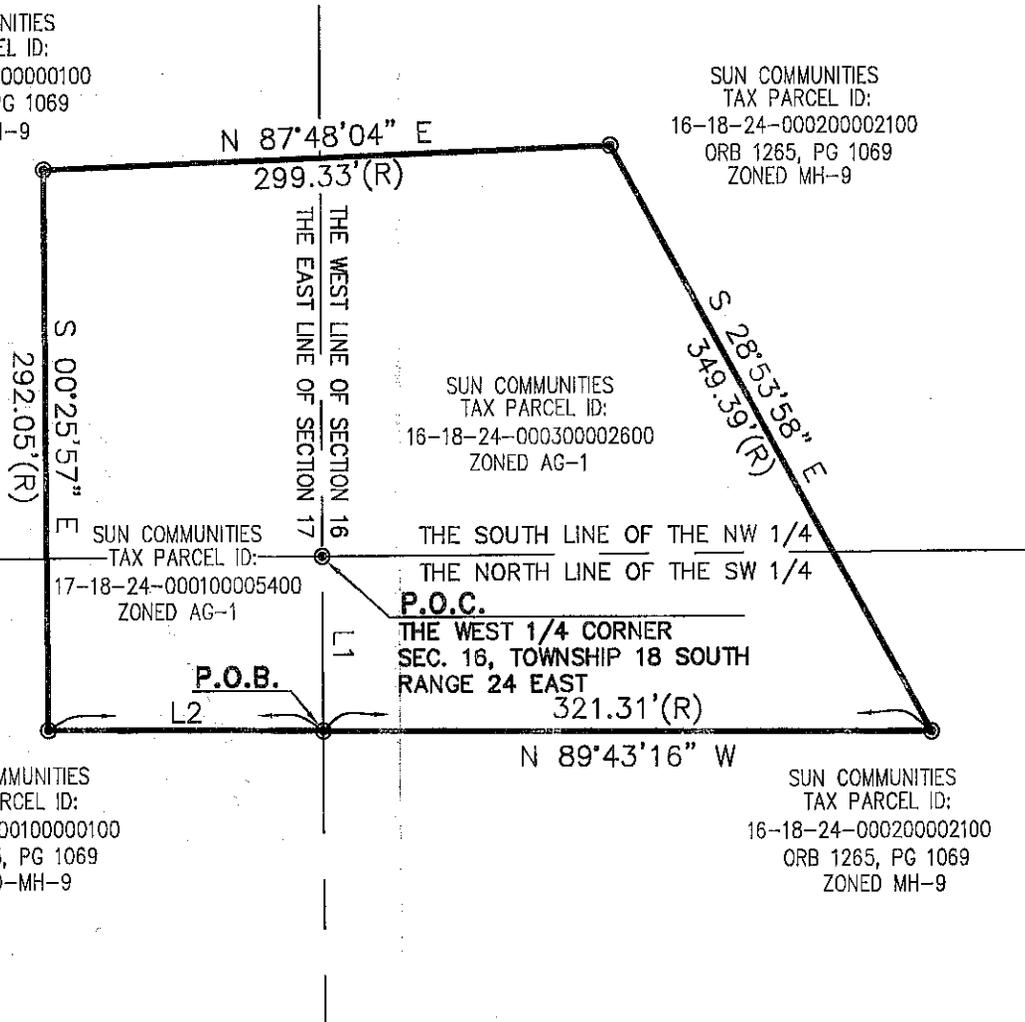
OF ORB 1047, PG. 2105
FOR SUN COMMUNITIES

SECTIONS 16 & 17, TOWNSHIP 18 SOUTH
RANGE 24 EAST

THIS IS NOT A BOUNDARY SURVEY

SUN COMMUNITIES
TAX PARCEL ID:
17-18-24-000100000100
ORB 1265, PG 1069
ZONED MH-9

SUN COMMUNITIES
TAX PARCEL ID:
16-18-24-000200002100
ORB 1265, PG 1069
ZONED MH-9



SUN COMMUNITIES
TAX PARCEL ID:
17-18-24-000100000100
ORB 1265, PG 1069
ZONED-MH-9

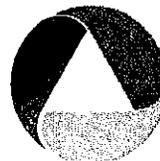
SUN COMMUNITIES
TAX PARCEL ID:
16-18-24-000200002100
ORB 1265, PG 1069
ZONED MH-9

