



REGULAR PLANNING AND ZONING BOARD MEETING

Date: Monday, February 8, 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** – January 11, 2016 Meeting
2. **Ordinance No. 2016-08** – Annexation – Daniel O’Neil LLC & Prank Dejsubha – Annexing Four Lots Consisting of Approximately .59 +/- Acres of Land which are Located within Orange Blossom Gardens Unit 1, within Lake County, Florida (Alternate Keys 1482496, 1482208, 1482551, and 1768039) (Wendy then)
3. **Ordinance No. 2016-09** – Small Scale Future Land Use CP Amendment – Daniel O’Neil LLC & Prank Dejsubha – Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Four Lots Consisting of Approximately .59 +/- Acres of Land which are Located within Orange Blossom Gardens Unit 1, within Lake County, Florida (Alternate Keys 1482496, 1482208, 1482551, and 1768039) (Wendy Then)
4. **Ordinance No. 2016-10** – Rezoning – Daniel O’Neil LLC & Prank Dejsubha – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for Four Lots Consisting of Approximately .59 +/- Acres of Land which are Located within Orange Blossom Gardens Unit 1, within Lake County, Florida (Alternate Keys 1482496, 1482208, 1482551, and 1768039) (Wendy Then)
5. **Resolution No. 2016-101** – Variance Request – Douglas C. Wade – Variance From Chapter 16, Article III, Section 16-85, Section 503, 1., to Allow the Lowest Floor of the Home Structure to Remain at the Base Flood Elevation Plus One Foot or 65.0 Feet Rather than the Required One and a Half Feet or 65.5 Foot Elevation (Alternate Key No. 1732484) (Wendy Then)

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.

NS/Word/Town Clerk/Agendas/P&Z Meeting – 02-08-16

1 27/441 within the Orange Blossom Garden Subdivisions Units 2, 3, and 3.1B. The annexation
2 application involves 0.95 +/- acres of property from unincorporated Lake County into the Town of
3 Lady Lake.

4
5 Mr. Carroll stated the seven lots are spread out along different roads and include the following
6 addresses:

- 7
8 • 822 Beechwood Avenue
9 • 916 Kim Lane
10 • 808 Roseapple Avenue
11 • 744 Royal Palm Avenue
12 • 822 Royal Palm Avenue
13 • 860 Silver Oak Avenue
14 • 743 Truman Avenue
15

16 Mr. Carroll stated that these lots are presently vacant with one exception; there is still one mobile
17 home that has not been removed yet. He stated that staff's recommendation is for approval of
18 Ordinance No. 2016-01.

19
20 A map of the properties, an aerial view, and photos of the postings were reviewed.

21
22 Mr. Carroll replied this is the third wave of applications the Town has received. He stated that the
23 process includes The Villages buying these lots back from the homeowner, then constructing
24 conventional homes on these properties. The first wave consisted of 11 lots, the second wave
25 consisted of three lots, and this, the third, consists of seven.

26
27 The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County,
28 Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been
29 included with the submitted application. All lots will be served by the Village Center Community
30 Development District Central Water and Sewer System, as well as the District's Fire Department.

31
32 In accordance with the provisions of Florida Statute 171.205, and the Interlocal Service Boundary
33 Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake,
34 Florida, the Town may annex property into the Town which are non-contiguous to the existing
35 municipal boundary. The proposed properties under this application exist as both contiguous and
36 non-contiguous lots.

37
38 The annexation application was received on Wednesday, December 2, 2016, and has been reviewed
39 and determined to be complete, satisfying the necessary criteria as required for annexation under
40 statutory requirements. The application was found to meet the requirements of the Land
41 Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for
42 transmittal to the Town Commission.

43
44 Mr. Carroll reported that notices to inform the surrounding property owners (122) within 150 feet of
45 the properties proposed by annexation request were mailed Wednesday, December 23, 2015. The
46 properties were posted Monday, December 28, 2015.

1 Mr. Carroll commented that no objections or letters of support from the surrounding property
2 owners have been received to date. He stated that there were three phone inquiries about the
3 annexation.

4
5 Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed
6 application for Ordinance No. 2016-01, provided comments on January 4, 2016, and determined the
7 application to be complete and ready for transmittal to the Planning and Zoning Board. The Town
8 Commission is scheduled to consider Ordinance No. 2016-01 for first reading on Wednesday,
9 January 20, 2016 at 6:00 p.m. and for second/final reading on Monday, February 1, 2016 at 6:00
10 p.m.

11
12 Mr. Carroll stated that applicant Marty Dzuro on behalf of The Villages of Lake-Sumter, Inc. is
13 present, if there are any questions.

14 Vice Chairperson Sigurdson inquired about the mobile home which has not yet been removed.

15
16 Mr. Carroll replied the picture was taken on December 20th, and that he has not been back yet to
17 verify if the mobile home has been removed.

18
19 Chairperson Gauder asked if there were any comments or questions from the Board members or the
20 audience.

21
22
23 *Upon a motion by Vice Chair/Member Sigurdson and a second by Member Chiasson, the*
24 *Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-01 to*
25 *the Town Commission for consideration by the following roll call vote:*

26		
27	CHIASSON	YES
28	SIGURDSON	YES
29	GAUDER	YES
30		

31 **3. Ordinance No. 2016-02 – Small Scale Future Land Use Comprehensive Plan**
32 **Amendment –The Villages of Lake-Sumter, Inc. – Small Scale Future Land Use**
33 **Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake**
34 **Manufactured Home High Density for Seven Lots of Approximately 0.95 +/- Acres –**
35 **Referenced by Alternate Keys 1483077, 2524189, 1672775, 2575026, 2535385, 2669365,**
36 **3239474; 7 Lots - Located within Orange Blossom Gardens Units 2, 3, and 3.1b within Lake**
37 **County, Florida (Thad Carroll)**

38
39 Growth Management Director Thad Carroll presented the background summary for this agenda
40 item (on file in the Clerk's Office). He stated that the applicant, Martin L. Dzuro, on behalf of The
41 Villages of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry, has filed applications to amend the
42 future land use comprehensive plan for properties consisting of seven lots located north of Griffin
43 Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions
44 Units 2, 3, and 3.1B. The application involves 0.95 +/- acres of property from unincorporated Lake
45 County into the Town of Lady Lake.

46
47 Mr. Carroll reviewed the addresses of the subject properties as follows:

- 48
49
- 822 Beechwood Avenue

- 1 • 916 Kim Lane
- 2 • 808 Roseapple Avenue
- 3 • 744 Royal Palm Avenue
- 4 • 822 Royal Palm Avenue
- 5 • 860 Silver Oak Avenue
- 6 • 743 Truman Avenue

7
8 Mr. Carroll stated that staff's recommendation is for approval of Ordinance No. 2016-02. A map of
9 the subject parcels and the Future Land Use map was reviewed.

10
11 Concurrency Determination Statement: The Villages has removed existing manufactured homes on
12 six of the lots in a historic section of The Villages known as Orange Blossom Gardens to construct a
13 similar size conventional built home on each lot (the home at 822 Royal Palm has yet to be
14 removed). There will be no increase in utility services, traffic, population, or recreation use.

15
16 Impact on Town services:

- 17
- 18 • Potable Water - No impact, lots are served by the Village Center Community Development
19 District Central Water System.
- 20
- 21 • Sewer - No impact, lots are served by the Village Center Community Development District
22 Central Sewer System.
- 23
- 24 • Schools – Not factored for project – no foreseen impact of students as the project is located
25 within an active adult retirement community.
- 26
- 27 • Transportation – No impact, the existing home will be replaced with a new home. There will be
28 no change in average daily trip generation.
- 29
- 30 • Parks & Recreation – The annexation, small scale future land use amendment, and the rezoning
31 applications will not cause P&R Level of Service to be exceeded since the project is for the
32 replacement of existing homes. Additionally, the Villages provides its residents with all Park
33 and Recreation Amenities.
- 34
- 35 • Stormwater – Project will be required to adhere to SJRWMD guidelines and the Town of Lady
36 Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

37
38 Applications have been reviewed and determined to be complete. The applicant has submitted all
39 appropriate material in compliance with the Land Development Regulations (LDRs) and the
40 application is ready for transmittal to the Town Commission. Additionally, the applications were
41 reviewed and determined to be in compliance with the directives of the adopted Comprehensive
42 Plan in accordance with the sought designation. A Concurrency Determination Statement has also
43 been included as part of the Small Scale Comprehensive Plan Amendment Application, which the
44 applicant submitted to explain expected impacts on Town Services.

45
46 The subject properties involve approximately 0.95 ± acres lies in Section 06, Township 18 South,
47 Range 24 East, in Lake County, Florida. The Future Land Use of the adjacent properties is as
48 follows:

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)
East	Lake County – Medium Urban Density
North	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)
South	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)

Comments:

- 1) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.
- 2) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A)., executed on June 23, 2015, if The Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area.
- 3) Project will be required to adhere to St. John's River Water Management District guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Mr. Carroll reported that notices to inform the surrounding property owners (122) within 150' of the property of the proposed annexation were mailed on Wednesday, December 23, 2015. The properties were posted Monday, December 28, 2015. He stated there were no objections or letters of support for these applications.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-02, provided comments on January 4, 2016, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Local Planning Agency is scheduled to consider Ordinance No. 2016-02 on Wednesday, January 20, 2016, at 5:45 p.m. The Town Commission is scheduled to consider Ordinance No. 2016-02 for first reading on Wednesday, January 20, 2016 at 6:00 p.m., and for second/final reading on Monday, February 1, 2016 at 6:00 p.m.

Mr. Carroll stated that applicant Marty Dzuro on behalf of The Villages of Lake-Sumter, Inc. is present if there are any questions.

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

Upon a motion by Member Chiasson and a second by Vice Chair/Member Sigurdson, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-02 to the Town Commission for consideration by the following roll call vote:

CHIASSON *YES*
SIGURDSON *YES*
GAUDER *YES*

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)

Growth Management Director Thad Carroll presented the background summary for this agenda item (on file in the Clerk’s Office). He stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc./Robert R. & Jerilyn K. Mowry, has filed an application to rezone properties consisting of seven lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2, 3, and 3.1B. The application involves rezoning 0.95 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). The MX-8 designation is consistent with the other lots in The Villages which are presently in the Town of Lady Lake’s jurisdiction. 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

Mr. Carroll stated that staff’s recommendation is for approval of Ordinance No. 2016-03. He reviewed a map of the subject parcels and a zoning map of the area.

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)

1 Mr. Carroll reported that the Rezoning application was received on Wednesday, December 2, 2015,
2 and has been reviewed and determined to be complete, satisfying the necessary criteria as required
3 to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted
4 Comprehensive Plan, and is ready for transmittal to the Town Commission. He stated that notices
5 to inform the surrounding property owners (122) within 150' of the property of the proposed
6 annexation were mailed on Wednesday, December 23, 2015. The properties were posted Monday,
7 December 28, 2015. No objections or letters of support have been received.

8
9 Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed
10 application for Ordinance No. 2016-03, provided comments on January 4, 2016, and determined the
11 application to be complete and ready for transmittal to the Planning and Zoning Board. The Town
12 Commission is scheduled to consider Ordinance No. 2016-03 for first reading on Wednesday,
13 January 20, 2016 at 6:00 p.m. and for second/final reading on Monday, February 1, 2016 at 6:00
14 p.m.

15
16 Mr. Carroll stated that applicant Marty Dzuro on behalf of The Villages of Lake-Sumter, Inc. is
17 present if there are any questions.

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

21
22 *Upon a motion by Vice Chair/Member Sigurdson, and a second by Member Chiasson, the*
23 *Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-03 to*
24 *the Town Commission for consideration by the following roll call vote:*

25		
26	CHIASSON	YES
27	SIGURDSON	YES
28	GAUDER	YES
29		

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

36
37 Growth Management Director Thad Carroll presented the background summary for this agenda
38 item (on file in the Clerk's Office). He stated that on December 22, 2015, applications have been
39 filed with the Town of Lady Lake, by Daniel R. Gibbs with Atwell, LLC, on behalf of Sun
40 Communities Operating LP, to rezone and amend the future land use designation of two lots located
41 within the Water Oak Country Club, approximately 1,150 lineal feet east of the intersection North
42 Highway 27/441 and County Road 25, within Lake County, Florida.

43
44 Mr. Carroll advised this street is referenced as Water Oak Blvd. and present use of the property is
45 Lady Lake Rural High Density; with the requested use to be changed to Lady Lake Manufactured
46 Home High Density. He stated that staff's recommendation is for approval of Ordinance No. 2016-
47 05.

1 Mr. Carroll referenced a map of the property indicating this is already incorporated into the Town of
2 Lady Lake, and that this is not considered an Annexation request. He stated the applicant is
3 requesting to change the designation under the future land use map in order to carry out their plans
4 for this property. He stated that this particular piece of property was a homestead initially, and
5 since that time, Sun Communities has acquired this property and intends to develop the property
6 with ten +/- lots. A Future Land Use map was also reviewed.

7
8 The proposed small-scale comprehensive plan amendment is to change the future land use
9 designation from Lady Lake Rural High Density (RHD) to Lady Lake Manufactured Home High
10 Density (MH-HD). The applicant is requesting the rezoning of these properties to add new home
11 sites and a 3,500 +/- sq. ft. administrative/sales building with associated parking.

12
13 The parcels are identified by Alternate Key #1279496 and #1279216. The applications were
14 reviewed to determine if they are in compliance with the Land Development Regulations (LDRs)
15 and the Lady Lake Comprehensive Plan. It was found that the requested use is consistent with the
16 directives of the Comprehensive Plan and satisfies the necessary criteria as required to meet the
17 requirements of the adopted Town of Lady Lake Land Development Regulations (LDRs). A
18 Concurrency Determination Statement has also been included as part of the Small Scale
19 Comprehensive Plan Amendment Application, which the applicant submitted to explain expected
20 impacts on Town services.

21
22 Concurrency Determination Statement: Water Oak Estates (Sun Communities, Inc.) is proposing to
23 develop the area that was previously an old homestead site. Sun purchased the property in 2004 and
24 it is currently undeveloped. We are proposing to add new home sites (some of which will be used
25 as model homes initially) and a 3,500+/- sq. ft. administrative/sales building with associated
26 parking.

27
28 Mr. Carroll reviewed the impact on Town services as follows:

- 29
- 30 • Potable Water - There is an existing water line along Willow Way. During development, the line
31 will be extended into the proposed site to serve the new homes and the Administrative/Sales
32 building. We will acquire all necessary permits from both the Town and State prior to
33 development.
 - 34
 - 35 • Sewer - There is existing sewer along Willow Way. During development, the lines will be
36 extended into the proposed site to serve the new homes and the Administrative/Sales building.
37 We will acquire all necessary permits from both the Town and State prior to development.
 - 38
 - 39 • Schools - Not factored for project. No foreseen impact of students as the project is located
40 within an active adult retirement community.
 - 41
 - 42 • Transportation - No Impact. The Water Oak Estates Site was originally designed for 1,484 home
43 sites (from Town DRI). The current developed number of home sites is just over 1,100.
 - 44
 - 45 • Parks and Recreation - The small scale future land use amendment and the rezoning application
46 will not cause P&R Level of Service to be exceeded since, as mentioned above, the
47 development is still well under the original DRI count. Additionally, Water Oak Estates
48 provides its residents with all Park and Recreation Amenities.
 - 49

- 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 sq. ft. Administrative/Sales Building and parking lot since this improvement qualifies as a Major Development due to meeting the threshold of 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.

Mr. Carroll reported that notices to inform the surrounding property owners were not necessary because the property owner of the two subject parcels and adjacent parcels is the same entity: Sun Communities. He stated that 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, and the properties were also posted this same date.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-05, provided comments on Monday, January 4, 2016, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Local Planning Agency is scheduled to consider Ordinance No. 2016-05 on Monday, February 1, 2016 at 5:45 p.m. The Town Commission is scheduled to consider Ordinance No. 2016-05 for first reading on Monday, February 1, 2016 at 6:00 p.m. and for second/final reading on Wednesday, February 17, 2016 at 6:00 p.m.

Mr. Carroll stated that Lara Parker, on behalf of Water Oak, is present if there are any questions.

Member Chiasson asked if this change will make the use of this land consistent with the rest of the land that surrounds it.

1 Mr. Carroll replied that was correct. He further explained this property is currently an enclave and
2 is vacant and the applicant intends to bring forth a site plan subsequently to incorporate a couple of
3 more lots. He stated that the applicant plans to change the Future Land Use designation of the
4 property and rezone it to add new home sites and a 3,500 +/- sq. ft. administrative sales building
5 with associated parking.

6
7 Chairperson Gauder asked if any trees are going to be cut down in this area.

8
9 Mr. Carroll replied that staff has not yet received site plan applications and those will outline any
10 trees to be removed, with subsequent permits or arborist reports to be included. He stated that no
11 trees have been removed in this area to date.

12
13 Lara Parker of Water Oak stated that the only time they will request to take a tree down is if it is in
14 the footprint of the home, or if it is dead.

15
16 Chairperson Gauder asked if there were any comments or questions from the audience, and hearing
17 none, asked for a motion.

18
19 *Upon a motion by Member Chiasson, and a second by Vice Chair/Member Sigurdson, the*
20 *Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-05 to*
21 *the Town Commission for consideration by the following roll call vote:*

22		
23	CHIASSON	YES
24	SIGURDSON	YES
25	GAUDER	YES
26		

27 **6. Ordinance No. 2016-06 – Rezoning – Sun Communities Operating, LP – Rezoning**
28 **from Lady Lake Agriculture Residential (AG-1) to Lady Lake Manufactured Home High**
29 **Density (MH-9) for Two Lots of Approximately 2.6 +/- Acres – Located within Water Oak**
30 **Country Club Estates within Lake County, Florida (Alternate Keys 1279496 and 1279216)**
31 **(Thad Carroll)**
32

33 Growth Management Director Thad Carroll presented the background summary for this agenda item
34 (on file in the Clerk's Office). He stated that on December 22, 2015, applications have been filed
35 with the Town of Lady Lake, by Daniel R. Gibbs with Atwell, LLC, on behalf of Sun Communities
36 Operating LP, to rezone and amend the future land use designation of two lots located within the
37 Water Oak Country Club, approximately 1,150 lineal feet east of the intersection North Highway
38 27/441 and County Road 25, within Lake County, Florida.

39 Mr. Carroll stated the rezoning application involves approximately 2.6+/- acres, and the applicant is
40 seeking to rezone the property from Lady Lake Agriculture Residential (AG-1) to Town of Lady
41 Lake Manufactured Home High Density (MH-9). He stated the applicant is requesting to rezone
42 these properties to MH-9 to add approximately +/- ten new home sites (of which three to five will
43 be used as model homes initially) and a 3,500+/- sq. ft. administrative/sales building with associated
44 parking. The parcels are identified by Alternate Key #279496 and #1279216. Mr. Carroll stated
45 that staff's recommendation is to approve Ordinance No. 2016-06.

46
47 The applications were reviewed to determine if they are in compliance with the Land Development
48 Regulations (LDRs) and the Lady Lake Comprehensive Plan. It was found that the requested use is

1 consistent with the directives of the Comprehensive Plan and satisfies the necessary criteria as
2 required to meet the requirements of the adopted Town of Lady Lake Land Development
3 Regulations (LDRs).

4
5 The subject properties lie in Sections 16 and 17, Township 18 South, Range 24 East, in Lake
6 County, Florida. Appropriate legal descriptions and survey information have been included with
7 the submitted application.