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



SITE
EXISTING ZONING: AG-1
PROPOSED ZONING: MH-9
SURROUNDING ZONING: MH-9

AVE

FIFTH ST

GRIFFIN AVE

W NORMAN ST

E NORMAN ST

SUTTON ST

GRIMES DR

MOELLER ST

LIETZKE LN

NELSON DR

STADLER ST

LLOYD ST

GREEN ST

LOPEZ LN

BISHOP DR

IRWIN ST

TREVINO DR

ORANGE BLVD

COUPLES ST

BRADLEY LN

CEDAR LN

LITTLER LN

SANDERS LN

HOGAN DR

LOCUST

WATER OAK BLVD

PALMER DR

WADKINS LN

SPRUCE

E PINE DR

EVERGREEN LN

WATSON DR

NICKLAUS CIR

PLAYER LN

BAKER ST

TOSKIS DR

BEMEN DR

CAROLINA AVE

WALNUT CIR

SPRUCE DR

PALM DR

WILLOW WAY

CYPRESS CIR

MAGNOLIA DR

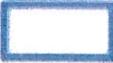
MAINE AVE

W HERMOSA ST

E HERMOSA ST

E E LEMON ST

Legend

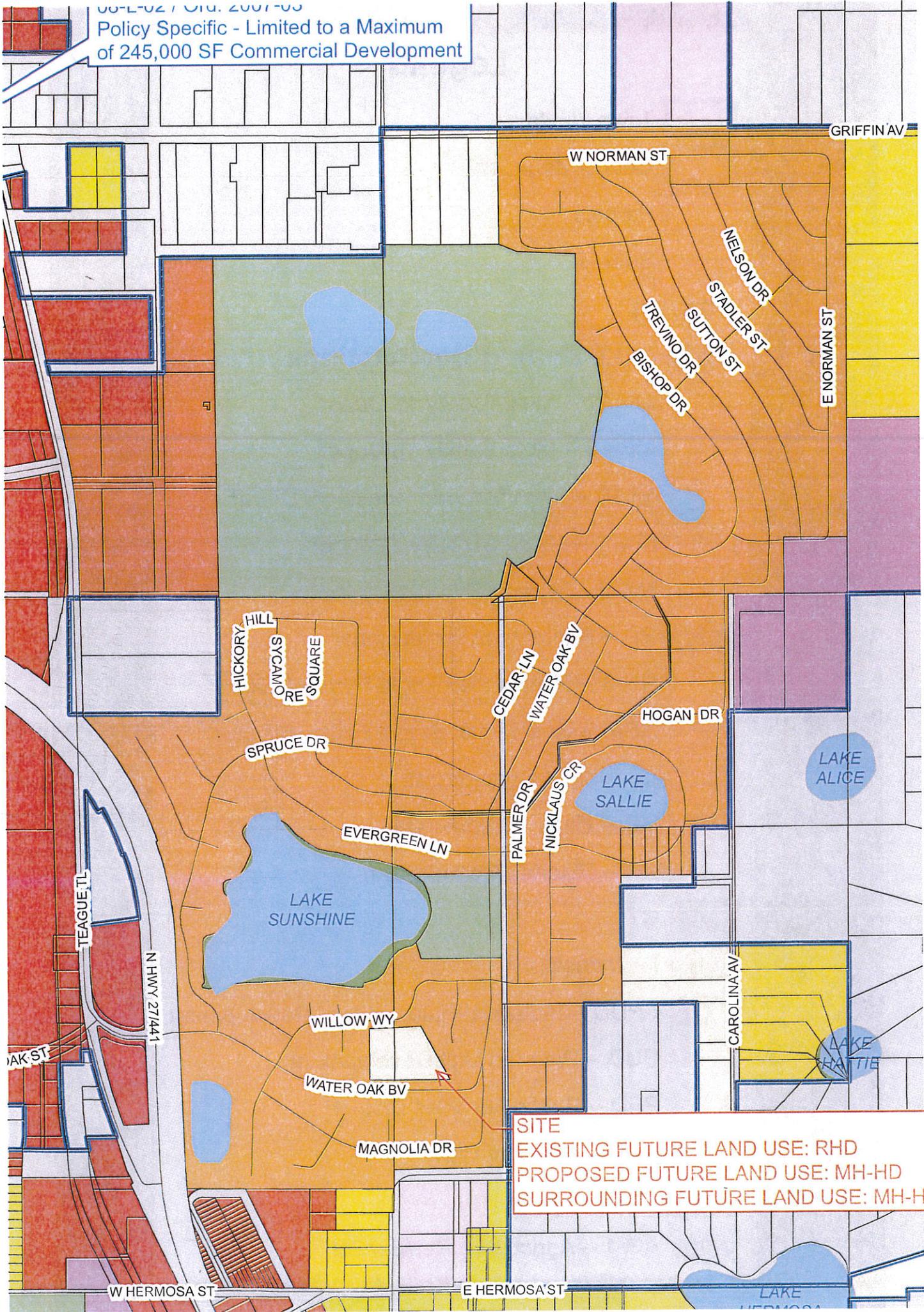
-  Town Limits
-  County Boundary
-  Parcels
-  Streets

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

08-E-02 / Ord. 2007-03
Policy Specific - Limited to a Maximum
of 245,000 SF Commercial Development



SITE
EXISTING FUTURE LAND USE: RHD
PROPOSED FUTURE LAND USE: MH-HD
SURROUNDING FUTURE LAND USE: MH-HD

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

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.

FROM: Daniel R. Gibbs, PE - Project Manager

APPLICANT



THIS PROPERTY WILL BE CONSIDERED FOR:

REZONING

Petition Number: ORDINANCE #2016-06

Applicant: DAN GIBBS WITH ATWELL, LLC FOR
SUN COMMUNITIES OPERATING LP

Present Zoning: Lady Lake - Agriculture Residential
A-01

Requested Zoning: Lady Lake Manufactured Home -
High Density (MH-9)

WILL BE HEARD AT THE LADY LAKE TOWN HALL
COMMISSION CHAMBERS AT
409 FENNELL BOULEVARD, LADY LAKE, FLORIDA

Planning & Zoning: Mon., Jan. 11, 2016 5:30 pm

Commission Meeting: Mon., Feb. 1, 2016 6:00 pm

Commission Meeting: Wed., Feb. 17, 2016 6:00 pm

FOR ADDITIONAL INFORMATION, CALL 352.251.1392



THIS PROPERTY WILL BE CONSIDERED FOR:

SMALL-SCALE FUTURE LAND USE AMENDMENT

Petition Number: ORDINANCE #2016-05

Applicant: DAN GIBBS WITH ATWELL, LLC FOR
SUN COMMUNITIES OPERATING LP

Present FLU: Lady Lake Rural High Density (RHD)

Requested FLU: Lady Lake Manufactured Home -
High Density (MH-HD)

WILL BE HEARD AT THE LADY LAKE TOWN HALL
COMMISSION CHAMBERS AT
409 FENNELL BOULEVARD, LADY LAKE, FLORIDA

Planning & Zoning: Mon., Jan. 11, 2016 5:30 pm

Local Planning Agency: Mon., Feb. 1, 2016 5:45 pm

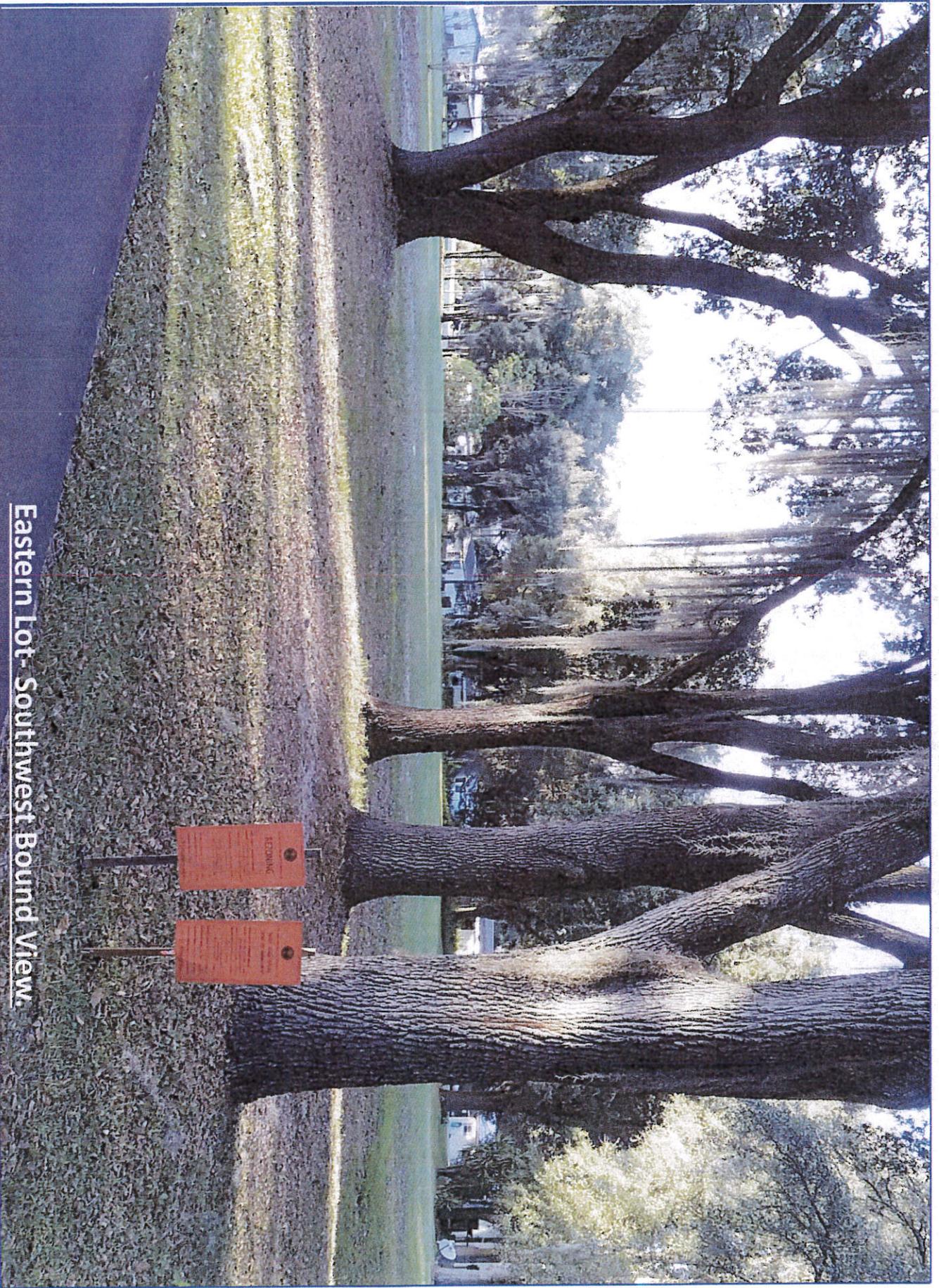
Commission Meeting: Mon., Feb. 1, 2016 6:00 pm

Commission Meeting: Wed., Feb. 17, 2016 6:00 pm

FOR ADDITIONAL INFORMATION, CALL 352.251.1392



Posting-Eastern Lot-Along Water Oak Blvd.



Eastern Lot - Southwest Bound View.



Southwest Bount, View-Existing Mature Trees



Southwest Bound View-Existing Mature Trees



THIS PROPERTY WILL BE CONSIDERED FOR:

SMALL-SCALE FUTURE LAND USE AMENDMENT

Petition Number: **ORDINANCE #2016-05**

Applicant: **DAN GIBBS WITH ATWELL, LLC FOR
SUN COMMUNITIES OPERATING LP**

Present FLU: **Lady Lake Rural High Density (RHD)**

Requested FLU: **Lady Lake Manufactured Home -
High Density (MH-HD)**

WILL BE HEARD AT THE **LADY LAKE TOWN HALL**
COMMISSION CHAMBERS AT
409 FENNEL BOULEVARD, LADY LAKE FLORIDA

Planning & Zoning: **Mon, Jan. 11, 2016 5:30 pm**

Local Planning Agency: **Mon, Feb. 1, 2016 5:45 pm**

Commission Meeting: **Mon, Feb. 1, 2016 6:00 pm**

Commission Meeting: **Wed, Feb. 17, 2016 6:00 pm**

FOR ADDITIONAL INFORMATION: **352-751-1582**



THIS PROPERTY WILL BE CONSIDERED FOR:

REZONING

Petition Number: **ORDINANCE #2016-06**

Applicant: **DAN GIBBS WITH ATWELL, LLC FOR
SUN COMMUNITIES OPERATING LP**

Present Zoning: **Lady Lake Agriculture Residential
(AG-1)**

Requested Zoning: **Lady Lake Manufactured Home -
High Density (MH-9)**

WILL BE HEARD AT THE **LADY LAKE TOWN HALL**
COMMISSION CHAMBERS AT
409 FENNEL BOULEVARD, LADY LAKE FLORIDA

Planning & Zoning: **Mon, Jan. 11, 2016 5:30 pm**

Commission Meeting: **Mon, Feb. 1, 2016 6:00 pm**

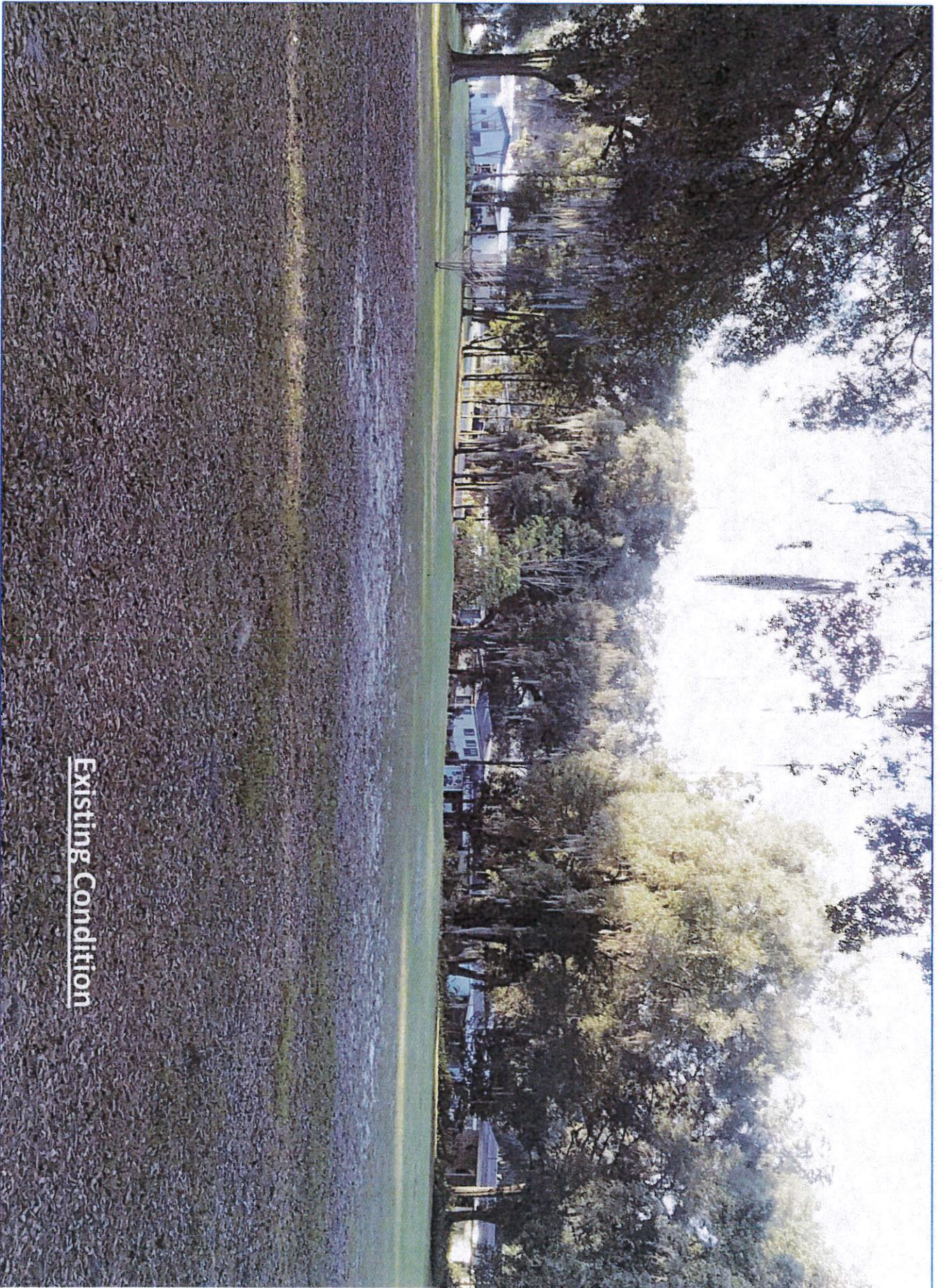
Commission Meeting: **Wed, Feb. 17, 2016 6:00 pm**