8
9 Mr. Carroll reviewed a map of the property, a map showing the zoning of the subject properties and
10 adjacent properties, and photos of the posting of the properties. The zoning designation of the
11 subject properties and adjacent properties are as follows:

12
13 **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)

14
15 Mr. Carroll reported that notices to inform the surrounding property owners were not necessary
16 because the property owner of the two subject parcels and adjacent parcels is the same entity: Sun
17 Communities. On December 28, 2015, a letter was hand-delivered to the Water Oak Administrative
18 Office to provide to Water Oak residents in the event they inquire about the proposed rezoning
19 application, and the properties were also posted this same date.

20
21 Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed
22 the application for Ordinance No. 2016-06, provided comments on Monday, January 4, 2016, and
23 determined the application to be complete and ready for transmittal to the Planning and Zoning
24 Board. The Local Planning Agency does not review rezoning applications; only Future Land Use
25 Comprehensive Plan Amendment applications. The Town Commission is scheduled to consider
26 Ordinance No. 2016-06 for first reading on Monday, February 1, 2016 at 6:00 p.m. and for
27 second/final reading on Wednesday, February 17, 2016 at 6:00 p.m.

28
29 Mr. Carroll stated that Lara Parker, on behalf of Water Oak, is present if there are any questions.

30
31 Chairperson Gauder asked if there were any comments or questions from the board or the audience,
32 and hearing none, asked for a motion.

33
34 *Upon a motion by Vice Chair/Member Sigurdson, and a second by Member Chiasson, the*
35 *Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-06 to*
36 *the Town Commission for consideration by the following roll call vote:*

37
38 **CHIASSON YES**
39 **SIGURDSON YES**
40 **GAUDER YES**
41

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

4
5 Growth Management Director Thad Carroll presented the background summary for this agenda
6 item (on file in the Clerk's Office). He stated that this draft ordinance is for consideration by the
7 Planning and Zoning Board pertaining to an amendment to the Town of Lady Lake Land
8 Development Regulations Chapter 9, Miscellaneous Regulations; adding Section 9-10, entitled
9 Façade Improvement Program.

10
11 Staff previously prepared a draft "Façade Improvement Program" document for consideration by the
12 Economic Development Advisory Committee (EDAC) at the April 29, 2014 meeting. The draft
13 outlined the qualifications for the program, procedures, and eligibility for the committee's
14 consideration. Since that time, the draft ordinance was submitted to the Town Attorney for review
15 and has been approved. At this time, the ordinance has been prepared in its final form and is ready
16 for consideration for approval by the Town Commission to implement the program; pending a
17 recommendation from the Planning and Zoning Board, as well as the Economic Development
18 Advisory Committee.

19
20 This fiscal year, the budget for EDAC activities has been established at \$7,500. The intent is to
21 allocate funds for two grants this fiscal year, leaving \$2,500 for other operational expenses. Staff is
22 seeking a recommendation of approval from the committee for Ordinance No. 2016-07 so that it
23 may be advanced to the Town Commission for their consideration.

24
25 Mr. Carroll reviewed some of the highlights of the ordinance as follows:

26
27 ***Eligibility Requirements.*** To participate in the Façade Improvement Program, the structure must
28 be:

- 29
30 1. located within the Downtown Redevelopment Area Boundary (see Figure A below).
31 (Applicants within the Downtown Redevelopment Area will be given priority to the grant
32 award; however, the Town Commission may award the grant to applicants outside of the
33 Downtown Redevelopment Area on a case-by-case basis, provided they meet all other eligibility
34 requirements); and
35 2. used for a business operating at minimum 20 hours a week; and
36 3. have a commercial zoning designation (HC, LC, CP, CT).

37
38 Mr. Carroll further explained that the idea of the Façade Improvement Program is to take the
39 downtown redevelopment area and offer an incentive for business owners to dress up the façade,
40 and preserve property values by making improvements.

41
42 ***Eligible Façade Improvements:*** The Façade Improvement Program is limited to reimbursement for
43 improvements made only to the exterior of commercial structures. Eligible improvements are those
44 on the building elevations that front rights-of-way and are visible to the passers-by on the street.
45 Signs and sign improvements are not eligible for this program. Routine maintenance such as
46 painting, pressure washing, and minor repairs to existing materials alone will not be eligible for
47 reimbursement, but may be an element of the scope of the project. Project components that may
48 qualify for a Façade Grant include, but are not necessarily limited to:

1 Exterior improvement, restoration, including removal of decayed materials.

2
3 Repair, replacement, or installation of new:

- 4 a) exterior windows
5 b) exterior doors
6 c) awnings
7 d) exterior lighting
8 e) painting (only if entire façade is repainted)
9 f) roofing materials

10
11 **Application Submittals:** Required application submittals shall include:

- 12
13 1. Completed application form
14 2. Valid Business Tax Receipt for the Town of Lady Lake
15 3. Documentation that property taxes are current
16 4. Documentation of no outstanding liens or active Code Enforcement cases within the Town of
17 Lady Lake.
18 5. Detailed budget including three written estimates from licensed contractors to verify costs are
19 within reasonable parameters. Invoice of project costs will have to be submitted.
20 6. Photo of current Façade; a photo of the completed façade showing all improvements will be
21 required to close the project, as well.
22 7. Scaled drawings clearly illustrating proposed improvements.

23
24 Mr. Carroll reviewed the map showing the Downtown Redevelopment Area Boundary.

25
26 Mr. Carroll reported that the Economic Development Advisory Committee reviewed Ordinance No.
27 2016-07 at their regular meeting on Tuesday, January 5, 2016 and recommended approval by a vote
28 of 3-0. The Town Commission is scheduled to consider Ordinance No. 2016-07 for first reading on
29 Wednesday, January 20, 2016 at 6:00 p.m., and for second/final reading on Monday, February 1,
30 2016 at 6:00 p.m.

31
32 Member Chiasson stated he is struggling with the concept of the program, and why it is the Town's
33 responsibility to do this, and what they expect to get from this type of expenditure. He stated that if
34 improvement to a physical structure is a good thing for a business, it should stand alone that it is
35 something the business needs to do and it would see some kind of return for improving their
36 property and getting more people coming in and generating more revenue.

37
38 Mr. Carroll replied that the Town expects to get momentum from these types of improvements. He
39 stated this is targeted toward the smaller businesses on the south side of the bridge that have been
40 here for years; prior to the Town's implementation of Commercial Design Standards. He stated he
41 administered a grant program similar to this for the City of Tavares for façade improvements in the
42 historic district, and it built momentum for improvements by other business owners as well. Mr.
43 Carroll stated this program is at the discretion of this board and the Commission.

44
45 Vice Chair/Member Sigurdsson asked if the improvements will be made before applying for the
46 grant.

47
48 Mr. Carroll replied that the business owner must apply for the grant and include the scope of the
49 work and estimates for the work, and then the application would go before the Town Commission

1 for approval. If approved, and once the improvements are complete, the business owner must
2 submit the invoices for improvements and photos showing the completed improvements, and then
3 receive reimbursement from the Town for the approved scope of the work up to \$2,500.

4
5 Chairperson Gauder asked where these funds will come from.

6
7 Mr. Carroll replied that the funds are already budgeted in the amount of \$5,000 in the general fund
8 for these two grants (under Economic Development Advisory Committee).

9
10 Member Chiasson stated he is having an issue with this philosophically, and asked how the Town
11 will advertise this program. He commented that it appears the Town is advertising to have people
12 come in and get money from the Town. He stated he is not sure they would have a glimmer of a
13 thought of whether windows would have a positive ROI on their business or not.

14
15 Mr. Carroll replied that if this program is adopted, it will be promoted on the website.

16
17 Chairperson Gauder asked if there were any comments or questions from the audience, and hearing
18 none, asked for a motion.

19
20 *Upon a motion by Vice Chair/Member Sigurdson, and a second by Member Chiasson, the*
21 *Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-07 to*
22 *the Town Commission for consideration by the following roll call vote:*

23		
24	CHIASSON	NO
25	SIGURDSON	YES
26	GAUDER	YES
27		

28 Attorney Sasha Garcia clarified that the above motion is legal with Member Chiasson seconding the
29 motion to allow for a vote, and then voting against it; and the motion passes with a majority
30 approval of the quorum present.

31
32 **CHAIRPERSON/MEMBERS' REPORT:**

33
34 Chairperson Gauder asked if the members had any comments. There were no comments.

35
36 **ADJOURN:** *With nothing further to discuss, the meeting was adjourned at 6:40 p.m.*

37
38
39
40 _____
Nancy Slaton, Deputy Town Clerk

40 _____
John Gauder, Chairperson

41
42 Minutes transcribed by Nancy Slaton, Deputy Town Clerk



2

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: February 8, 2016

SUBJECT: Ordinance 2016-08 – Daniel O’Neil LLC & Prank Dejsubha – Annexation of 4 lots consisting of approximately .59 +/- acres of land which are located within Orange Blossom Gardens Unit 1, within Lake County, Florida (Alternate Keys 1482496, 1482208, 1482551, and 1768039).

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

1. Motion to forward Ordinance 2016-08 - Daniel O’Neil LLC & Prank Dejsubha –Annexing 4 lots consisting of approximately .59 +/- acres of land which are located within Orange Blossom Graders Unit 1, within Lake County, Florida, with the recommendation of approval.
2. Motion to forward Ordinance 2016-08- Daniel O’Neil LLC & Prank Dejsubha –Annexing 4 lots consisting of approximately .59 +/- acres of land which are located within Orange Blossom Graders Unit 1, within Lake County, Florida, with the recommendation of denial.

Staff is in support of Motion Number 1

Applicant, Daniel O’Neil, on behalf of the Daniel O’Neil LLC and Prank Dejsubha, has filed applications to annex properties consisting of 4 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Gardens Subdivision Unit 1. The annexation application involves 0.59 +/- acres of property proposing a change from unincorporated Lake County into the Town of Lady Lake.

The 4 lots are spread out along two different roads and include the following addresses:

- 1016 Aloha Way- Lot 79
- 1005 Aloha Way- Lot 37
- 1305 Teakwood Lane- Lot 91
- 1311 Teakwood Lane- Lot 94

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.

The annexation application was received on Monday, January 4, 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 (45) within 150 feet of the properties proposed by annexation request were mailed Thursday, January 28, 2016. The properties were posted Monday, February 1, 2016.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-08, provided comments by January 14, 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 2016-08 for first reading on Monday, March 7, 2016 at 6:00 p.m. The second and final reading will be held on Monday, March 21, 2016 at 6:00 p.m.

FISCAL IMPACT: \$ TBD – pending value of future homes

Capital Budget Operating Other

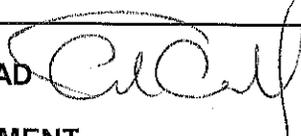
ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

WF
2-2-2016

DEPARTMENT HEAD



Submitted 2/2/16

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER



Approved Agenda Item for: 2-2-16

Date 2-3

BOARD ACTION: Approved as Recommended

Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved with Modifications

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ORDINANCE NO. 2016-08

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VOLUNTARILY ANNEXING PROPERTY BEING 0.59 +/- ACRES OF LAND OWNED BY THE DANIEL O'NEIL, LLC & PRANK DEJSUBHA, REFERENCED BY ALTERNATE KEYS 1482496, 1482208, 1482551, AND 1768039; 4 LOTS, WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNIT 1, 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 0.59 +/- 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

1 Comprehensive Plan and County zoning regulations until the Town adopts a Comprehensive Plan
2 Amendment to include this annexed parcel on the Future Land Use Map Series of the Town's
3 Comprehensive Plan.

4
5 **PASSED AND ORDAINED** by the Town Commission of the Town of Lady Lake, Florida,
6 this 21st day of March, 2016.

7
8 **TOWN OF LADY LAKE, FLORIDA**

9
10
11
12 _____
13 Ruth Kussard, Mayor

14 ATTEST:

15
16 _____
17 Kristen Kollgaard, Town Clerk

18
19 APPROVED AS TO FORM:

20
21
22
23 _____
24 Derek Schroth, Town Attorney

25
26
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30
31 Passed on First Reading: _____

32
33 Passed on Second/Final Reading: _____
34

EXHIBIT "A" - Legal Descriptions and Map

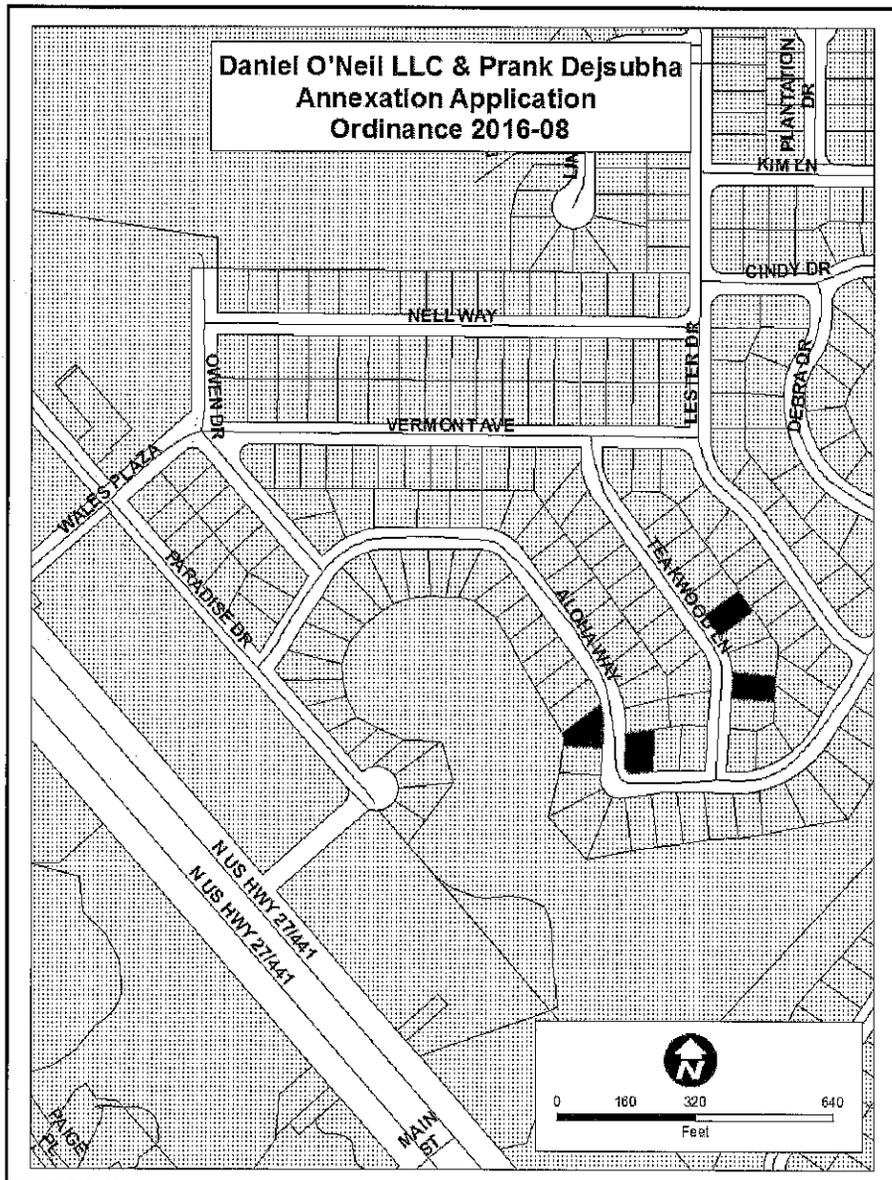
Parcel ID#: 06-18-24-0100-000-07900; Lot 79, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

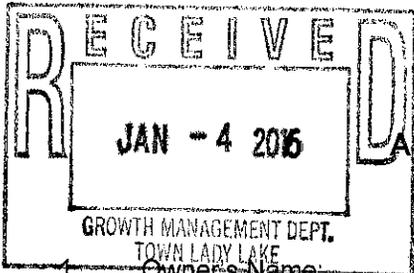
Parcel ID#: 06-18-0100-000-03700; Lot 37, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Parcel ID#: 06-18-24-0100-000-09100; Lot 91, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

Parcel ID#: 06-18-24-0100-000-09400; Lot 94, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.





TOWN OF LADY LAKE ANNEXATION APPLICATION

AK No. 1482496-FZ-A
1482208-FZ-A
1482551-FZ-A
1768039-X

Alternate Key Number

1. Owner's Name: DANIEL O'NEIL - PRANK DEJSUBHA

Mailing Address: 3338 ROANOKE ST

Email Address:

Telephone #: 561-414-7588

2. Applicant's Name: DANIEL O'NEIL

Mailing Address: 3338 ROANOKE ST

Email Address:

Telephone #: 561-414-7588

3. Applicant is: Owner Agent Purchaser Lessee Optionee

4. Property Address/Location: 1016 ALOHA WAY, 1005 ALOHA WAY, 1305 TEAKWOOD LANE, 1311 TEAKWOOD LANE

5. Legal Description of Property to be annexed: ORANGE BLOSSOM GARDENS UNIT 1 LOT 79 PB 18 PG 9 ORB 7654 PG 828

6. The property is located in the vicinity of the following streets: ALOHA WAY AND TEAKWOOD LANE

7. Area of the property: _____ Square feet 59 Acres

8. Utilities: Central Water Central Sewer Well Septic Tank

9. Existing County zoning of property: RM Residential medium

10. Requested zoning of property: MX-8 Mixed Residential medium Density

11. Number, square footage and present use of the existing structures on the property: See Attached

12. Proposed use of the property:

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

14. Attach a list of the owner's names and mailing addresses for all property lying within a one hundred fifty (150) foot radius surrounding the property legally described in this application.

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

I certify that the statements in this application are true to the best of my knowledge.

Daniel O'Neil
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 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: 1-4-16

Received by: W. Brown

Annexation and Rezoning

Fees Paid: \$1,200.00

NOTE

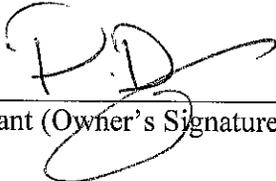
All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

OWNER'S AFFIDAVIT

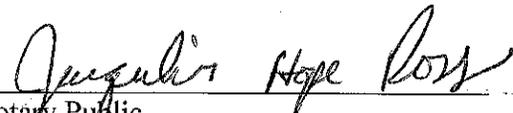
**STATE OF FLORIDA
COUNTY OF LAKE**

Before me, the undersigned authority personally appeared Prank Dejsubha, 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 annexation with MX/8 zoning classification to allow allow single family home
- (3) That he has appointed Dan O'neil to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.


Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 8th day of December, 2015, by Prank Dejsubha, who is personally known to me or who has produced FIDL as identification and who did (did not) take an oath.


Notary Public



Jacqueline Hope Ross
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF235567
Expires 5/28/2019

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

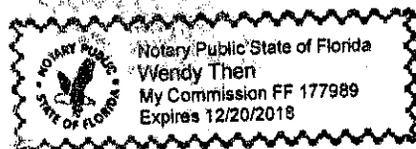
Before me, the undersigned authority personally appeared Daniel O'neil
who being by me first duly sworn on oath, deposes and says:

- (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 annexation with RX-8 zoning classification to allow Single Family Residential
- (3) That he has appointed Self 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.

Daniel O'neil
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 10th day of December 2015 by Daniel O'neil who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Wendy Ther
Notary Public



APPLICANT'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

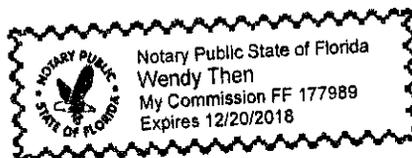
Before me, the undersigned authority personally appeared Dan O'neil
_____, who being by me first duly sworn on oath, deposes and
says:

- (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/b zoning classification to allow: allow single family home
- (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.

Daniel O'neil
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 10th day of December
2015, by Daniel O'neil, who is personally known to me or who has produced
FIDC B/ 2/7/22 as identification and who did (did not) take an oath.