FOR ADDITIONAL INFORMATION: **352-751-1582**

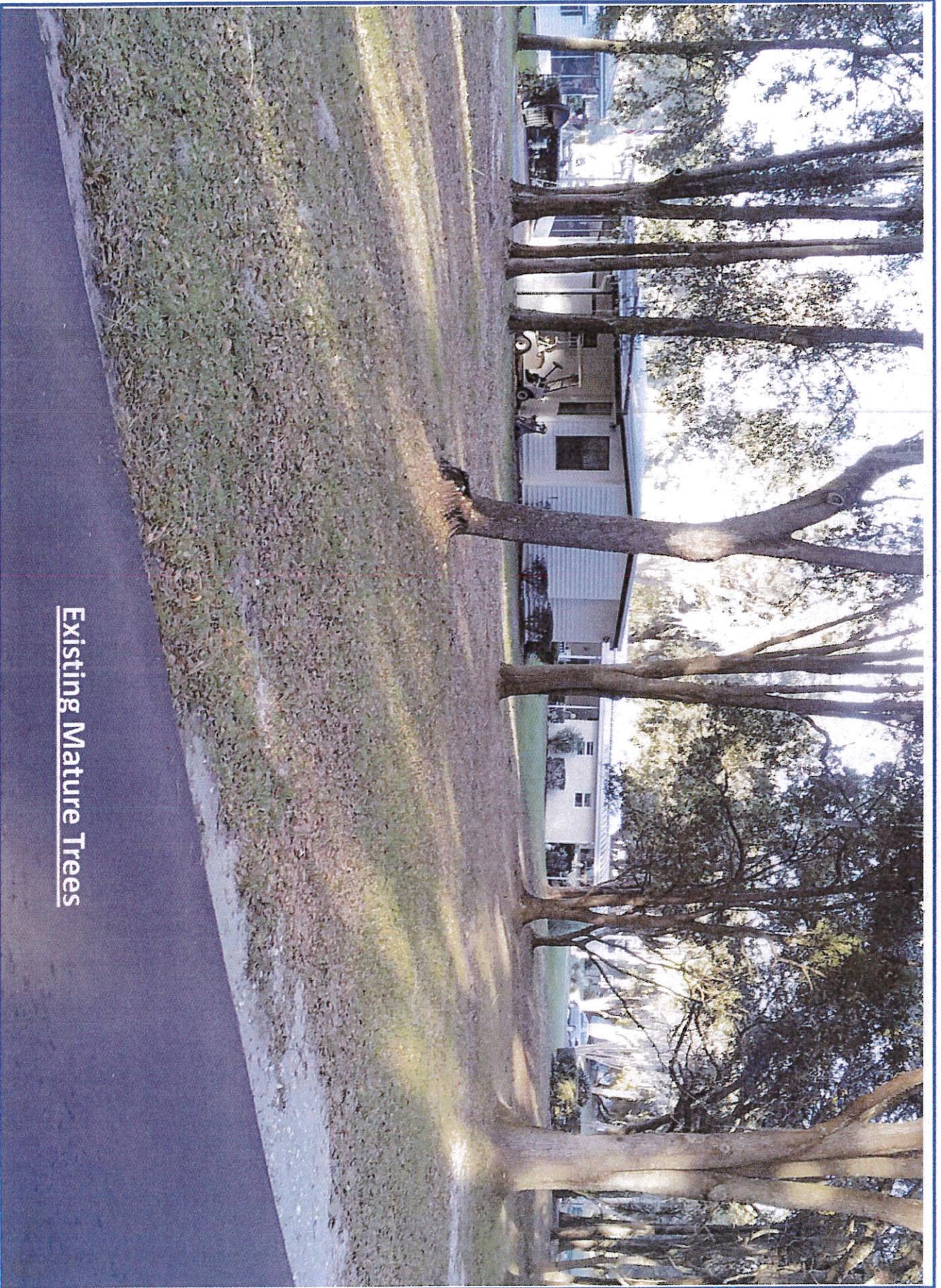
Close Up Posting- Western Lot



Northeast Bound View-Western Lot



Existing Condition

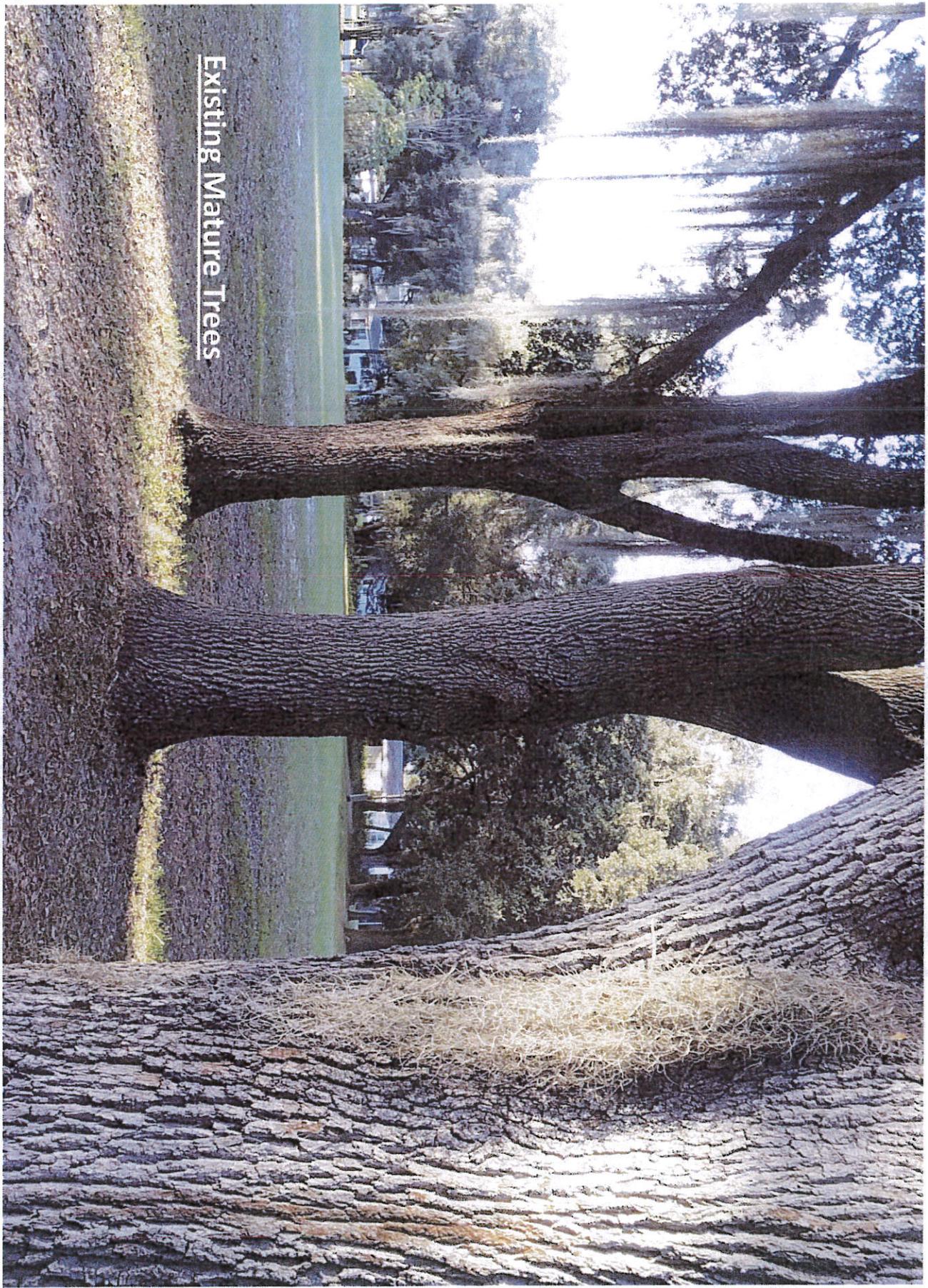


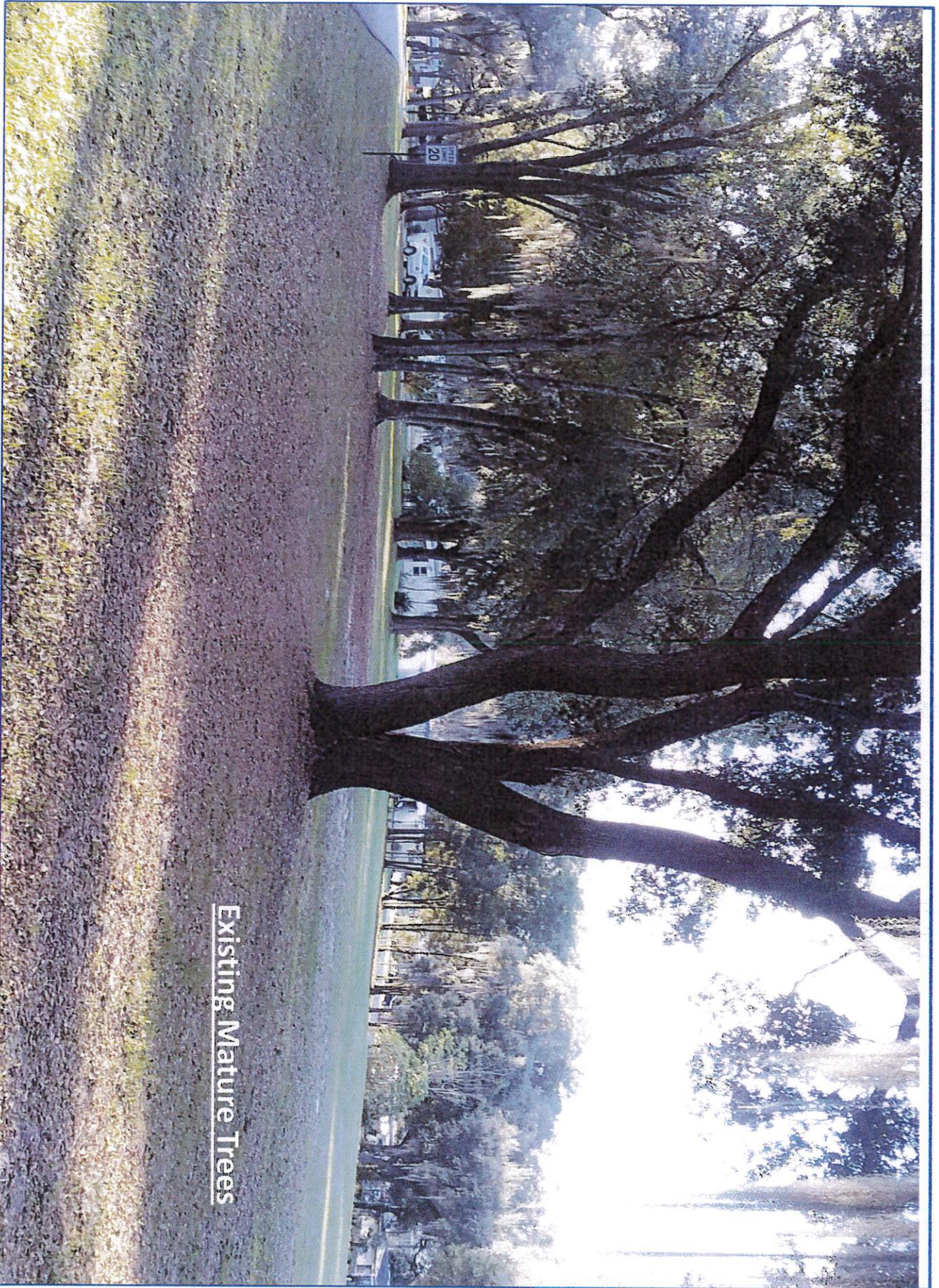
Existing Mature Trees



Existing Mature Trees

Existing Mature Trees





Existing Mature Trees



6

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: \$ _____

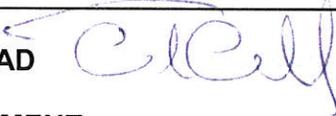
Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

Tabled Indefinitely

Continued to Date Certain

Approved with Modification

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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.