Wendy Then
Notary Public



Prepared by, Record, and Return to:
Jennifer Larsen, an employee of
Brokers Title of Leesburg, LLC
9800 U.S. Hwy 441, Suite #106
Leesburg, Florida 34788
Prepared incidental to the issuance of
a policy of title insurance



File Number: 15-282

Consideration: \$80,000.00

General Warranty Deed

Made this July 14, 2015 A.D. By **Ronald E. Whitehead**, a single man, whose address is: 732 Royal Palm Avenue, Lady Lake, Florida 32159, hereinafter called the grantor, to **Daniel O'Neil**, a single man, and **Prank Dejsubha**, a single woman, as **Joint Tenants With Full Rights of Survivorship**, and **Daniel O'Neil, LLC**, whose post office address is: 3338 Roanoke Street, The Villages, Florida 32162, hereinafter called the grantee: *Don*

(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 79, Orange Blossom Gardens Unit One, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 9, of the Public Records of Lake County, Florida.

Together with a 1978 Homette Manufactured Home, bearing VIN #0261478L and Title #14967257, located thereon and attached thereto.

Said property did not constitute the Grantor(s) homestead, nor was it adjacent to or contiguous with their homestead, the homestead of the spouse of the Grantor(s) nor any member of the household of the Grantor(s) reside thereon, as defined by Article X, Section 4 of the Florida Constitution or laws.

Parcel ID Number: 0618240100-000-07900

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 Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Paula Chaffin

Witness Printed Name *Paula Chaffin*

Ronald E. Whitehead (Seal)

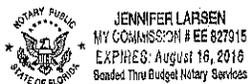
Ronald E. Whitehead
Address: 732 Royal Palm Avenue, Lady Lake, Florida 32159

Jennifer Larsen

Witness Printed Name **Jennifer Larsen**

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 14th day of July, 2015, by Ronald E. Whitehead, a single man, who is/are personally known to me or who has produced *Id.* as identification.



Jennifer Larsen

Notary Public
Print Name **Jennifer Larsen**
My Commission Expires: _____

PROPERTY RECORD CARD

General Information

Owner Name:	O'NEIL DANIEL &	Alternate Key:	1482496
Mailing Address:	PRANK DEJSUBHA 3338 ROANOKE ST THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-010000007900
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.17840
Property Location:	1016 ALOHA WAY 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:	ORANGE BLOSSOM GARDENS UNIT 1 LOT 79 PB 18 PG 9 ORB 4654 PG 828		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MH LAKE LOT MH SUB (0203)	0	0		1	LT	\$0.00	\$53,000.00

Residential Building(s)

Building 001

Residential	Manufactured Home	Building Value: \$26,761.00						
Summary								
Year Built: 1977	Total Living Area: 1033	Central A/C: Yes	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0					
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	
2	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	407	N	0%	0%	
3	ALL WEATHER ROOM (AWM)	No Wall Type (000)	1	209	N	0%	0%	
4	SCREEN PORCH (SPM)	No Wall Type (000)	1	65	N	0%	0%	



Prepared by/Return to:

Brett L. Swigert, Esquire
P.O. Box 680
Eustis, FL 32727-0680

Property Appraisers Parcel I.D. #: 0618240100-000-03700

WARRANTY DEED

THIS WARRANTY DEED, made the 9th day of February, 2015, by Daniel O'Neil, hereinafter called the Grantor, to Daniel O'Neil, LLC, a Florida limited liability company, whose post office address is 3338 Roanoke St., The Villages, FL 32162, hereinafter called the Grantee.

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

WITNESSETH: That the Grantor, for and in consideration of the sum of \$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 37, Orange Blossom Gardens Unit 1, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. Together with the 1973 Skyline manufactured home located thereon, VIN# 02612414G, Florida title #5686023, bearing Real Property Decal #R2773RP12.

NEITHER the grantor nor anyone dependent upon him resides on the above-described property, and the said property does not constitute the homestead of said grantor within the meaning of Article X of the Florida Constitution.

THIS DEED was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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

Signed, Sealed, and Delivered
in our presence:

Amy J. Rogers
Witness Signature
Amy J. Rogers
Witness Printed Name

Daniel S. O'Neil L.S.
Daniel S. O'Neil
3338 Roanoke Street
The Villages, FL 32159

Brett L. Swigert
Witness Signature
Brett L. Swigert
Witness Printed Name

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 9th day of February, 2015, by Daniel O'Neil, who has produced Florida Driver's License as identification.



AMY J. ROGERS
MY COMMISSION # FF 066295
EXPIRES: February 25, 2018
Bonded Thru Budget Notary Services

Amy J. Rogers
Notary Public

PROPERTY RECORD CARD

General Information

Owner Name:	DANIEL O'NEIL LLC	Alternate Key:	1482208
Mailing Address:	3338 ROANOKE ST THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-010000003700
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.17840
Property Location:	1005 ALOHA WAY 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:	ORANGE BLOSSOM GARDENS UNIT 1 LOT 37 PB 18 PG 9 ORB 4586 PG 289		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001

Residential	Manufactured Home	Building Value: \$19,290.00						
Summary								
Year Built: 1972	Total Living Area: 684	Central A/C: Yes	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0					
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	684	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type (000)	1	84	N	0%	0%	
3	UTILITY ROOM (UTM)	No Wall Type (000)	1	168	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	168	N	0%	0%	

5	ALL WEATHER ROOM (AWM)	No Wall Type (000)	1	190	N	0%	0%	
6	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	168	N	0%	0%	
7	SCREEN PORCH (SPM)	No Wall Type (000)	1	140	N	0%	0%	

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
623 / 1643	2/1/1977	Misc Deed/Document	Qualified	Improved	\$20,000.00
779 / 2070	6/1/1983	Warranty Deed	Qualified	Improved	\$22,500.00
823 / 2398	11/1/1984	Warranty Deed	Qualified	Improved	\$22,500.00
2782 / 720	3/11/2005	Warranty Deed	Qualified	Improved	\$70,000.00
3088 / 2082	2/15/2006	Warranty Deed	Qualified	Improved	\$85,000.00
3373 / 913	2/16/2007	Warranty Deed	Qualified	Improved	\$84,000.00
4333 / 2381	5/23/2013	Warranty Deed	Qualified	Improved	\$46,000.00
4586 / 289	2/9/2015	Warranty Deed	Unqualified	Improved	\$100.00

[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	\$53,255	\$53,255	\$53,255	5.30510	\$282.52
LAKE COUNTY MSTU AMBULANCE	\$53,255	\$53,255	\$53,255	0.46290	\$24.65
SCHOOL BOARD STATE	\$53,255	\$53,255	\$53,255	5.69700	\$303.39
SCHOOL BOARD LOCAL	\$53,255	\$53,255	\$53,255	1.50000	\$79.88
LAKE COUNTY MSTU STORMWATER	\$53,255	\$53,255	\$53,255	0.49570	\$26.40
ST JOHNS RIVER FL WATER MGMT DIST	\$53,255	\$53,255	\$53,255	0.30230	\$16.10
LAKE COUNTY VOTED DEBT SERVICE	\$53,255	\$53,255	\$53,255	0.16000	\$8.52
LAKE COUNTY WATER AUTHORITY	\$53,255	\$53,255	\$53,255	0.25540	\$13.60
NORTH LAKE HOSPITAL DIST	\$53,255	\$53,255	\$53,255	1.00000	\$53.26
				Total:	Total:
				15.1784	\$808.32

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓪	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings ⓪

The exemptions marked with a ✓ above are providing a tax dollar savings of:
\$0.00

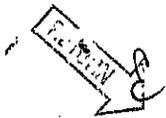
Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**



Prepared by/Return to:

Brett L. Swigert, Esquire
P.O. Box 680
Eustis, FL 32727-0680

Property Appraisers Parcel I.D. #: 06182401000-000-09100

WARRANTY DEED

THIS WARRANTY DEED, made the 9th day of February, 2015, by Daniel S. O'Neil, hereinafter called the Grantor, to Daniel O'Neil, LLC, a Florida limited liability company, whose post office address is 3338 Roanoke St., The Villages, FL 32162, hereinafter called the Grantee.

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

WITNESSETH: That the Grantor, for and in consideration of the sum of \$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 91, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. Together with the manufactured home located thereon, VIN # 026103021. The titles thereto having been retired.

NEITHER the grantor nor anyone dependent upon him resides on the above-described property, and the said property does not constitute the homestead of said grantor within the meaning of Article X of the Florida Constitution.

THIS DEED was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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

PROPERTY RECORD CARD

General Information

Owner Name:	DANIEL O'NEIL LLC	Alternate Key:	1482551
Mailing Address:	3338 ROANOKE ST THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-010000009100
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.17840
		Trash/Recycling /Water/Info:	My Public Services Map
Property Location:	1305 TEAKWOOD LN LADY LAKE FL 32159 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	ORANGE BLOSSOM GARDENS UNIT 1 LOT 91 PB 18 PG 9 ORB 4586 PG 291		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001

Residential	Manufactured Home	Building Value: \$26,273.00						
Summary								
Year Built: 1974	Total Living Area: 1152	Central A/C: Yes	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0					
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	
2	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	352	N	0%	0%	
3	UTILITY ROOM (UTM)	No Wall Type (000)	1	128	N	0%	0%	
4	(LAM)	Wood (001)	1	100	N	0%	0%	



Prepared by/Return to:

Brett L. Swigert, Esquire
P.O. Box 680
Eustis, FL 32727-0680

Property Appraisers Parcel I.D. #: 0618240100-000-09400

WARRANTY DEED

THIS WARRANTY DEED, made the 9th day of February, 2015, by **Daniel Scott O'Neil**, hereinafter called the Grantor, to **Daniel O'Neil, LLC, a Florida limited liability company**, whose post office address is 3338 Roanoke St., The Villages, FL 32162, hereinafter called the Grantee.

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

WITNESSETH: That the Grantor, for and in consideration of the sum of \$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 94, ORANGE BLOSSOM GARDENS UNIT ONE, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. Together with a 1984 Sandpiper manufactured home located thereon, ID# FLFL1AE187006968, Florida title #40401966, RP # R0225148.

NEITHER the grantor nor anyone dependent upon him resides on the above-described property, and the said property does not constitute the homestead of said grantor within the meaning of Article X of the Florida Constitution.

THIS DEED was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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

PROPERTY RECORD CARD

General Information

Owner Name:	DANIEL O'NEIL LLC	Alternate Key:	1768039
Mailing Address:	3338 ROANOKE ST THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-010000009400
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.17840
		Trash/Recycling /Water/Info:	My Public Services Map
Property Location:	1311 TEAKWOOD LN LADY LAKE FL 32159 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	ORANGE BLOSSOM GARDENS UNIT 1 LOT 94 PB 18 PG 9 ORB 4586 PG 287		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001

Residential	Manufactured Home	Building Value: \$27,587.00						
Summary								
Year Built: 1984	Total Living Area: 1000	Central A/C: Yes	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0					
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	840	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type (000)	1	64	N	0%	0%	
3	(LAM)	Wood (001)	1	160	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	264	N	0%	0%	

PROPERTIES TO BE ANNEXED AT ORANGE BLOSSOM GARDENS UNIT 1:

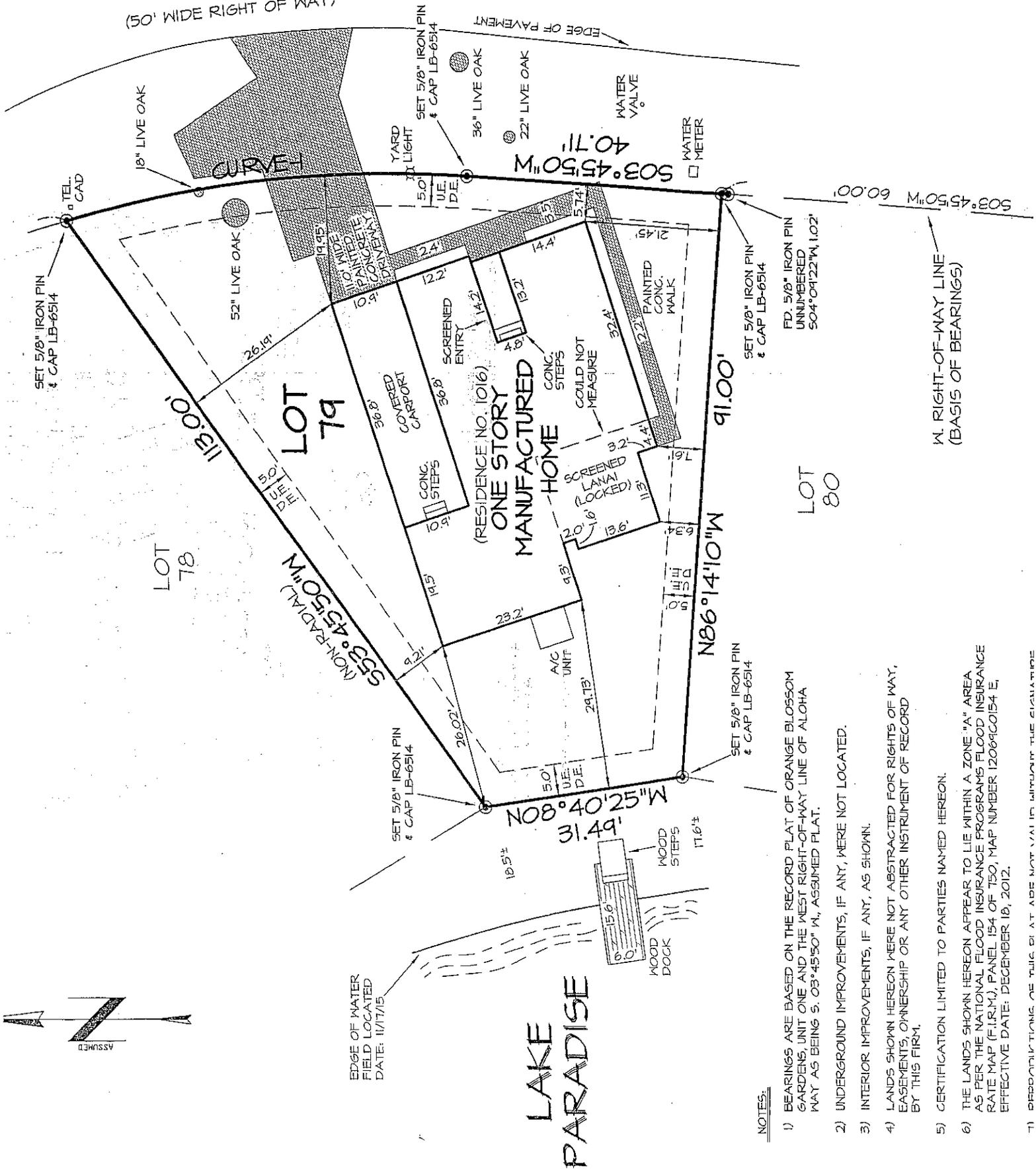
1016 ALOHA WAY - Lot 79

1005 ALOHA WAY- Lot 37

1305 TEAKWOOD LANE- Lot 91

1311 TEAKWOOD LANE- Lot 94

(PUBLICLY DEDICATED)
ALOHA WAY
 (50' WIDE RIGHT OF WAY)



EDGE OF WATER FIELD LOCATED DATE: 11/17/15

LAKE PARADISE

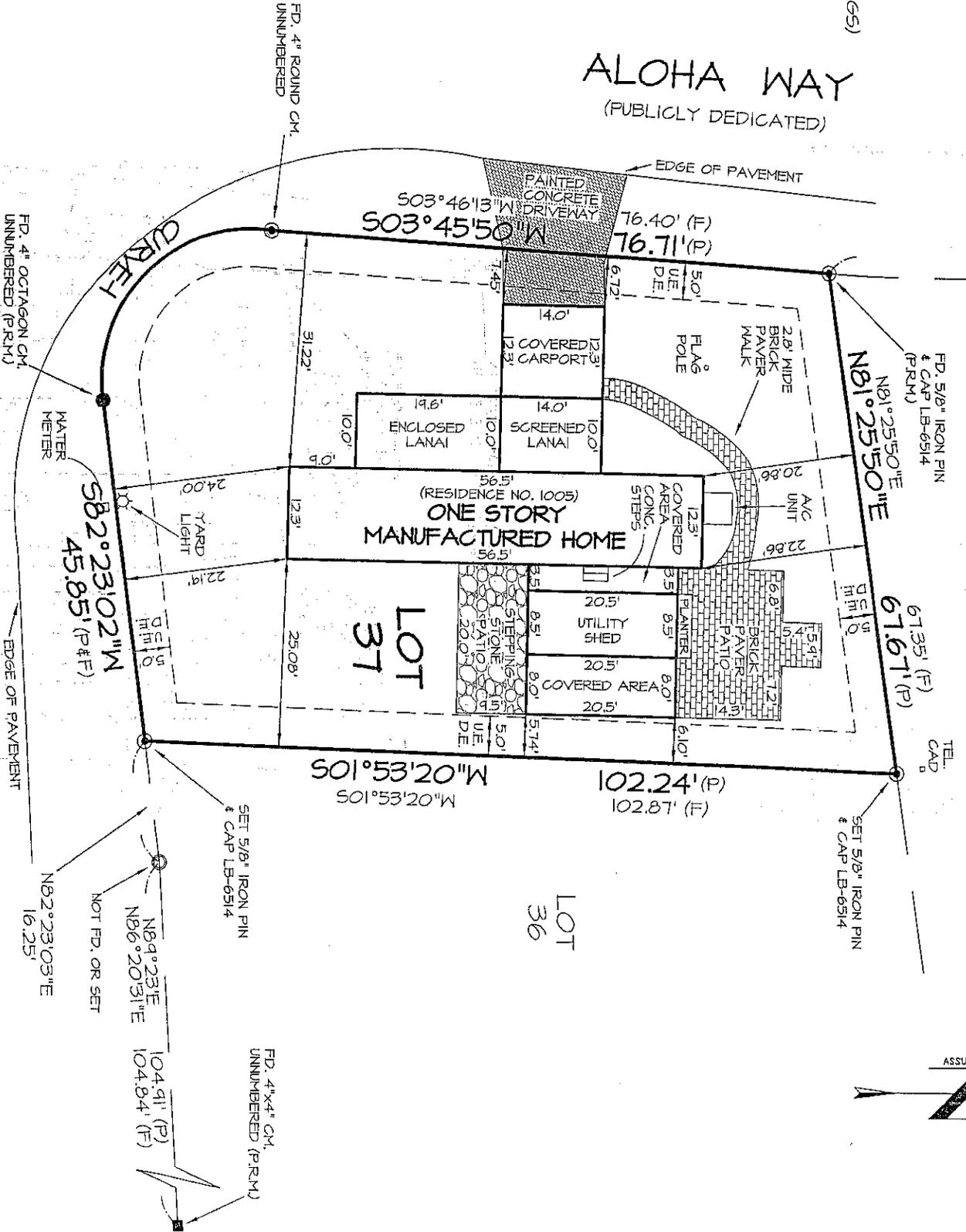
NOTES:

- 1) BEARINGS ARE BASED ON THE RECORD FLAT OF ORANGE BLOSSOM GARDENS, UNIT ONE AND THE WEST RIGHT-OF-WAY LINE OF ALOHA WAY AS BEING S. 03°45'50" W, ASSUMED PLAT.
- 2) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 3) INTERIOR IMPROVEMENTS, IF ANY, AS SHOWN.
- 4) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
- 5) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
- 6) THE LANDS SHOWN HEREON APPEAR TO LIE WITHIN A ZONE "A" AREA AS PER THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP (F.I.R.M.), PANEL 154 OF T50, MAP NUMBER 120610154 E, EFFECTIVE DATE: DECEMBER 18, 2012.
- 7) DEDICATIONS OF THIS PLAT ARE NOT VALID WITHOUT THE SIGNATURE

W. RIGHT-OF-WAY LINE (BASIS OF BEARINGS)

CURVE-2 (P&F)
 $\Delta=40^{\circ}03'10''$
 $R=231.07'$
 $L=161.53'$
 $C=150.26'$
 $CB=N16^{\circ}12'35''M$
 (BASIS OF BEARINGS)

ALOHA WAY
 (PUBLICLY DEDICATED)



NOTES:
 1) BEARINGS ARE BASED ON THE RECORD PLAT OF ORANGE BLOSSOM GARDENS, UNIT ONE AND THE WEST RIGHT-OF-WAY LINE OF ALOHA WAY AS BEING N. 16°12'35" W., ASSUMED PLAT.

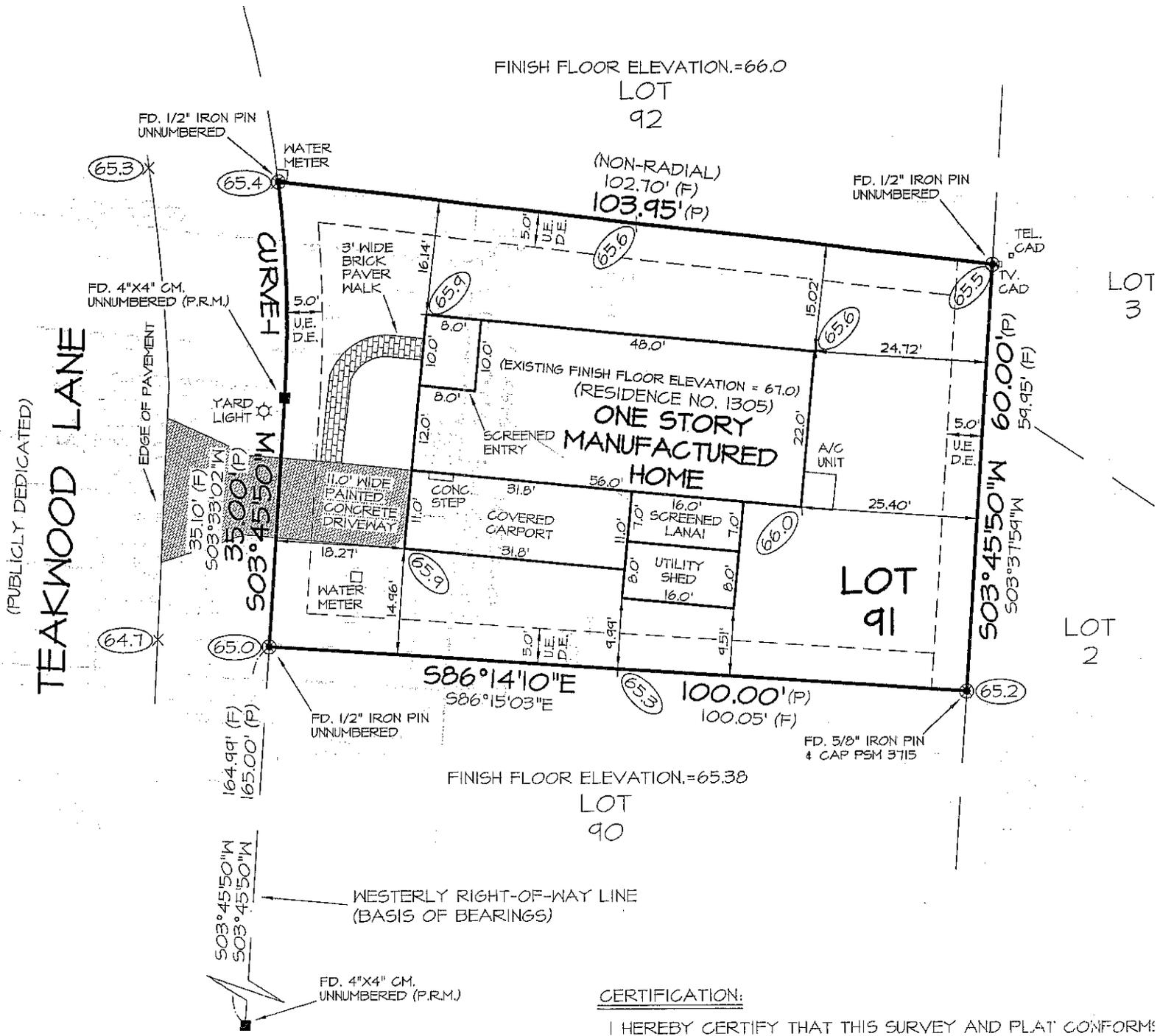
ALOHA WAY
 (PUBLICLY DEDICATED)



PROPOSED FINISH FLOOR ELEVATION = 66.63

CURVE-2 (P)
Δ=10°41'29"
R=162.16'
L=30.26'
C=30.21'
CB=N01°01'28"W

(PUBLICLY DEDICATED)
TEAKWOOD LANE



ROSSOM GARDENS, UNIT ONE,
PLAT THEREOF, RECORDED IN
PAGE 9, PUBLIC RECORDS OF
FLORIDA.

CERTIFICATION:

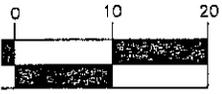
I HEREBY CERTIFY THAT THIS SURVEY AND PLAT CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Ronald W. Herr
RONALD W. HERR
PROFESSIONAL SURVEYOR
FLORIDA CERTIFICATE NO.

2/28/15
B-6111
OF 1

REVISION: REVISED DESCRIPTION.
BY: R.D.S. DATE: 01/04/16

C SCALE

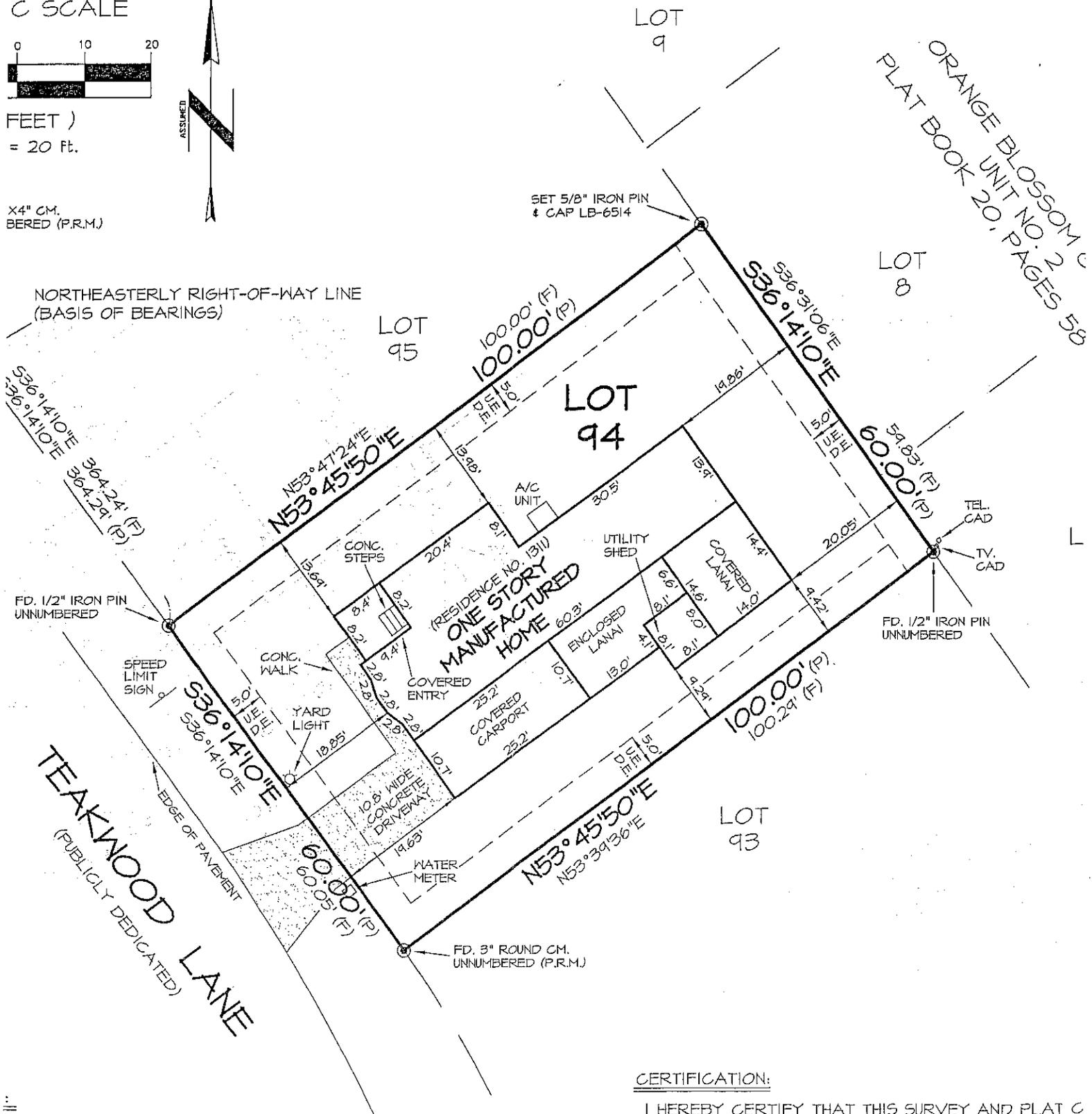


FEET)
= 20 Ft.

X4" CM.
BERED (P.R.M.)



ORANGE BLOSSOM
UNIT NO. 2
PLAT BOOK 20, PAGES 58



ORANGE BLOSSOM GARDENS, UNIT ONE,
TO THE PLAT THEREOF, RECORDED
BOOK 18, PAGE 9, PUBLIC RECORDS OF
FLORIDA.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT C
TO THE STANDARDS OF PRACTICE AS SET FORTH IN
FLORIDA BOARD OF SURVEYORS AND MAPPERS IN
5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT
472.027, FLORIDA STATUTES.

[Signature]

DOUGLAS C. WAD
PROFESSIONAL S
FLORIDA CERTIF

DATE:	12/28/15
DRAWING NO.:	B-6110
SHEET	1 OF 1



**TECHNICAL REVIEW COMMITTEE COMMENTS
REVIEW January 25, 2016**

Project: Daniel O'Neil LLC & Prank Dejsubha.- Villages Enclave Annexation
Proposal: Annexation- Ord. 2016-08
Small Scale FLU Comprehensive Plan Amendment- Ord. 2016-09
Rezoning – Ord. 2016-10

Description: On Monday, January 4, 2016, applications have been filed with the Town of Lady Lake, by Daniel O'Neil, on behalf of Daniel O'Neil LLC & Prank Dejsubha, to annex, rezone, and amend the future land use designation of 4 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivision Unit 1. The annexation application involves 0.59 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The rezoning and small-scale comprehensive plan amendment applications involve the entire 0.59 +/- acres as well. The applicant is seeking to rezone the property from *Lake County Residential Medium (RM)* to Town of Lady Lake *Mixed Residential Medium Density (MX-8)*. The proposed small-scale comprehensive plan amendment is to change the future land use designation from *Lake County Urban Medium Density* to Lady Lake *Manufactured Home High Density (MH-HD)*. The applications have been submitted to realize Phase I of a revitalization project within Orange Blossom Gardens to replace with new homes each of the following 4 lots.

**EXHIBIT "A"
Legal Description and Map**

1016 Aloha Way- Alternate Key 1482496
Parcel ID#: 06-18-24-0100-000-07900
Lot 79, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18,
Page 9, Public Records of Lake County, Florida.

1005 Aloha Way- Alternate Key 1482208
Parcel ID#: 06-18-0100-000-03700
Lot 37, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18,
Page 9, Public Records of Lake County, Florida.

1305 Teakwood Lane- Alternate Key 1482551
Parcel ID#: 06-18-24-0100-000-09100
Lot 91, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18,
Page 9, Public Records of Lake County, Florida.

-AND-

1311 Teakwood Lane- Alternate Key 1768039

Parcel ID#: 06-18-24-0100-000-09400

Lot 94, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18,
Page 9, Public Records of Lake County, Florida.

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

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

GROWTH MANAGEMENT

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

1. Application is deemed complete. No further comments at this time.
-

POLICE

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

1. There are no comments at this time pertaining to any issues concerning annexation, small scale, and rezoning.
-

FIRE

Questions may be directed to Daniel Hickey at Dan.Hickey@districtgov.org:

1. There are no comments at this time pertaining to any issues concerning Fire for this application.
-

BUILDING

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

1. In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A.) executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area. Please feel free to submit for building permits for the lots mentioned above for processing.

PUBLIC WORKS

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

1. There are no comments at this time pertaining to any issues concerning Public Works for this application since Utilities are provided by the Villages for the 4 lots.
-

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159
(352) 751-1500 FAX (352) 751-1510 www.ladylake.org



January 28, 2016

RE: Annexation Ordinance 2016-08, Small Scale Comprehensive Plan Amendment 2016-09, and Rezoning Ordinance 2016-10

Dear Property Owner:

This is to notify you that applications have been filed with the Town of Lady Lake, by Daniel O'Neil on behalf of Daniel O'Neil, LLC and Prank Dejsubha, to annex, rezone, and amend the future land use designation of 4 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivision Unit 1. The annexation application involves 0.59 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The rezoning and small-scale comprehensive plan amendment applications involve the entire 0.59 +/- acres as well. The applicant is seeking to rezone the property from Lake County Residential Medium (RM) to Town of Lady Lake Mixed Residential Medium Density (MX-8). The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lake County Urban Medium Density to Lady Lake Manufactured Home High Density (MH-HD). The applications have been submitted to continue a revitalization project within Orange Blossom Gardens to place new homes on each of the three lots.

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

PLANNING AND ZONING BOARD - Monday, February 8, 2016 at 5:30 p.m.
LOCAL PLANNING AGENCY - Monday, March 7, 2016 at 5:30 p.m.
TOWN COMMISSION MEETING - Monday, March 7, 2015 at 6:00 p.m.
TOWN COMMISSION MEETING- Monday, March 21, 2015 at 6:00 p.m.

You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person wishing to appeal a decision of this public body should ensure themselves that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call me at (352) 751-1582 or via email at wthen@ladylake.org.

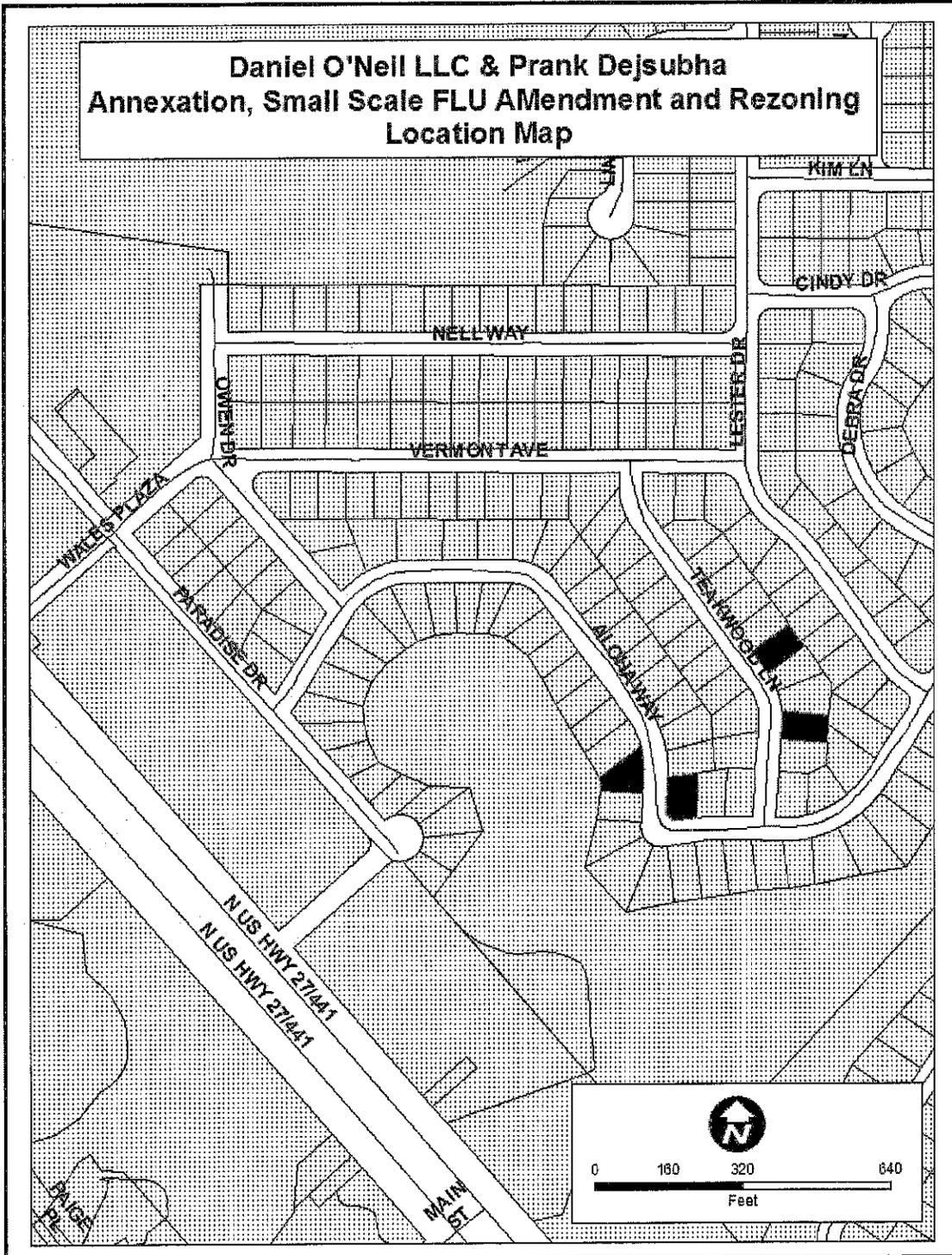
Sincerely,

A handwritten signature in blue ink that reads "Wendy Then". The signature is fluid and cursive, with the first name "Wendy" being more prominent than the last name "Then".