1
2 **Section 3. Effective Date.** This Ordinance shall become effective immediately upon its
3 passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida
4 Statutes, as said provisions pertain to newly annexed property and the final adoption of a
5 Comprehensive Plan Amendment by the Town Commission.
6

7 **PASSED AND ORDAINED** this 17th day of February, 2016, in the regular session of
8 the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second/Final
9 Reading.

10
11 **TOWN OF LADY LAKE, FLORIDA**

12
13
14
15 _____
16 Ruth Kussard, Mayor

17 ATTEST:

18
19
20 _____
21 Kristen Kollgaard, Town Clerk

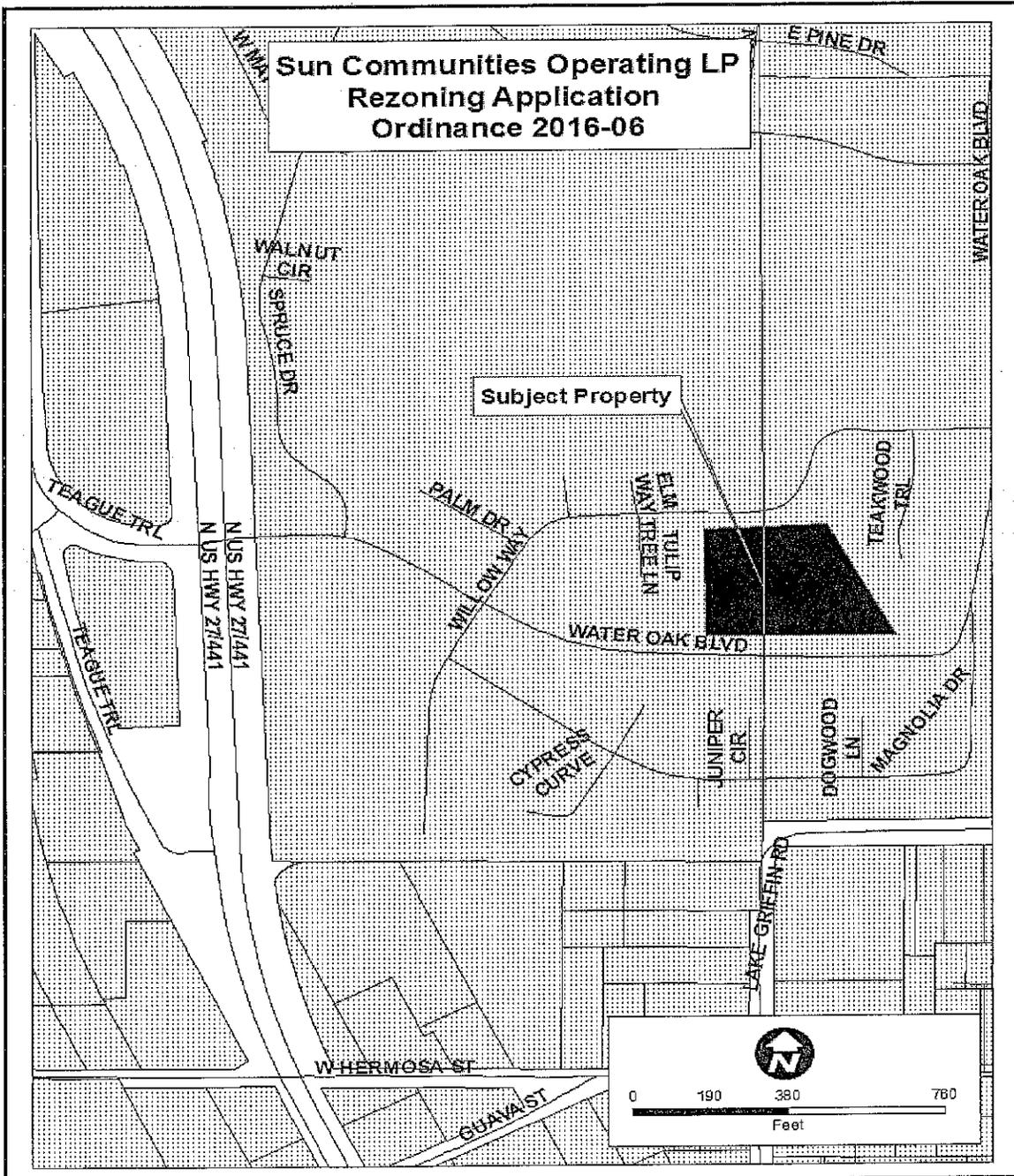
22
23 APPROVED AS TO FORM:

24
25
26
27 _____
28 Derek Schroth, Town Attorney
29

EXHIBIT "A" - Legal Descriptions and Map

1
2
3 Alternate Key 1279496; Parcel ID#: 1718240001-000-05400; BEG AT W 1/4 COR OF SEC 16-
4 18-24, RUN S ALONG SEC LINE 91.09 FT, N 89DEG 43MIN 16SEC W 144.46 FT, N 0DEG
5 25MIN 57SEC W 292.05 FT, N 87DEG 48MIN 04SEC E TO E LINE OF SEC 17, S ALONG
6 SEC LINE TO POB ORB 2712 PG 310 |

7
8 Alternate Key 1279216; Parcel ID#: 1618240003-000-02600; BEG AT W 1/4 COR OF SEC,
9 RUN S ALONG W LINE OF SEC 91.09 FT, S 89DEG 43MIN 16SEC E 321.31 FT, N 28DEG
10 53MIN 58SEC W 349.39 FT, S 87DEG 48MIN 04SEC W TO W LINE OF SEC, S TO POB
11 ORB 2712 PG 310



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:

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: W. 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

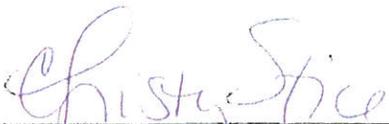
Before me, the undersigned authority personally appeared Atwell, LLC (Daniel R. Gibbs), who being by me first duly sworn on oath, deposes and says:

- (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 Driver's License as identification and who did (did not) take an oath.



Notary Public



OWNER'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

Before me, the undersigned authority personally appeared 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 Azwell, 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.

[Signature]
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 Driver License as identification and who did (did not) take an oath.

[Signature]
Notary Public



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



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,

A handwritten signature in black ink, consisting of a stylized initial 'J' followed by a horizontal line extending to the right.

John McLaren
President & Chief Operating Officer



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 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.

FROM: Daniel R. Gibbs, PE - Project Manager

APPLICANT

CFR 2004162050
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
~~0000000000~~ 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
Witness

Edward J. Reposa by Dorothy J. Reposa
Attorney-in-Fact (Seal)

Edward J. Reposa by Dorothy J. Reposa, Attorney-in-Fact
P.O. Address: 101 Water Oak Boulevard, Lady Lake, FL 32159

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**

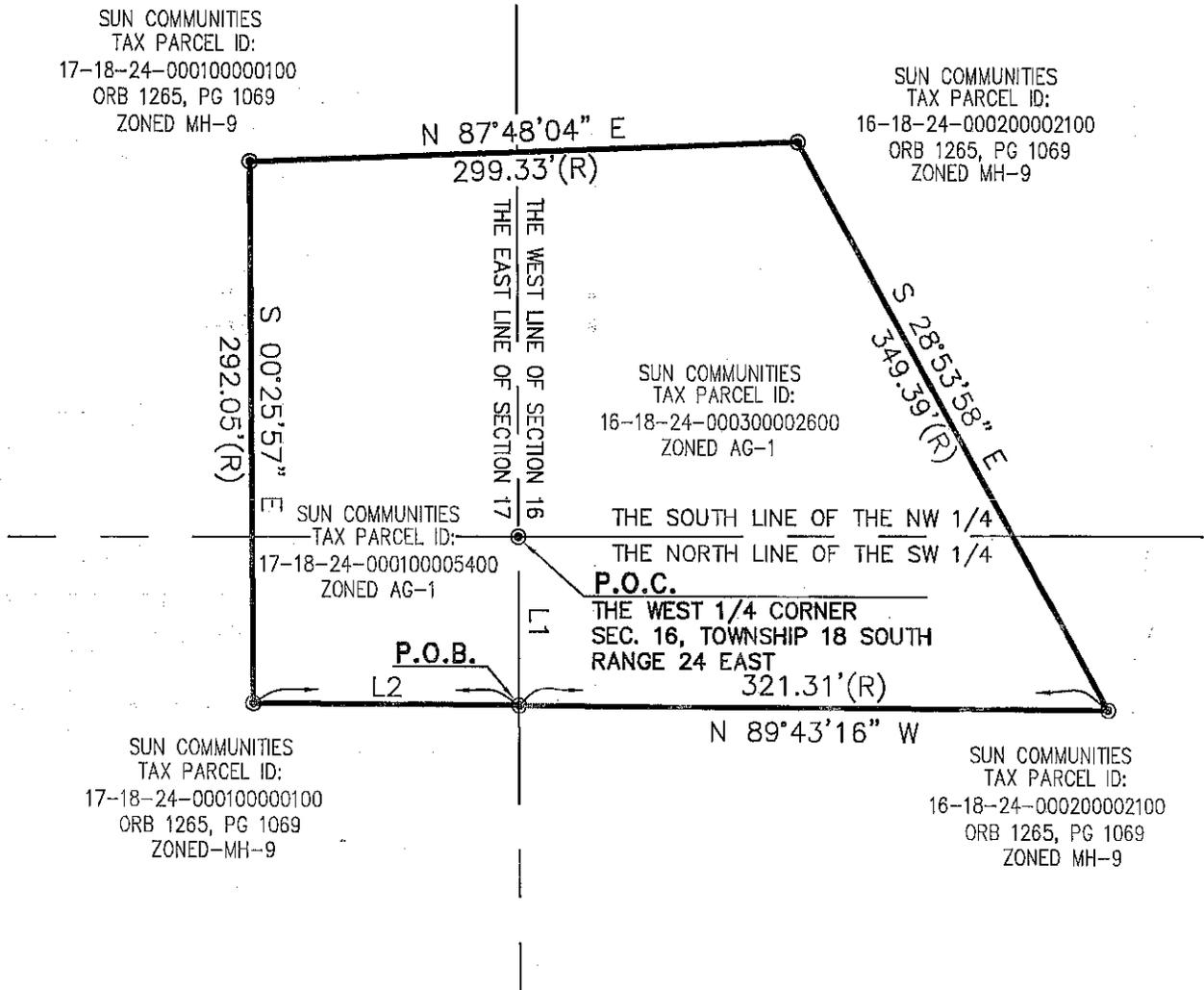
The quality of this image
is equivalent to the quality
of the original document.

LEGAL DESCRIPTION SKETCH

OF ORB 1047, PG. 2105
FOR SUN COMMUNITIES

SECTIONS 16 & 17, TOWNSHIP 18 SOUTH
RANGE 24 EAST

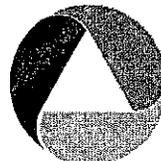
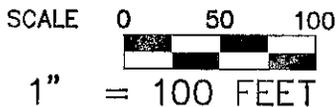
THIS IS NOT A BOUNDARY SURVEY



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	



ATWELL

866.850.4200 www.atwell-group.com

1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA
770.423.0807

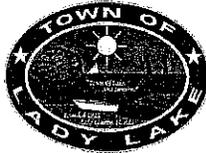
Water Oak Estates – Adjacent Property List

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 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: Ordinance Resolution Budget Resolution

Other

<input checked="" type="checkbox"/> 1-5-2016	DEPARTMENT HEAD	<i>[Signature]</i>	Submitted	1/5/16	Date
	FINANCE DEPARTMENT		Approved as to Budget Requirements		Date
	TOWN ATTORNEY		Approved as to Form and Legality		Date
	TOWN MANAGER	<input checked="" type="checkbox"/>	Approved Agenda Item for:	1/11/16	Date 1/31/16

COMMISSION ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification

1 Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons,
2 property, kind of property, circumstances or set of circumstances, such holding shall not affect the
3 applicability thereof to any other person, property or circumstances.

4
5 **Section 3. Conflicts.** All ordinances or part of ordinances in conflict with any of the provisions
6 of this Ordinance are hereby repealed.

7
8 **Section 4. Codification.** The provisions of this Ordinance shall be codified as and become part
9 of the Town's Land Development Regulations. The sections of this Ordinance may be re-
10 numbered or re-lettered to accomplish such intention and the word "Ordinance," or similar words,
11 may be changed to "Section," "Article," or other appropriate word.