Wendy Then, CFM
Town Planner

ADDRESSES:

- 1005 ALOHA WAY (Lot 37) LADY LAKE FL 32159
- 1016 ALOHA WAY (Lot 79) LADY LAKE FL 32159
- 1305 TEAKWOOD TRAIL (Lot 91).....LADY LAKE FL 32159
- 1311 TEAKWOOD TRAIL (Lot 94).....LADY LAKE FL 32159



AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerStat	OwnerZip
1371147	KENT ROBERT & LINDA C	30 BLATHERWICK RD	NEWARK		
1482666	RINDLER MARY BETH	2410 TROY SIDNEY RD	TROY	OH	45373
1482178	DOERR STANLEY	1310 TEAKWOOD LN	LADY LAKE	FL	32159
1482224	GROVES FAMILY TRUST	1009 ALOHA WAY	LADY LAKE	FL	32159
1482658	BUCKWALTER ELAINE K	1314 LESTER DR	LADY LAKE	FL	32159
1482623	LEDUC MAURICE ET AL	1306 LESTER DR	LADY LAKE	FL	32159
1482569	VANHOUTEN JOAN	1307 TEAKWOOD LN	LADY LAKE	FL	32159
1482186	PETROSINO STEVEN & LYN	8815 TOYPORT DR	DUBLIN	OH	43017
1482631	DAHLGREN JAMES K & KAF	PO BOX 3047	CAMDENTON	MO	65020
1482640	KERSEY RAMONA M ET AL	1310 LESTER DR	LADY LAKE	FL	32159
1371139	FISHER KENNETH F & VERD	1650 ROSEBURY LOOP	THE VILLAGES	FL	32162
1732450	SHACKELFORD THERESA	1304 TEAKWOOD LN	LADY LAKE	FL	32159
1672244	PORTA-HARMON LLC	1023 ALOHA WAY	LADY LAKE	FL	32159
1672431	HINKEL DANIEL E	1312 LESTER DR	LADY LAKE	FL	32159
1672252	SCHMIED KEITH TRUSTEE	1306 TEAKWOOD LN	LADY LAKE	FL	32159
1672392	ANTHONY PICCIONE LLC	416 SE 29TH TER	OCALA	FL	34471
1672236	GORLICH WAYNE L	1234 DUSTIN DR	THE VILLAGES	FL	32159
1672406	LASKOWITZ LINDA J	719 TURABERRY LN	THE VILLAGES	FL	32159
1672279	VILLAGES OF LAKE-SUMTEI	1020 LAKE SUMTER LNDG	THE VILLAGES	FL	32162
1672384	RUSSILLO BARBARA M	156 CLIFF AVE	PELHAM	NY	10803
1732476	WEST JOHN W TRUSTEE	PO BOX 1491	UMATILLA	FL	32784
1672422	CAMP DON M & LORI J	1927 LAKE CHASE LN	JONESBORO	GA	30236
1482518	HAUSMANN DONALD J	1010 ALOHA WAY	LADY LAKE	FL	32159
1482224	GROVES FAMILY TRUST	1009 ALOHA WAY	LADY LAKE	FL	32159
1482232	ZAJIC SUSAN R GARLICK LI	1013 ALOHA WAY	LADY LAKE	FL	32159
1482216	FEMINO MICHAEL & MICH	PO BOX 98	LADY LAKE	FL	32158
1482241	WILCOX WILLIAM W &	7 SMITH ST	RED HOOK	NY	12571
1482470	SHARPE ELEANOR M LIFE I	1020 ALOHA WAY	LADY LAKE	FL	32159
1482488	BELIN JOHN J & D J AMANI	PO BOX 28	LADY LAKE	FL	32159
1482526	WALTON ALAN H & EDITH	90 WOODRIDGE RD	BREWER	ME	04412
1672261	MAC GREGOR LILIAN M	73 GRANT BLIGHT CRES	NEWMARKET		
1672376	GONNELLI DONNA L	1022 ALOHA WAY	LADY LAKE	FL	32159
2574569	WHALE MARIANNE	1008 ALOHA WAY	LADY LAKE	FL	32159
1672279	VILLAGES OF LAKE-SUMTEI	1020 LAKE SUMTER LNDG	THE VILLAGES	FL	32162
2535351	CLARK SUZY B & KEITH	793 CHERRY ST	ALTAMONTE SPRING	FL	32701
3748557	VILLAGE CENTER COMMUNI	3201 WEDGEWOOD LN	THE VILLAGES	FL	32162
1482194	MALONEY JOHN L ET AL	373 FARRELL RD	WILLSBORO	NY	12996
1822149	PIERCE SUSAN H	1302 LESTER DR	LADY LAKE	FL	32159
1482615	ORRILL RICHARD ALLAN &	531 SEVILLA PL	LADY LAKE	FL	32159
1482607	DAVIES BRIAN & RITA	315 BAUNEG BEG HILL RD	NORTH BERWICK	ME	03906
1482542	O'CONNOR FREDERICK W	917 ALOHA WAY	THE VILLAGES	FL	32159
1482500	MOODY DALE R & BRENDA	1012 ALOHA WAY	LADY LAKE	FL	32159
1482534	TIEDEMANN JULIA	930 ALOHA WAY	LADY LAKE	FL	32159
1732468	FRIEDRICH WILLIAM R	11708 ERWIN AVE	CLEVELAND	OH	44135
2585943	ESCOTT BARBARA M	11A DOVETON LN	HUDSON	NH	03051



THIS PROPERTY WILL BE CONSIDERED FOR

ANNEXATION

Petition Number: ORDINANCE #2015-10
Applicant: DANIEL O'NEILL LLC /
19000 DOLBY DRIVE
LAKE COUNTY, INDIANA 46033
Present Zoning: UNZONED
Requested Zoning: Single Residential Medium Density (MS-4)

For more information, please contact:
 DANIEL O'NEILL LLC
 19000 DOLBY DRIVE
 LAKE COUNTY, INDIANA 46033
 TEL: 317.335.1111 FAX: 317.335.1112
 WWW.DANIELONEILL.COM

Planning & Zoning: Mon, Feb 8, 2016 5:30 pm
Local Planning Agency: Mon, Feb 7, 2016 2:45 pm
Commission Meeting: Mon, Mar 1, 2016 6:00 pm
Commission Meeting: Wed, Mar 24, 2016 6:00 pm
FOR ADDITIONAL INFORMATION: 716.537

THIS PROPERTY WILL BE CONSIDERED FOR

SMALL-SCALE FUTURE LAND USE AMENDMENT

Petition Number: ORDINANCE #2015-09
Applicant: DANIEL O'NEILL LLC /
19000 DOLBY DRIVE
LAKE COUNTY, INDIANA 46033
Present Zoning: UNZONED
Requested FLD: Low Density Residential Single-Family (R1-S)

For more information, please contact:
 DANIEL O'NEILL LLC
 19000 DOLBY DRIVE
 LAKE COUNTY, INDIANA 46033
 TEL: 317.335.1111 FAX: 317.335.1112
 WWW.DANIELONEILL.COM

Planning & Zoning: Mon, Feb 8, 2016 5:30 pm
Local Planning Agency: Mon, Feb 7, 2016 2:45 pm
Commission Meeting: Mon, Mar 1, 2016 6:00 pm
Commission Meeting: Wed, Mar 24, 2016 6:00 pm
FOR ADDITIONAL INFORMATION: 716.537

THIS PROPERTY WILL BE CONSIDERED FOR

REZONING

Petition Number: ORDINANCE #2015-10
Applicant: DANIEL O'NEILL LLC /
19000 DOLBY DRIVE
LAKE COUNTY, INDIANA 46033
Present Zoning: Lake County Residential Medium Density (MS-4)
Requested Zoning: Single Residential Medium Density (MS-4)

For more information, please contact:
 DANIEL O'NEILL LLC
 19000 DOLBY DRIVE
 LAKE COUNTY, INDIANA 46033
 TEL: 317.335.1111 FAX: 317.335.1112
 WWW.DANIELONEILL.COM

Planning & Zoning: Mon, Feb 8, 2016 5:30 pm
Local Planning Agency: Mon, Feb 7, 2016 2:45 pm
Commission Meeting: Mon, Mar 1, 2016 6:00 pm
Commission Meeting: Wed, Mar 24, 2016 6:00 pm
FOR ADDITIONAL INFORMATION: 716.537

10015 Alpha way



1005 Aloha way



THIS PROPERTY WILL BE CONSIDERED FOR
SMALL-SCALE FUTURE LAND USE AMENDMENT

Ordinance Number: ORDINANCE #0315-09
 Applicant: DANIEL O'NEILL LLC, 87
 PINE BLVD, SUITE 100
 PINEVILLE, LA 70454
 Proposed PUD: Low Density Medium Density
 Residential PUD - Low Density Medium Density
 High Density

Site Plan/Map: 10/15/09
 Planning & Zoning: 11/16/09, 1/19/10, 2/16/10
 Local Planning Agency: 1/19/10, 2/16/10
 Commission Meeting: 1/19/10, 2/16/10
 Commission Meeting: 1/19/10, 2/16/10
 City Website: 10/15/09

THIS PROPERTY WILL BE CONSIDERED FOR
REZONING

Ordinance Number: ORDINANCE #0314-10
 Applicant: DANIEL O'NEILL LLC, 87
 PINE BLVD, SUITE 100
 PINEVILLE, LA 70454
 Proposed Zoning: Low Density Residential Medium
 Density Residential Medium Density
 Medium Density Residential Medium Density
 Project Name: 10/15/09
 Site Plan/Map: 10/15/09
 Planning & Zoning: 11/16/09, 1/19/10, 2/16/10
 Local Planning Agency: 1/19/10, 2/16/10
 Commission Meeting: 1/19/10, 2/16/10
 Commission Meeting: 1/19/10, 2/16/10
 City Website: 10/15/09

THIS PROPERTY WILL BE CONSIDERED FOR
ANNEXATION

Ordinance Number: ORDINANCE #0315-09
 Applicant: DANIEL O'NEILL LLC, 87
 PINE BLVD, SUITE 100
 PINEVILLE, LA 70454
 Proposed PUD: Low Density Medium Density
 Residential PUD - Low Density Medium Density
 High Density

Site Plan/Map: 10/15/09
 Planning & Zoning: 11/16/09, 1/19/10, 2/16/10
 Local Planning Agency: 1/19/10, 2/16/10
 Commission Meeting: 1/19/10, 2/16/10
 Commission Meeting: 1/19/10, 2/16/10
 City Website: 10/15/09

1016 Alpha way



THIS PROPERTY WILL BE CONSIDERED FOR

REZONING

Petition Number: 018019001-001-010
Applicant: Dorian O'Connell
PRIMA EXPANDED
Present Zoning: 2100 CHURCH (Neighborhood Medium Density Residential)
Appointed Zoning: Medium Density Residential
This property will be considered for rezoning if the rezoning application is approved by the Planning & Zoning Commission and the City Council.
Planning & Zoning Meeting: 10/14/2019 7:00 PM
City Council Meeting: 10/21/2019 7:00 PM
City Council Meeting: 10/28/2019 7:00 PM

THIS PROPERTY WILL BE CONSIDERED FOR

SMALL-SCALE FUTURE LAND USE AMENDMENT

Petition Number: 018019001-001-011
Applicant: Dorian O'Connell
PRIMA EXPANDED
Present Zoning: 2100 CHURCH (Neighborhood Medium Density Residential)
Appointed Zoning: Medium Density Residential
This property will be considered for a small-scale future land use amendment if the amendment application is approved by the Planning & Zoning Commission and the City Council.
Planning & Zoning Meeting: 10/14/2019 7:00 PM
City Council Meeting: 10/21/2019 7:00 PM
City Council Meeting: 10/28/2019 7:00 PM

THIS PROPERTY WILL BE CONSIDERED FOR

ANNEXATION

Petition Number: 018019001-001-012
Applicant: Dorian O'Connell
PRIMA EXPANDED
Present Zoning: 2100 CHURCH (Neighborhood Medium Density Residential)
Appointed Zoning: Medium Density Residential
This property will be considered for annexation if the annexation application is approved by the Planning & Zoning Commission and the City Council.
Planning & Zoning Meeting: 10/14/2019 7:00 PM
City Council Meeting: 10/21/2019 7:00 PM
City Council Meeting: 10/28/2019 7:00 PM

1305 Teakwood Trl



1311 Teakwood Trl



THIS PROPERTY WILL BE CONSIDERED FOR:

REZONING

Petition Number: ORDINANCE #2016-10
Applicant: DANIEL O'NEIL LLC / PRANK DEJUBHA
Present Zoning: Lake County Residential Medium (RM)
Requested Zoning: Mixed Residential Medium Density (MX-8)

WILL BE HEARD AT THE LADY LAKE TOWNSHIP COMMISSION CHAMBERS AT 809 FENNEL BULEVARD, LADY LAKE, FLORIDA

Planning & Zoning: Mon., Feb. 8, 2016 5:30 pm
Commission Meeting: Mon., Mar. 7, 2016 6:00 pm
Commission Meeting: Mon., Mar. 21, 2016 6:00 pm

FOR ADDITIONAL INFORMATION: 751-1121



THIS PROPERTY WILL BE CONSIDERED FOR:

SMALL-SCALE FUTURE LAND USE AMENDMENT

Petition Number: ORDINANCE #2016-09
Applicant: DANIEL O'NEIL LLC / PRANK DEJUBHA
Present PUD: Lake County Medium Urban Density
Requested PUD: Lady Lake Manufactured Home - High Density

WILL BE HEARD AT THE LADY LAKE TOWNSHIP COMMISSION CHAMBERS AT 809 FENNEL BULEVARD, LADY LAKE, FLORIDA

Planning & Zoning: Mon., Feb. 8, 2016 5:30 pm
Local Planning Agency: Mon., Mar. 7, 2016 6:00 pm
Commission Meeting: Mon., Mar. 7, 2016 6:00 pm
Commission Meeting: Mon., Mar. 21, 2016 6:00 pm

FOR ADDITIONAL INFORMATION: 751-1121



THIS PROPERTY WILL BE CONSIDERED FOR:

ANNEXATION

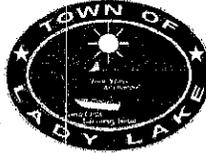
Petition Number: ORDINANCE #2016-08
Applicant: DANIEL O'NEIL LLC / PRANK DEJUBHA
Present Zoning: AERCOAST
Requested Jurisdiction: Town of Lady Lake

WILL BE HEARD AT THE LADY LAKE TOWNSHIP COMMISSION CHAMBERS AT 809 FENNEL BULEVARD, LADY LAKE, FLORIDA

Planning & Zoning: Mon., Feb. 8, 2016 5:30 pm
Commission Meeting: Mon., Mar. 7, 2016 6:00 pm
Commission Meeting: Mon., Mar. 21, 2016 6:00 pm

FOR ADDITIONAL INFORMATION: 751-1121

1311 Teakwood Trl



3

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: February 8, 2016

SUBJECT: Ordinance 2016-09 — Daniel O'Neil LLC & Prank Dejsubha - Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 4 lots consisting of approximately .59 +/- acres of land which are located within Orange Blossom Gardens Unit 1 within Lake County, Florida (Alternate Keys 1482496, 1482208, 1482551, and 1768039)

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

1. Motion to forward Ordinance No. 2016-09, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.59 +/- 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. 2016-09, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.59 +/- 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, Daniel O'Neil, on behalf of the Daniel O'Neil LLC and Prank Dejsubha, has filed applications to annex properties consisting of 4 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Gardens Subdivision Unit 1. The small scale amendment application involves 0.59 +/- acres of property proposing a change from Lake County Medium Urban Density to Lady Lake- Manufactured Home High Density (MH-HD)

The 4 lots are spread out along two different roads and include the following addresses:

- 1016 Aloha Way- Lot 79
- 1005 Aloha Way- Lot 37
- 1305 Teakwood Lane- Lot 91

- 1311 Teakwood Lane- Lot 94

The Small Scale Future Land Use Map Amendment application was received on Monday, January 4, 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 (45) within 150' of the property of the proposed annexation were mailed on Thursday, January 28, 2016. The properties were posted Monday, February 1, 2016.

Concurrency Determination Statement

The applicant wants to remove the existing manufactured homes on the above-mentioned lots and would like to construct similar size conventional site built homes. The proposal will be no increase in services, traffic, population or recreation.

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 application was 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 0.59 ± 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.) 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 2016-09, provided comments by January 14, 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 2016-09 on Monday, March 7, 2016, at 5:45 p.m.

The **Town Commission** is scheduled to consider Ordinance 2016-09 for first reading on Monday, March 7, 2016 at 6:00 p.m. The second and final reading will be held on Monday, March 21, 2016 at 6:00 p.m.

FISCAL IMPACT: \$ _____

Capital Budget

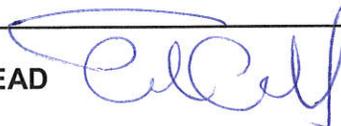
Operating

Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

DEPARTMENT HEAD 

Submitted

2/2/16

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER 

Approved Agenda Item for: 2-8-16

Date 2-3-16

BOARD ACTION: Approved as Recommended

Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved with Modification

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ORDINANCE NO. 2016-09

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

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

Section 1. Legislative Findings, Purpose, and Intent.

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

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

c. The Town's Local Planning Agency reviewed a proposed amendment to the Future Land Use Map Series of the Town of Lady Lake Comprehensive Plan on March 7, 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: Daniel O'Neil, LLC /Prank Dejsubha
 2
 3 General Location: North of Griffin Avenue and northeast of North Hwy 27/441, four
 4 (4) lots located within the Orange Blossom Gardens Subdivision
 5 Unit 1, within Lake County, Florida.
 6
 7 Acres: 0.59 +/- 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 21st day of March, 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:
42
43
44

45 _____
46 Derek Schroth, Town Attorney
47

EXHIBIT "A" - Legal Descriptions and Map

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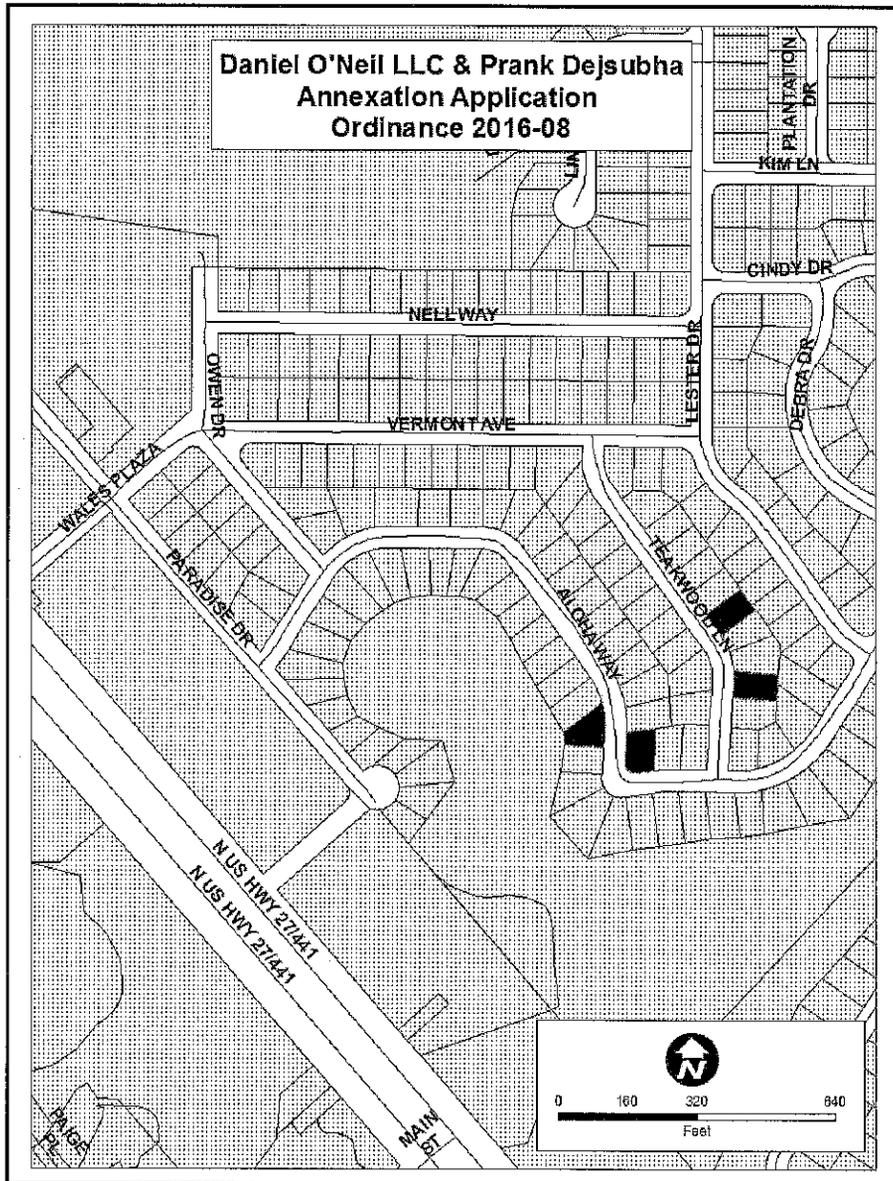
Parcel ID#: 06-18-24-0100-000-07900; Lot 79, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Parcel ID#: 06-18-0100-000-03700; Lot 37, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Parcel ID#: 06-18-24-0100-000-09100; Lot 91, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