12
13 **Section 5. Applicability.** This Ordinance does not have retroactive applicability and cannot be
14 applied to improvements completed prior to the effective date of this Ordinance.

15
16 **Section 6. Effective Date.** This ordinance shall become effective upon adoption.

17
18 **PASSED AND ORDAINED** in the regular session of the Town Commission of the Town of Lady
19 Lake, Lake County, Florida, this 1st day of February, 2016.

20
21 TOWN OF LADY LAKE, FLORIDA
22 **TOWN OF LADY LAKE, FLORIDA**

23
24
25 _____
26 Ruth Kussard, Mayor

27 ATTEST:

28
29
30
31 _____
32 Kris Kollgaard, Town Clerk

33
34 APPROVED AS TO FORM:

35
36
37 _____
38 Derek Schroth, Town Attorney
39

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 Façade 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

1 submitted to the Growth Management Department following completion of all
2 improvements.

3
4 E) Eligible Façade Improvements: The Façade Improvement Program is limited to
5 reimbursement for improvements made only to the exterior of commercial structures.
6 Eligible improvements are those on the building elevations that front rights-of-way and are
7 visible to the passers-by on the street. Signs and sign improvements are not eligible for
8 this program. Routine maintenance such as painting, pressure washing, and minor repairs
9 to existing materials alone will not be eligible for reimbursement, but may be an element
10 of the scope of the project. Project components that may qualify for a Façade Grant
11 include, but are not necessarily limited to:

- 12
13 1. Exterior improvement, restoration, including removal of decayed materials.
14
15 2. Repair, replacement, or installation of new:
16 a) exterior windows
17 b) exterior doors
18 c) awnings
19 d) exterior lighting
20 e) painting (only if entire façade is repainted)
21 f) roofing materials
22

23 F) Façade Design Guidelines: Façade Grant applications used in conjunction with an
24 improvement that would cause more than fifty percent (50%) of the building area to be
25 replaced; or if the existing building is being redeveloped and the cost of redevelopment is
26 greater than fifty percent (50%) of the assessed value of the building, the applicant shall
27 meet the Town's Commercial Design Standards.
28

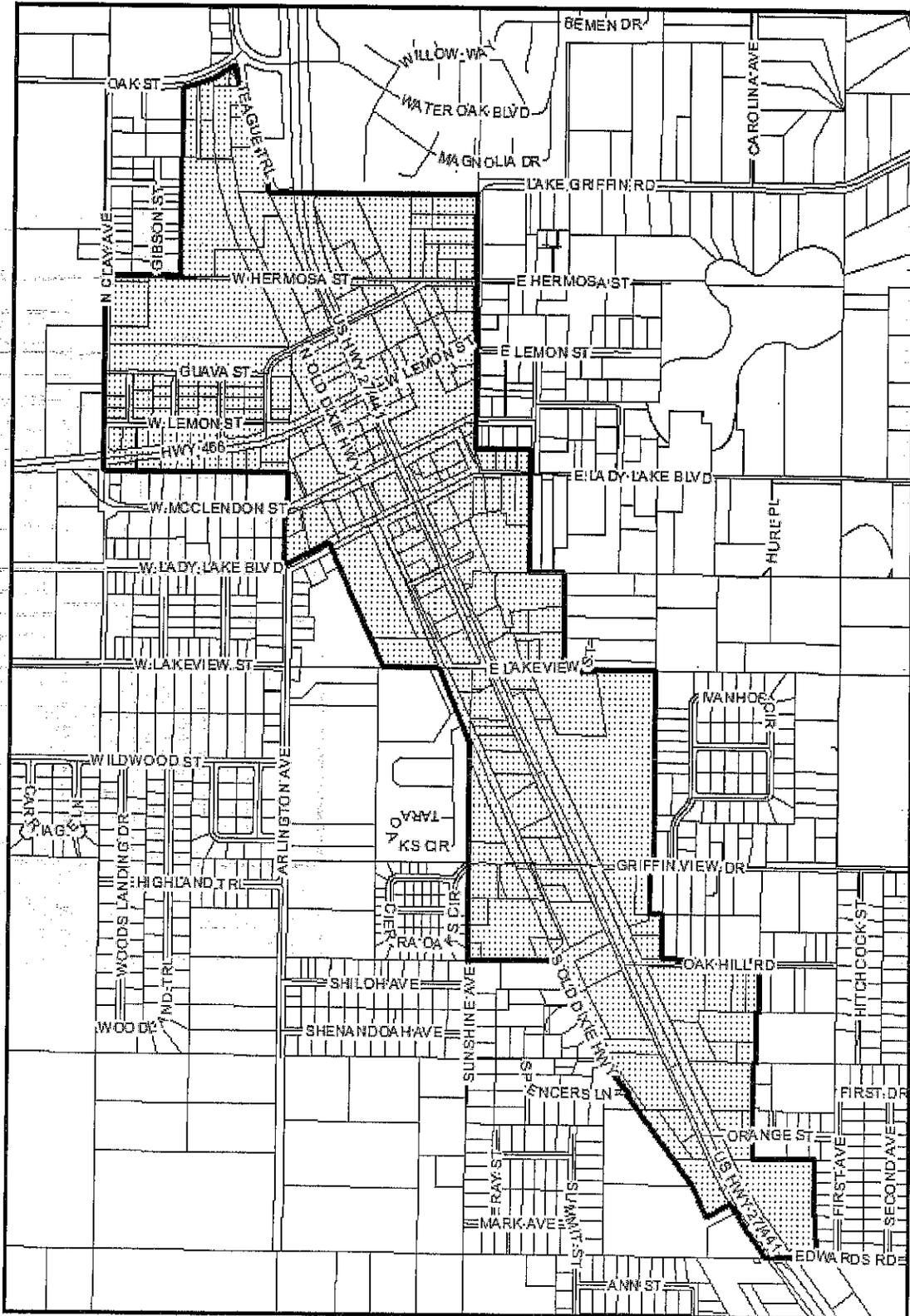
29 G) Application Submittals: Required application submittals shall include:

- 30
31 1. Completed application form
32 2. Valid Business Tax Receipt for the Town of Lady Lake
33 3. Documentation that property taxes are current
34 4. Documentation of no outstanding liens or active Code Enforcement cases within the
35 Town of Lady Lake.
36 5. Detailed budget including three (3) written estimates from licensed contractors to verify
37 costs are within reasonable parameters. Invoice of project costs will have to be
38 submitted.
39 6. Photo of current Façade (a photo of the completed façade showing all improvements
40 will be required to close the project as well).
41 7. Scaled drawings clearly illustrating proposed improvements.

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. 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

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