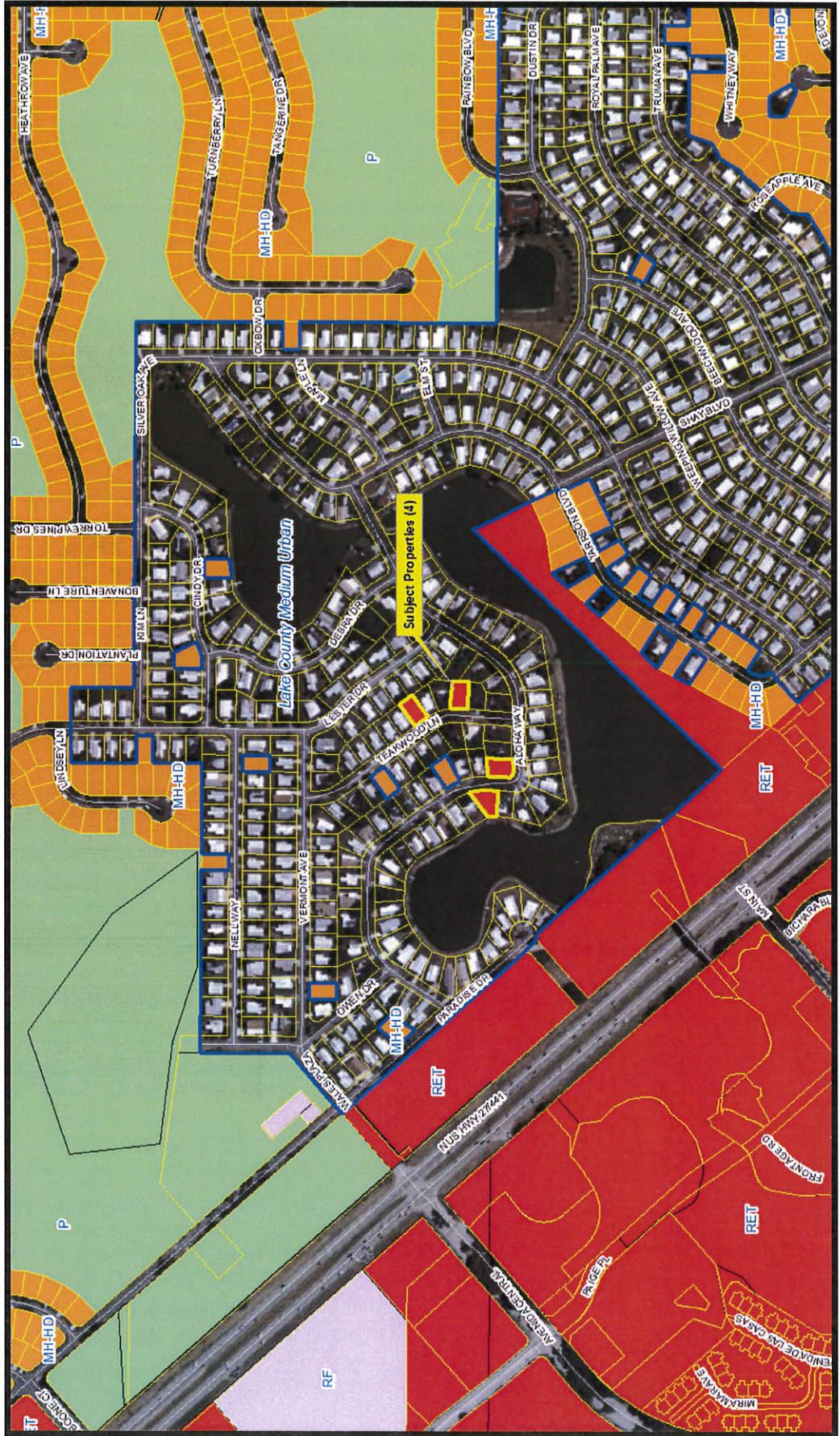
-AND-

Parcel ID#: 06-18-24-0100-000-09400; Lot 94, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

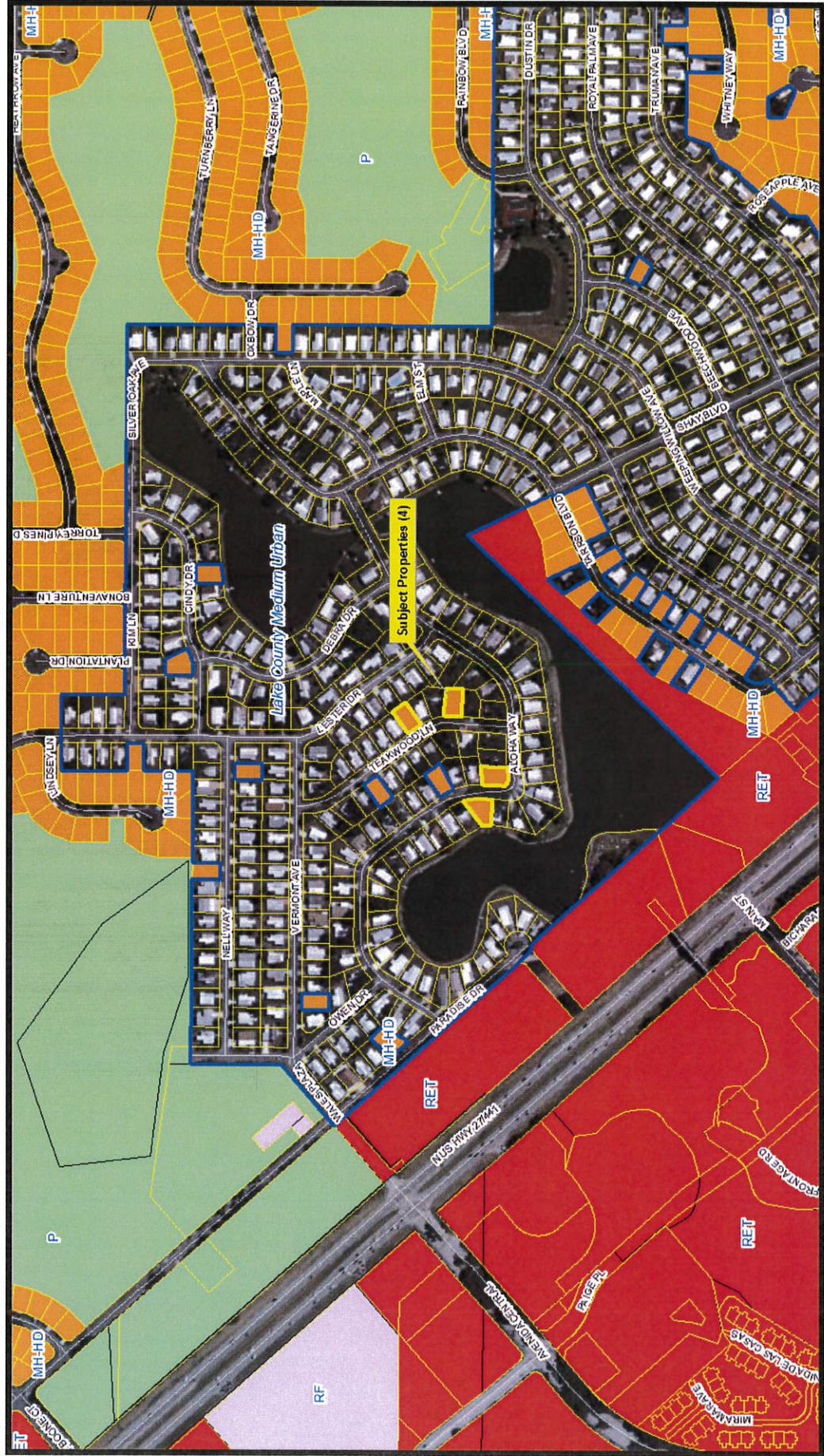


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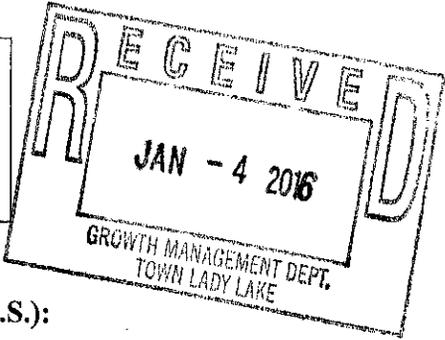
CURRENT FUTURE LAND USE – LAKE COUNTY MEDIUM URBAN



PROPOSED FUTURE LAND USE – LADY LAKE MANUFACTURED HOME HIGH DENSITY



**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* <i>DANIEL O'NEILL</i>	Agent/Applicant <i>DANIEL O'NEIL</i>
<i>FRANK DEITSUBHA</i>	
Address <i>3338 ROANOKE ST</i>	Address <i>3338 ROANOKE ST</i>
City <i>The Villages</i>	City <i>The Villages</i>
State <i>FLORIDA</i> Zip <i>32162</i>	State <i>FLORIDA</i> Zip <i>32162</i>
Phone (H) <i>561-414-7588</i>	Phone (H) <i>561-414-7588</i>
Phone (W)	Phone (W)
Fax	Fax

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 <u>06</u>	Township <u>18</u>	Range <u>24</u>
Subdivision <u>OBG unit 1</u>	Block <u>See Attached List</u>	Lot/Parcel#
Address (if available) <u>see Attached List</u>		
Tax Identification Number and Alternate Key #		
Existing Zoning <u>Lake County AM Residential medium</u>	Anticipated Zoning <u>LADY LAKE MX-8 mixed Single Family</u>	

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): 0.59 Acres

Developable Acreage to be Amended: APPROXIMATELY 0.59 ACRES

If Conservation Areas (wetlands) or natural water bodies exist on-site, give estimated acreage of each: _____

(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: _____

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.

P.D.
Signature of the Applicant, Property owner or Agent

12/8/15
Date

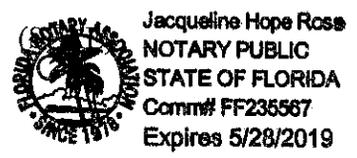
Prank Dejsubha
Printed Name

STATE OF Florida
COUNTY OF Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me this 8th day of December, 2015, by Prank Dejsubha, as an individual/officer/agent, on behalf of himself/herself Prank Dejsubha, a corporation/partnership. He/she is personally know to me or has produced FIDL [REDACTED] as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of December, 2015.

Jacqueline Hope Ross
Notary Public
Jacqueline Hope Ross
Printed Name



Commission No.: FF 235567
My Commission Expires: May 28, 2019



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.

Daniel O'Neil
Signature of the Applicant, Property owner or Agent

12/10/2015
Date

DANIEL O'NEIL
Printed Name

STATE OF Florida
COUNTY OF Lake

THE FOREGOING INSTRUMENT was acknowledged before me this 10th day of December, 2015, by Daniel O'Neil, as an individual/officer/agent, on behalf of himself/herself Daniel O'Neil, LLC, a corporation/partnership. He/she is personally know to me or has produced FID as identification and did/did not take an oath.

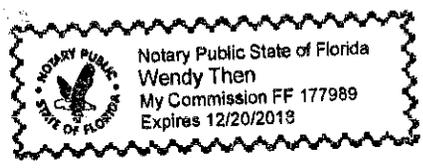
WITNESS my hand and official seal in the County and State last aforesaid this 10th day of December, 2015.

Wendy Then
Notary Public

(SEAL)

Wendy Then
Printed Name

Commission No.: FF 177989
My Commission Expires: 12-20-2018



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) Prank Dejsubha, as the property owner of the property described below, hereby give my permission for (print agent name) Dan O'neil 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):

P.D.
Signature of the Property Owner
Prank Dejsubha
Printed Name

12/8/15
Date

STATE OF Florida
COUNTY OF Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me this 8th day of December, 2015, by Prank Dejsubha as an individual/officer/agent, on behalf of himself/herself Prank Dejsubha, a corporation/partnership. He/she is personally know to me or has produced FLDL [REDACTED] as identification and did/did not take an oath. exp: 12/24/19

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of December, 2015.

Jacqueline Hope Ross
Notary Public
Jacqueline Hope Ross
Printed Name
Commission No.: FF 235567
My Commission Expires: May 28, 2019





Concurrency Determination Statement

I want to remove the existing manufactured home on my lot and construct a similar size conventional built home. It 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.

Daniel O'Neil

1/31/16

PROPERTIES TO BE ANNEXED AT ORANGE BLOSSOM GARDENS UNIT 1:

1016 ALOHA WAY - Lot 79

1005 ALOHA WAY- Lot 37

1305 TEAKWOOD LANE- Lot 91

1311 TEAKWOOD LANE- Lot 94

Prepared by, Record, and Return to:
Jennifer Larsen, an employee of
Brokers Title of Leesburg, LLC
9800 U.S. Hwy 441, Suite #106
Leesburg, Florida 34788
Prepared incidental to the issuance of
a policy of title insurance



File Number: 15-282

Consideration: \$80,000.00

General Warranty Deed

Made this July 14, 2015 A.D. By Ronald E. Whitehead, a single man, whose address is: 732 Royal Palm Avenue, Lady Lake, Florida 32159, hereinafter called the grantor, to Daniel O'Neil, a single man, and Prank Dejsubha, a single woman, as Joint Tenants With Full Rights of Survivorship, and Daniel O'Neil, LLC, whose post office address is: 3338 Roanoke Street, The Villages, Florida 32162, hereinafter called the grantee: *Don*

(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 79, Orange Blossom Gardens Unit One, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 9, of the Public Records of Lake County, Florida.

Together with a 1978 Homette Manufactured Home, bearing VIN #0261478L and Title #14967257, located thereon and attached thereto.

Said property did not constitute the Grantor(s) homestead, nor was it adjacent to or contiguous with their homestead, the homestead of the spouse of the Grantor(s) nor any member of the household of the Grantor(s) reside thereon, as defined by Article X, Section 4 of the Florida Constitution or laws.

Parcel ID Number: 0618240100-000-07900

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 Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Paula Chaffin

Witness Printed Name *Paula Chaffin*

Ronald E. Whitehead (Seal)

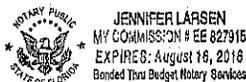
Ronald E. Whitehead
Address: 732 Royal Palm Avenue, Lady Lake, Florida 32159

Jennifer Larsen

Witness Printed Name **Jennifer Larsen**

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 14th day of July, 2015, by Ronald E. Whitehead, a single man, who is/are personally known to me or who has produced *MDA* as identification.



Jennifer Larsen

Notary Public
Print Name: **Jennifer Larsen**
My Commission Expires: _____

PROPERTY RECORD CARD

General Information

Owner Name:	O'NEIL DANIEL &	Alternate Key:	1482496
Mailing Address:	PRANK DEJSUBHA 3338 ROANOKE ST THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-010000007900
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.17840
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	1016 ALOHA WAY LADY LAKE FL 32159 Update Property Location	Property Name:	-- Submit Property Name
		School and Bus Map:	School and Bus Map
Property Description:	ORANGE BLOSSOM GARDENS UNIT LOT 79 PB 18 PG 9 ORB 4654 PG 828		

[Property Search](#)

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MH LAKE LOT MH SUB (0203)	0	0		1	LT	\$0.00	\$53,000.00

Residential Building(s)

Building 001

Residential	Manufactured Home	Building Value: \$26,761.00						
Summary								
Year Built: 1977	Total Living Area: 1033	Central A/C: Yes	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0					
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	
2	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	407	N	0%	0%	
3	ALL WEATHER ROOM (AWM)	No Wall Type (000)	1	209	N	0%	0%	
4	SCREEN PORCH (SPM)	No Wall Type (000)	1	65	N	0%	0%	

5	UTILITY ROOM (UTM)	No Wall Type (000)	1	182	N	0%	0%
6	(LAM)	Wood (001)	1	361	N	0%	0%
7	SCREEN PORCH (SPM)	No Wall Type (000)	1	249	N	0%	0%

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<u>642 / 1090</u>	11/1/1977	Misc. Deed/Document	Qualified	Improved	\$9,000.00
<u>1181 / 1839</u>	8/1/1992	Quit Claim Deed	Unqualified	Improved	\$0.00
<u>1510 / 1974</u>	4/1/1997	Warranty Deed	Unqualified	Improved	\$0.00
<u>3743 / 1933</u>	3/2/2009	Warranty Deed	Qualified	Improved	\$80,000.00
<u>4589 / 1986</u>	2/10/2015	Warranty Deed	Unqualified	Improved	\$100.00
<u>4654 / 828</u>	7/14/2015	Warranty Deed	Qualified	Improved	\$80,000.00

[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	\$81,099	\$81,099	\$81,099	5.30510	\$430.24

LAKE COUNTY MSTU AMBULANCE	\$81,099	\$81,099	\$81,099	0.46290	\$37.54
SCHOOL BOARD STATE	\$81,099	\$81,099	\$81,099	5.69700	\$462.02
SCHOOL BOARD LOCAL	\$81,099	\$81,099	\$81,099	1.50000	\$121.65
LAKE COUNTY MSTU STORMWATER	\$81,099	\$81,099	\$81,099	0.49570	\$40.20
ST JOHNS RIVER FL WATER MGMT DIST	\$81,099	\$81,099	\$81,099	0.30230	\$24.52
LAKE COUNTY VOTED DEBT SERVICE	\$81,099	\$81,099	\$81,099	0.16000	\$12.98
LAKE COUNTY WATER AUTHORITY	\$81,099	\$81,099	\$81,099	0.25540	\$20.71
NORTH LAKE HOSPITAL DIST	\$81,099	\$81,099	\$81,099	1.00000	\$81.10
				Total:	Total:
				15.1784	\$1,230.96

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) Ⓢ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings Ⓢ

The exemptions marked with a ✓ above are providing a tax dollar savings of:
\$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a

checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**



Prepared by/Return to:

Brett L. Swigert, Esquire
P.O. Box 680
Eustis, FL 32727-0680

Property Appraisers Parcel I.D. #: 0618240100-000-03700

WARRANTY DEED

THIS WARRANTY DEED, made the 9th day of February, 2015, by Daniel O'Neil, hereinafter called the Grantor, to Daniel O'Neil, LLC, a Florida limited liability company, whose post office address is 3338 Roanoke St., The Villages, FL 32162, hereinafter called the Grantee.

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

WITNESSETH: That the Grantor, for and in consideration of the sum of \$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 37, Orange Blossom Gardens Unit 1, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. Together with the 1973 Skyline manufactured home located thereon, VIN# 02612414G, Florida title #5686023, bearing Real Property Decal #R2773RP12.

NEITHER the grantor nor anyone dependent upon him resides on the above-described property, and the said property does not constitute the homestead of said grantor within the meaning of Article X of the Florida Constitution.

THIS DEED was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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

Signed, Sealed, and Delivered
in our presence:

Amy J. Rogers
Witness Signature
Amy J. Rogers
Witness Printed Name

Daniel S. O'Neil L.S.
Daniel S. O'Neil
3338 Roanoke Street
The Villages, FL 32159

Brett L. Swigert
Witness Signature
Brett L. Swigert
Witness Printed Name

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 9th day of February, 2015, by Daniel O'Neil, who has produced Florida Driver's License as identification.



AMY J. ROGERS
MY COMMISSION # FF 068295
EXPIRES: February 25, 2018
Bonded Thru Budget Notary Services

Amy J. Rogers
Notary Public

PROPERTY RECORD CARD

General Information

Owner Name:	DANIEL O'NEIL LLC	Alternate Key:	1482208
Mailing Address:	3338 ROANOKE ST THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-010000003700
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.17840
		Trash/Recycling Water/Info:	My Public Services Map
Property Location:	1005 ALOHA WAY LADY LAKE FL 32159 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	ORANGE BLOSSOM GARDENS UNIT 1 LOT 37 PB 18 PG 9 ORB 4586 PG 289		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001

Residential	Manufactured Home	Building Value: \$19,290.00						
Summary								
Year Built: 1972	Total Living Area: 684	Central A/C: Yes	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0					
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	684	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type (000)	1	84	N	0%	0%	
3	UTILITY ROOM (UTM)	No Wall Type (000)	1	168	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	168	N	0%	0%	

5	ALL WEATHER ROOM (AWM)	No Wall Type (000)	1	190	N	0%	0%	
6	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	168	N	0%	0%	
7	SCREEN PORCH (SPM)	No Wall Type (000)	1	140	N	0%	0%	

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
623 / 1643	2/1/1977	Misc Deed/Document	Qualified	Improved	\$20,000.00
779 / 2070	6/1/1983	Warranty Deed	Qualified	Improved	\$22,500.00
823 / 2398	11/1/1984	Warranty Deed	Qualified	Improved	\$22,500.00
2782 / 720	3/11/2005	Warranty Deed	Qualified	Improved	\$70,000.00
3088 / 2082	2/15/2006	Warranty Deed	Qualified	Improved	\$85,000.00
3373 / 913	2/16/2007	Warranty Deed	Qualified	Improved	\$84,000.00
4333 / 2381	5/23/2013	Warranty Deed	Qualified	Improved	\$46,000.00
4586 / 289	2/9/2015	Warranty Deed	Unqualified	Improved	\$100.00

[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	\$53,255	\$53,255	\$53,255	5.30510	\$282.52
LAKE COUNTY MSTU AMBULANCE	\$53,255	\$53,255	\$53,255	0.46290	\$24.65
SCHOOL BOARD STATE	\$53,255	\$53,255	\$53,255	5.69700	\$303.39
SCHOOL BOARD LOCAL	\$53,255	\$53,255	\$53,255	1.50000	\$79.88
LAKE COUNTY MSTU STORMWATER	\$53,255	\$53,255	\$53,255	0.49570	\$26.40
ST JOHNS RIVER FL WATER MGMT DIST	\$53,255	\$53,255	\$53,255	0.30230	\$16.10
LAKE COUNTY VOTED DEBT SERVICE	\$53,255	\$53,255	\$53,255	0.16000	\$8.52
LAKE COUNTY WATER AUTHORITY	\$53,255	\$53,255	\$53,255	0.25540	\$13.60
NORTH LAKE HOSPITAL DIST	\$53,255	\$53,255	\$53,255	1.00000	\$53.26
				Total:	Total:
				15.1784	\$808.32

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) Ⓢ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings Ⓢ

The exemptions marked with a ✓ above are providing a tax dollar savings of:
\$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings ●

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on 1 November 2015.

Prepared by/Return to:

Brett L. Swigert, Esquire
P.O. Box 680
Eustis, FL 32727-0680

Property Appraisers Parcel I.D. #: 06182401000-000-09100

WARRANTY DEED

THIS WARRANTY DEED, made the 9th day of February, 2015, by **Daniel S. O'Neil**, hereinafter called the Grantor, to **Daniel O'Neil, LLC, a Florida limited liability company**, whose post office address is 3338 Roanoke St., The Villages, FL 32162, hereinafter called the Grantee.

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

WITNESSETH: That the Grantor, for and in consideration of the sum of \$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 91, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. Together with the manufactured home located thereon, VIN # 026103021. The titles thereto having been retired.

NEITHER the grantor nor anyone dependent upon him resides on the above-described property, and the said property does not constitute the homestead of said grantor within the meaning of Article X of the Florida Constitution.

THIS DEED was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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

PROPERTY RECORD CARD

General Information

Owner Name:	DANIEL O'NEIL LLC	Alternate Key:	1482551
Mailing Address:	3338 ROANOKE ST THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-01000009100
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.17840
Property Location:	1305 TEAKWOOD LN 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:	ORANGE BLOSSOM GARDENS UNIT 1 LOT 91 PB 18 PG 9 ORB 4586 PG 291		

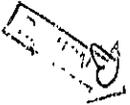
Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001

Residential	Manufactured Home	Building Value: \$26,273.00						
Summary								
Year Built: 1974	Total Living Area: 1152	Central A/C: Yes	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0					
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	
2	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	352	N	0%	0%	
3	UTILITY ROOM (UTM)	No Wall Type (000)	1	128	N	0%	0%	
4	(LAM)	Wood (001)	1	100	N	0%	0%	



Prepared by/Return to:

Brett L. Swigert, Esquire
P.O. Box 680
Eustis, FL 32727-0680

Property Appraisers Parcel I.D. #: 0618240100-000-09400

WARRANTY DEED

THIS WARRANTY DEED, made the 9th day of February, 2015, by **Daniel Scott O'Neil**, hereinafter called the Grantor, to **Daniel O'Neil, LLC, a Florida limited liability company**, whose post office address is 3338 Roanoke St., The Villages, FL 32162, hereinafter called the Grantee.

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

WITNESSETH: That the Grantor, for and in consideration of the sum of \$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 94, ORANGE BLOSSOM GARDENS UNIT ONE, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. Together with a 1984 Sandpiper manufactured home located thereon, ID# FLFL1AE187006968, Florida title #40401966, RP # R0225148.

NEITHER the grantor nor anyone dependent upon him resides on the above-described property, and the said property does not constitute the homestead of said grantor within the meaning of Article X of the Florida Constitution.

THIS DEED was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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

PROPERTY RECORD CARD

General Information

Owner Name:	DANIEL O'NEIL LLC	Alternate Key:	1768039
Mailing Address:	3338 ROANOKE ST THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-010000009400
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.17840
Property Location:	1311 TEAKWOOD LN 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:	ORANGE BLOSSOM GARDENS UNIT 1 LOT 94 PB 18 PG 9 ORB 4586 PG 287		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001		Residential	Manufactured Home	Building Value: \$27,587.00				
Summary								
Year Built: 1984		Total Living Area: 1000		Central A/C: Yes		Attached Garage: No		
Bedrooms: 2		Full Bathrooms: 1		Half Bathrooms: 0		Fireplaces: 0		
Incorrect Bedroom, Bath, or other information? Click here to Update My Information.								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	840	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type (000)	1	64	N	0%	0%	
3	(LAM)	Wood (001)	1	160	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	264	N	0%	0%	

AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerStat	OwnerZip
1371147	KENT ROBERT & LINDA C	30 BLATHERWICK RD	NEWARK		
1482666	RINDLER MARY BETH	2410 TROY SIDNEY RD	TROY	OH	45373
1482178	DOERR STANLEY	1310 TEAKWOOD LN	LADY LAKE	FL	32159
1482224	GROVES FAMILY TRUST	1009 ALOHA WAY	LADY LAKE	FL	32159
1482658	BUCKWALTER ELAINE K	1314 LESTER DR	LADY LAKE	FL	32159
1482623	LEDUC MAURICE ET AL	1306 LESTER DR	LADY LAKE	FL	32159
1482569	VANHOUTEN JOAN	1307 TEAKWOOD LN	LADY LAKE	FL	32159
1482186	PETROSINO STEVEN & LYN	8815 TOYPORT DR	DUBLIN	OH	43017
1482631	DAHLGREN JAMES K & KAF	PO BOX 3047	CAMDENTON	MO	65020
1482640	KERSEY RAMONA M ET AL	1310 LESTER DR	LADY LAKE	FL	32159
1371139	FISHER KENNETH F & VERL	1650 ROSEBURY LOOP	THE VILLAGES	FL	32162
1732450	SHACKELFORD THERESA	1304 TEAKWOOD LN	LADY LAKE	FL	32159
1672244	PORTA-HARMON LLC	1023 ALOHA WAY	LADY LAKE	FL	32159
1672431	HINKEL DANIEL E	1312 LESTER DR	LADY LAKE	FL	32159
1672252	SCHMIED KEITH TRUSTEE	1306 TEAKWOOD LN	LADY LAKE	FL	32159
1672392	ANTHONY PICCIONE LLC	416 SE 29TH TER	OCALA	FL	34471
1672236	GORLICH WAYNE L	1234 DUSTIN DR	THE VILLAGES	FL	32159
1672406	LASKOWITZ LINDA J	719 TURABERRY LN	THE VILLAGES	FL	32159
1672279	VILLAGES OF LAKE-SUMTEI	1020 LAKE SUMTER LNDG	THE VILLAGES	FL	32162
1672384	RUSSILLO BARBARA M	156 CLIFF AVE	PELHAM	NY	10803
1732476	WEST JOHN W TRUSTEE	PO BOX 1491	UMATILLA	FL	32784
1672422	CAMP DON M & LORI J	1927 LAKE CHASE LN	JONESBORO	GA	30236
1482518	HAUSMANN DONALD J	1010 ALOHA WAY	LADY LAKE	FL	32159
1482224	GROVES FAMILY TRUST	1009 ALOHA WAY	LADY LAKE	FL	32159
1482232	ZAJIC SUSAN R GARLICK LI	1013 ALOHA WAY	LADY LAKE	FL	32159
1482216	FEMINO MICHAEL & MICH	PO BOX 98	LADY LAKE	FL	32158
1482241	WILCOX WILLIAM W &	7 SMITH ST	RED HOOK	NY	12571
1482470	SHARPE ELEANOR M LIFE I	1020 ALOHA WAY	LADY LAKE	FL	32159
1482488	BELIN JOHN J & D J AMANI	PO BOX 28	LADY LAKE	FL	32159
1482526	WALTON ALAN H & EDITH	90 WOODRIDGE RD	BREWER	ME	04412
1672261	MAC GREGOR LILIAN M	73 GRANT BLIGHT CRES	NEWMARKET		
1672376	GONNELLI DONNA L	1022 ALOHA WAY	LADY LAKE	FL	32159
2574569	WHALE MARIANNE	1008 ALOHA WAY	LADY LAKE	FL	32159
1672279	VILLAGES OF LAKE-SUMTEI	1020 LAKE SUMTER LNDG	THE VILLAGES	FL	32162
2535351	CLARK SUZY B & KEITH	793 CHERRY ST	ALTAMONTE SPRING	FL	32701
3748557	VILLAGE CENTER COMMUNI	3201 WEDGEWOOD LN	THE VILLAGES	FL	32162
1482194	MALONEY JOHN L ET AL	373 FARRELL RD	WILLSBORO	NY	12996
1822149	PIERCE SUSAN H	1302 LESTER DR	LADY LAKE	FL	32159
1482615	ORRILL RICHARD ALLAN &	531 SEVILLA PL	LADY LAKE	FL	32159
1482607	DAVIES BRIAN & RITA	315 BAUNEG BEG HILL RD	NORTH BERWICK	ME	03906
1482542	O'CONNOR FREDERICK W	917 ALOHA WAY	THE VILLAGES	FL	32159
1482500	MOODY DALE R & BRENDA	1012 ALOHA WAY	LADY LAKE	FL	32159
1482534	TIEDEMANN JULIA	930 ALOHA WAY	LADY LAKE	FL	32159
1732468	FRIEDRICH WILLIAM R	11708 ERWIN AVE	CLEVELAND	OH	44135
2585943	ESCOTT BARBARA M	1.1A DOVETON LN	HUDSON	NH	03051

PROPERTIES TO BE ANNEXED AT ORANGE BLOSSOM GARDENS UNIT 1:

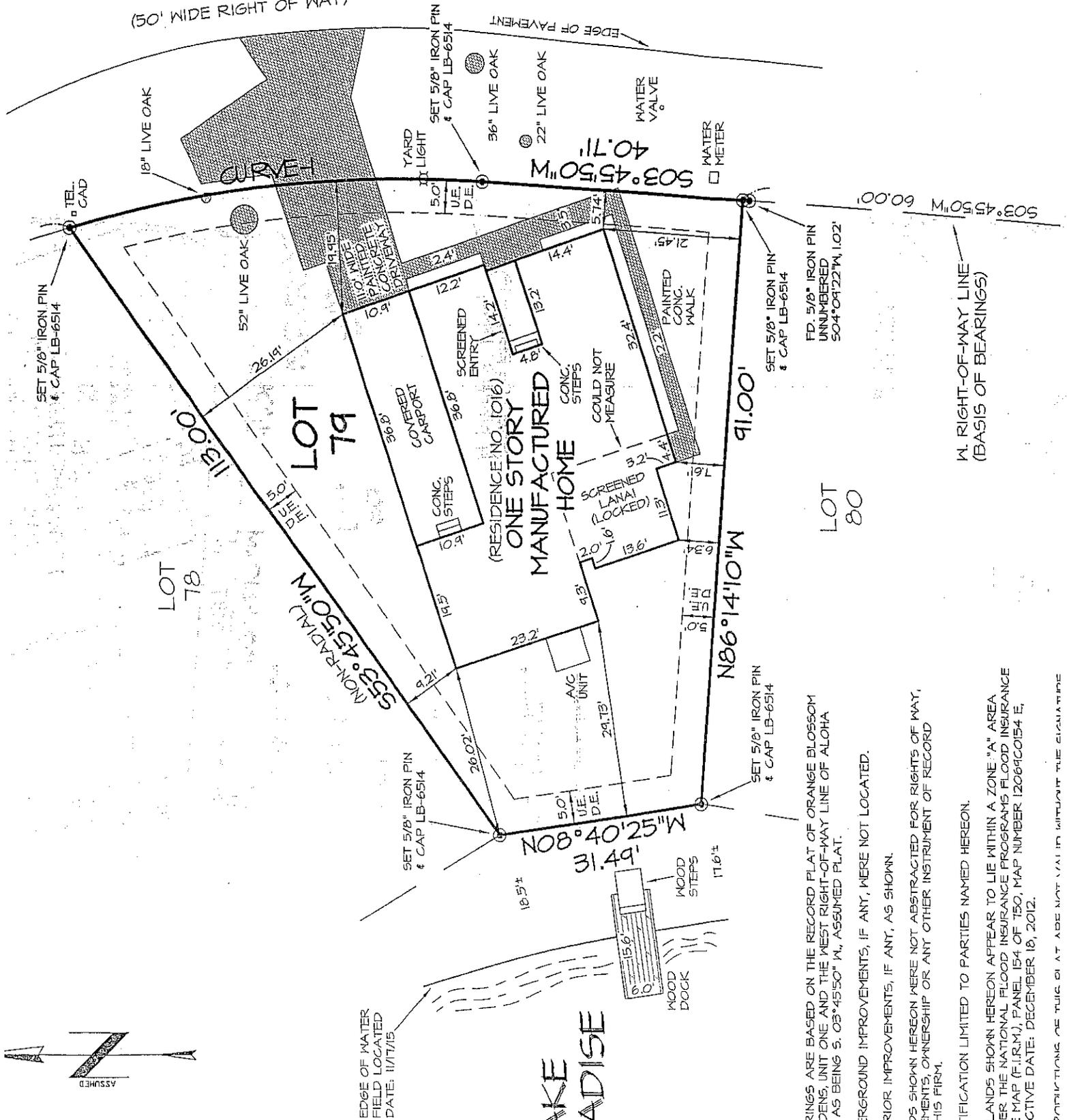
1016 ALOHA WAY - Lot 79

1005 ALOHA WAY- Lot 37

1305 TEAKWOOD LANE- Lot 91

1311 TEAKWOOD LANE- Lot 94

(PUBLICLY DEDICATED)
ALOHA WAY
 (50' WIDE RIGHT OF WAY)



W. RIGHT-OF-WAY LINE
 (BASIS OF BEARINGS)

NOTES:

- 1) BEARINGS ARE BASED ON THE RECORD PLAT OF ORANGE BLOSSOM GARDENS, UNIT ONE AND THE WEST RIGHT-OF-WAY LINE OF ALOHA WAY AS BEING S. 03°45'50" W, ASSUMED PLAT.
- 2) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 3) INTERIOR IMPROVEMENTS, IF ANY, AS SHOWN.
- 4) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
- 5) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
- 6) THE LANDS SHOWN HEREON APPEAR TO LIE WITHIN A ZONE "A" AREA AS PER THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP (F.I.R.M.), PANEL 154 OF 150, MAP NUMBER 12064C0154 E, EFFECTIVE DATE: DECEMBER 18, 2012.
- 7) REPRODUCTIONS OF THIS SET ARE NOT VALID WITHOUT THE SIGNATURE

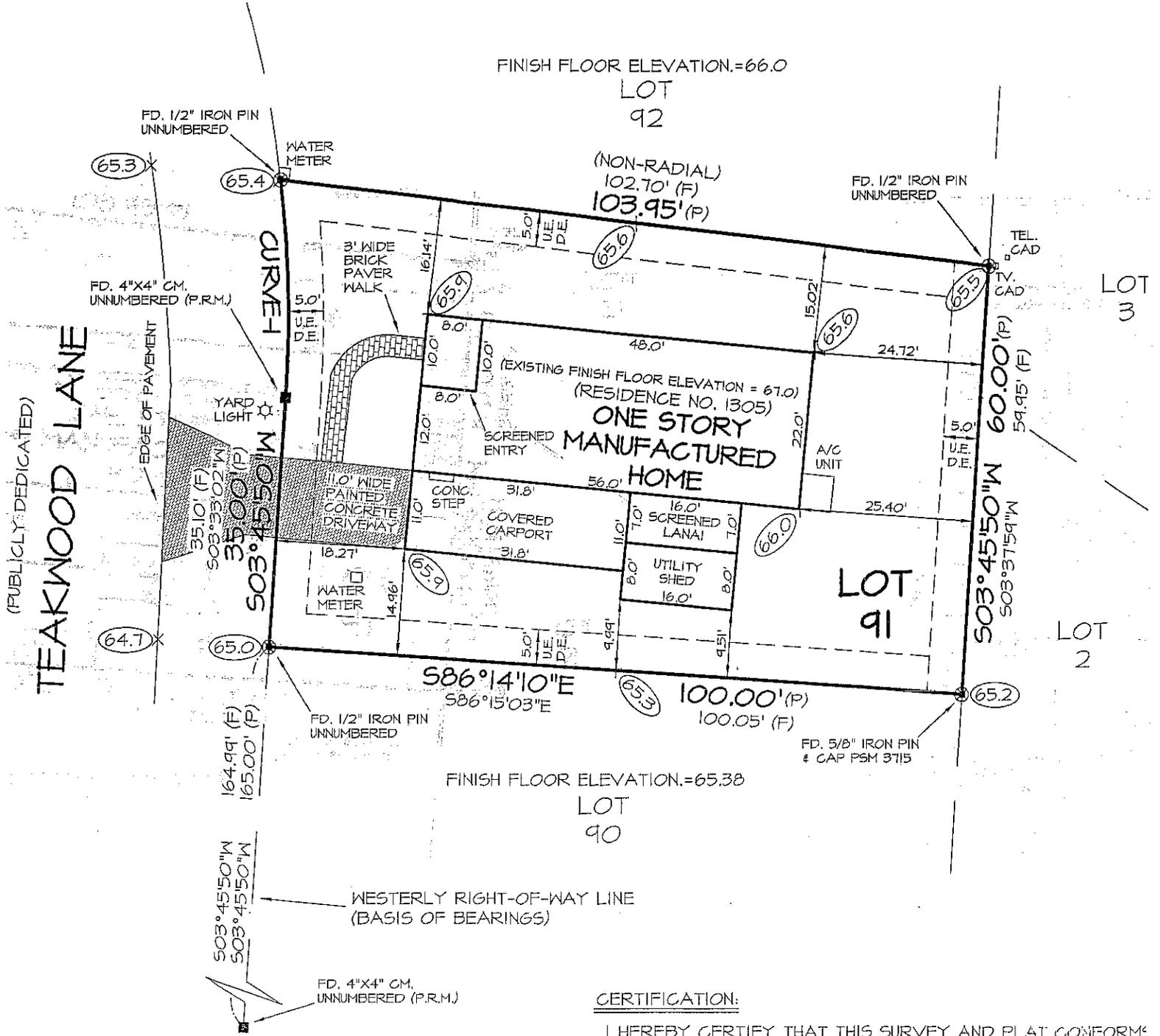
LAKE PARADISE

PROPOSED FINISH FLOOR ELEVATION = 66.63

GR



CURVE-2 (P)
 $\Delta = 10^\circ 41' 29''$
 $R = 162.16'$
 $L = 30.26'$
 $C = 30.21'$
 $CB = N01^\circ 01' 28'' W$



CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Ronald W. Herr
 RONALD W. HERR
 PROFESSIONAL SURVEYOR
 FLORIDA CERTIFICATE NO. 11111

ROSSOM GARDENS, UNIT ONE,
 PLAT THEREOF, RECORDED IN
 DEED BOOK 9, PUBLIC RECORDS OF
 HIGHLAND COUNTY, FLORIDA.

28/15
B-6111
1

REVISION: REVISED DESCRIPTION.
 BY: R.D.S. DATE: 01/04/16



**TECHNICAL REVIEW COMMITTEE COMMENTS
REVIEW February 11, 2016**

Project: Daniel O'Neil LLC & Prank Dejsubha.- Villages Enclave Annexation
Proposal: Annexation- Ord. 2016-08
Small Scale FLU Comprehensive Plan Amendment- Ord. 2016-09
Rezoning – Ord. 2016-10

Description: On Monday, January 4, 2016, applications have been filed with the Town of Lady Lake, by Daniel O'Neil, on behalf of Daniel O'Neil LLC & Prank Dejsubha, to annex, rezone, and amend the future land use designation of 4 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivision Unit 1. The annexation application involves 0.59 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The rezoning and small-scale comprehensive plan amendment applications involve the entire 0.59 +/- acres as well. The applicant is seeking to rezone the property from *Lake County Residential Medium (RM)* to Town of Lady Lake *Mixed Residential Medium Density (MX-8)*. The proposed small-scale comprehensive plan amendment is to change the future land use designation from *Lake County Urban Medium Density* to Lady Lake *Manufactured Home High Density (MH-HD)*. The applications have been submitted to realize Phase I of a revitalization project within Orange Blossom Gardens to replace with new homes each of the following 4 lots.

**EXHIBIT "A"
Legal Description and Map**

1016 Aloha Way- Alternate Key 1482496
Parcel ID#: 06-18-24-0100-000-07900
Lot 79, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18,
Page 9, Public Records of Lake County, Florida.

1005 Aloha Way- Alternate Key 1482208
Parcel ID#: 06-18-0100-000-03700
Lot 37, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18,
Page 9, Public Records of Lake County, Florida.

1305 Teakwood Lane- Alternate Key 1482551
Parcel ID#: 06-18-24-0100-000-09100
Lot 91, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18,
Page 9, Public Records of Lake County, Florida.

-AND-

1311 Teakwood Lane- Alternate Key 1768039

Parcel ID#: 06-18-24-0100-000-09400

Lot 94, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18,
Page 9, Public Records of Lake County, Florida.

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

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

GROWTH MANAGEMENT

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

1. Application is deemed complete. No further comments at this time.
-

POLICE

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

1. As of 01/8/2016, there were no comments from the Police Department pertaining to any issues concerning annexation, small scale, and rezoning.
-

FIRE

Questions may be directed to Daniel Hickey at Dan.Hickey@districtgov.org:

1. There are no comments at this time pertaining to any issues concerning Fire for this application.
-

BUILDING

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

1. In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A.) executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area. Please feel free to submit for building permits for the lots mentioned above for processing.

PUBLIC WORKS

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

1. As of 01/11/2016, there were no comments pertaining to any issues concerning Public Works for this application since Utilities are provided by the Villages for the 4 lots.
-



4

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: February 8, 2016

SUBJECT: Ordinance 2016-10 - Daniel O'Neil LLC & Prank Dejsubha - Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for 4 lots consisting of approximately .59 +/- acres of land which are located within Orange Blossom Gardens Unit 1, within Lake County, Florida (Alternate Keys 1482496, 1482208, 1482551, and 1768039).

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

1. Motion to forward Ordinance No. 2016-10, rezoning 0.59 ± Acres of Property consisting of 4 lots – Located within Orange Blossom Gardens Unit 1, 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. 2016-10, rezoning 0.59 ± Acres of Property consisting of 4 lots – Located within Orange Blossom Gardens Unit 1, 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, Daniel O'Neil, on behalf of the Daniel O'Neil LLC and Prank Dejsubha, has filed applications to annex properties consisting of 4 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Gardens Subdivision Unit 1. The rezoning application involves 0.59 +/- acres of property proposing a change from Lake County Residential Medium (RM) to Lady Lake-Mixed Residential Medium Density (MX-8).

The 4 lots are spread out along two different roads and include the following addresses:

- 1016 Aloha Way- Lot 79
- 1005 Aloha Way- Lot 37

- 1305 Teakwood Lane- Lot 91
- 1311 Teakwood Lane- Lot 94

The Rezoning application was received on Monday, January 4, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required. 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 (45) within 150 feet of the properties proposed by annexation request were mailed Thursday, January 28, 2016. The properties were posted Monday, February 1, 2016.

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. 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 2016-10, provided comments by January 14, 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 2016-10 for first reading on Monday, March 7, 2016 at 6:00 p.m. The second and final reading will be held on Monday, March 21, 2016 at 6:00 p.m.

2

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

2/2/16

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER 

Approved Agenda Item for: 2-8-16

Date 2-3-16

BOARD ACTION: Approved as Recommended

Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved with Modification

WP
2-2-2016

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ORDINANCE NO. 2016-10

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY BEING 0.59 ± ACRES OF LAND, OWNED BY DANIEL O'NEIL, LLC & PRANK DEJSUBHA, REFERENCED BY ALTERNATE KEYS 1482496, 1482208, 1482551, AND 1768039; 4 LOTS, WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNIT 1 WITHIN LAKE COUNTY, FLORIDA; REZONING SUBJECT PROPERTY FROM LAKE COUNTY RESIDENTIAL MEDIUM (RM) TO LADY LAKE MIXED RESIDENTIAL MEDIUM DENSITY (MX-8); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

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

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

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

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

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

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

Section 2. Severability. The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not effect the validity of the remaining sections,

1 sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the
2 legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.
3

4 **Section 3. Effective Date.** This Ordinance shall become effective immediately upon its
5 passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida
6 Statutes, as said provisions pertain to newly annexed property and the final adoption of a
7 Comprehensive Plan Amendment by the Town Commission.
8

9 **PASSED AND ORDAINED** this 21st day of March, 2016, in the regular session of the
10 Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second/Final
11 Reading.
12

13 **TOWN OF LADY LAKE, FLORIDA**

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16
17 _____
18 Ruth Kussard, Mayor

19 ATTEST:

20
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22 _____
23 Kristen Kollgaard, Town Clerk
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26 APPROVED AS TO FORM:
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28
29 _____
30 Derek Schroth, Town Attorney
31

EXHIBIT "A"
Legal Descriptions and Map

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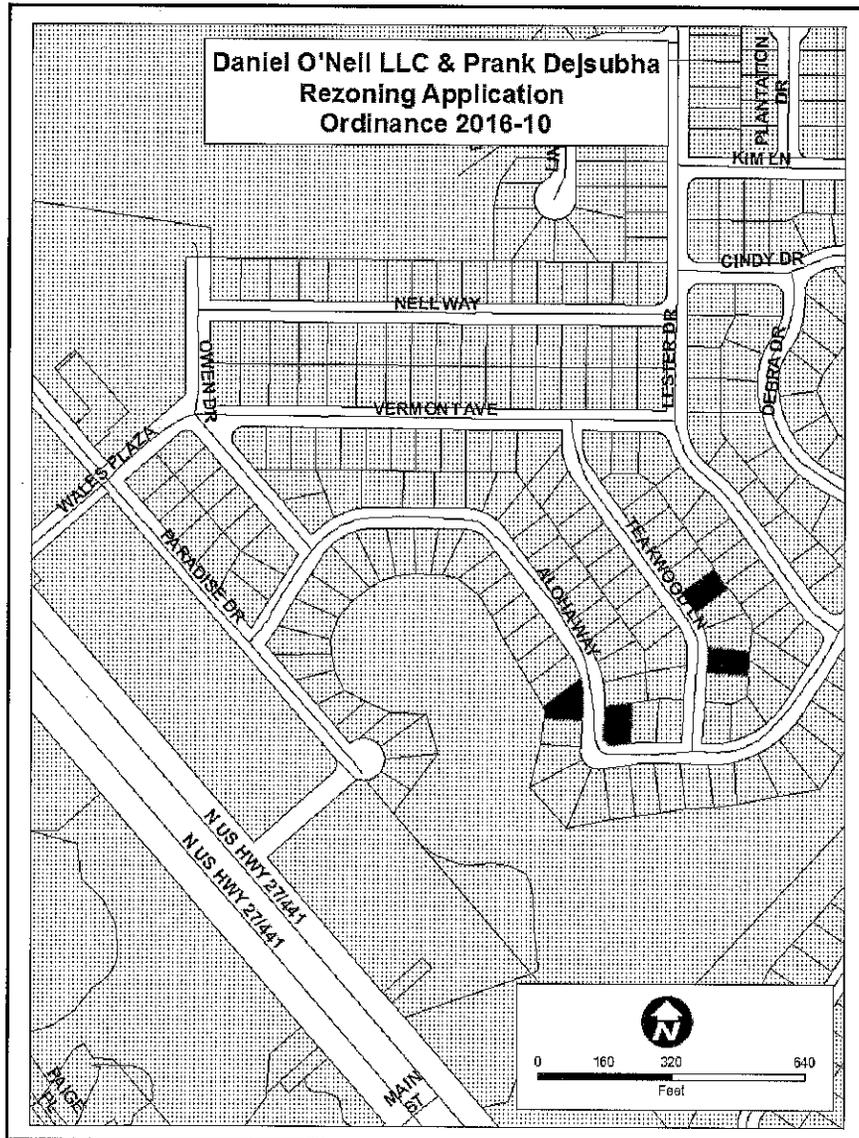
Parcel ID#: 06-18-24-0100-000-07900 - Lot 79, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

Parcel ID#: 06-18-0100-000-03700 - Lot 37, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

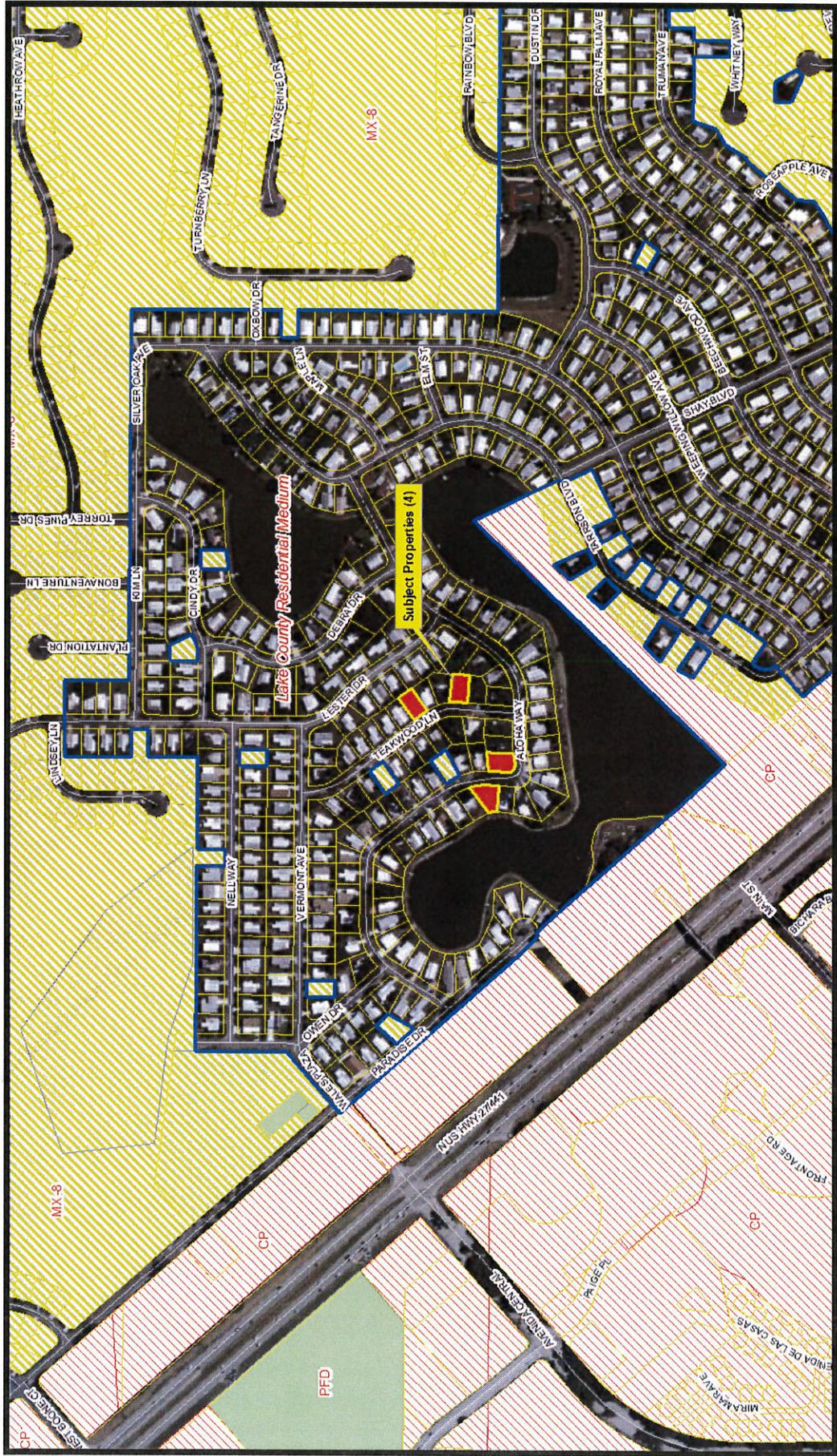
Parcel ID#: 06-18-24-0100-000-09100 - Lot 91, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

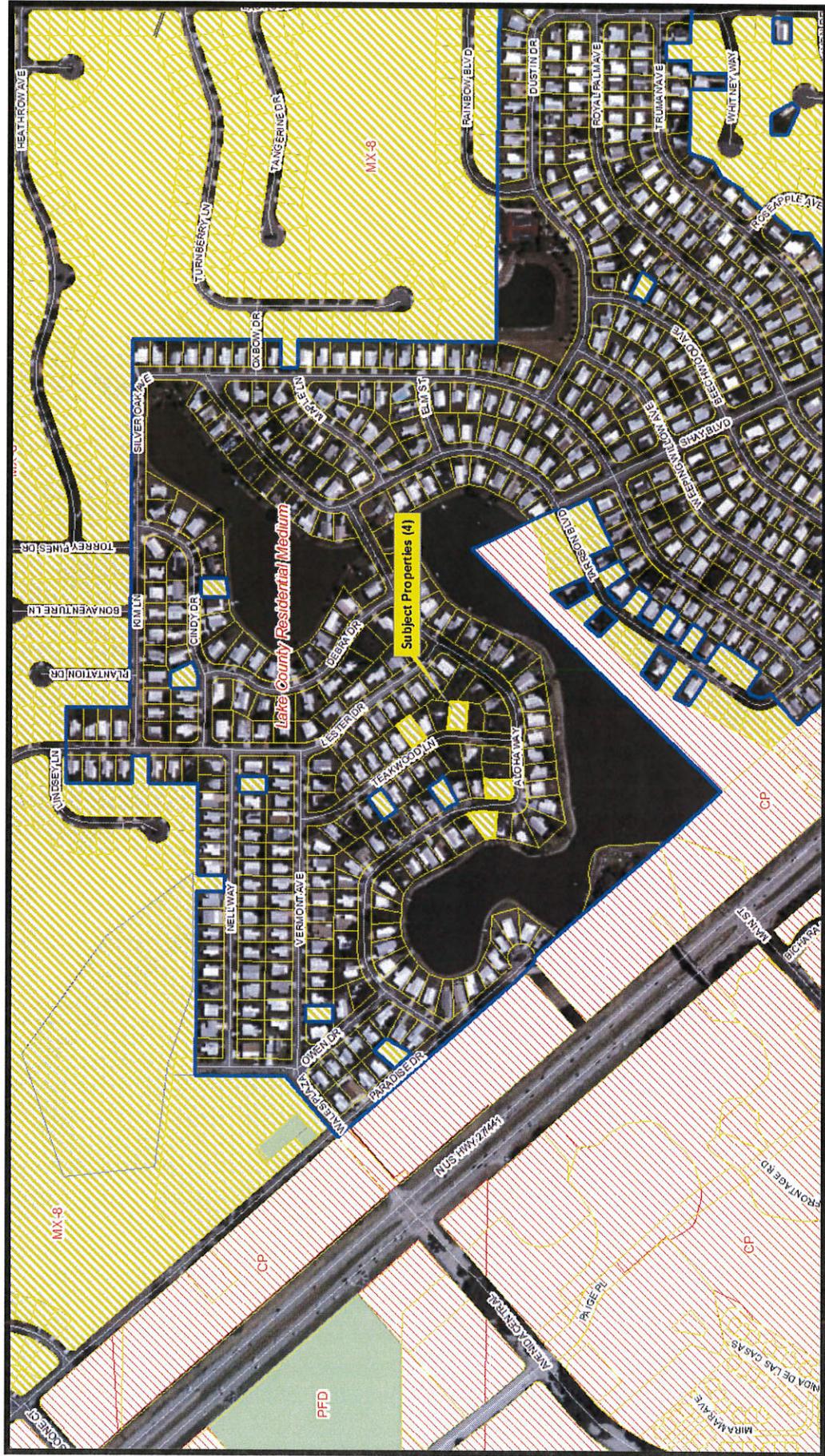
Parcel ID#: 06-18-24-0100-000-09400 - Lot 94, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.



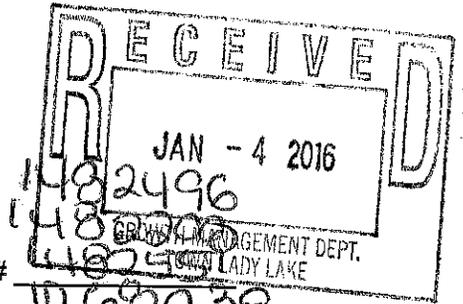
CURRENT ZONING – LAKE COUNTY RESIDENTIAL MEDIUM



PROPOSED ZONING – LADY LAKE MIXED RESIDENTIAL MEDIUM DENSITY



TOWN OF LADY LAKE
REZONING APPLICATION



Tax identification/AK #

- 1. Owner's Name: DANIEL O'NEIL - PRANK DEJSUBHA
- Mailing Address: 3338 ROANOKE ST.
- Telephone #: 561-414-7588
- 2. Applicant's Name: DANIEL O'NEIL
- Mailing Address: 3338 ROANOKE ST
- Telephone #: 561-414-7588
- 3. Applicant is: Owner Agent Purchaser Lessee Optionee
- 4. Property Address/Location: 1016 ALOHA WAY
- 5. Legal Description of Property to be rezoned: ORANGE BLOSSOM CANNONS UNIT / LOT 79 PB 18 PG 9 OR 4654 PG 828
- 8. The property is located in the vicinity of the following streets: ALOHA WAY & TEAKWOOD LAKE
- 7. Area of Property: _____ Square feet 0.59 Acres
- 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:

- 12. Proposed use the property: RESIDENTIAL
- 13. Has any land use application been file within last year in connection with this property? Yes 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.

Daniel O'Neil
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: <u>1-4-2016</u>	Received by: <u>W. Thon</u>
Fees Paid: <u>\$1,200⁰⁰</u>	

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.

OWNER'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

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

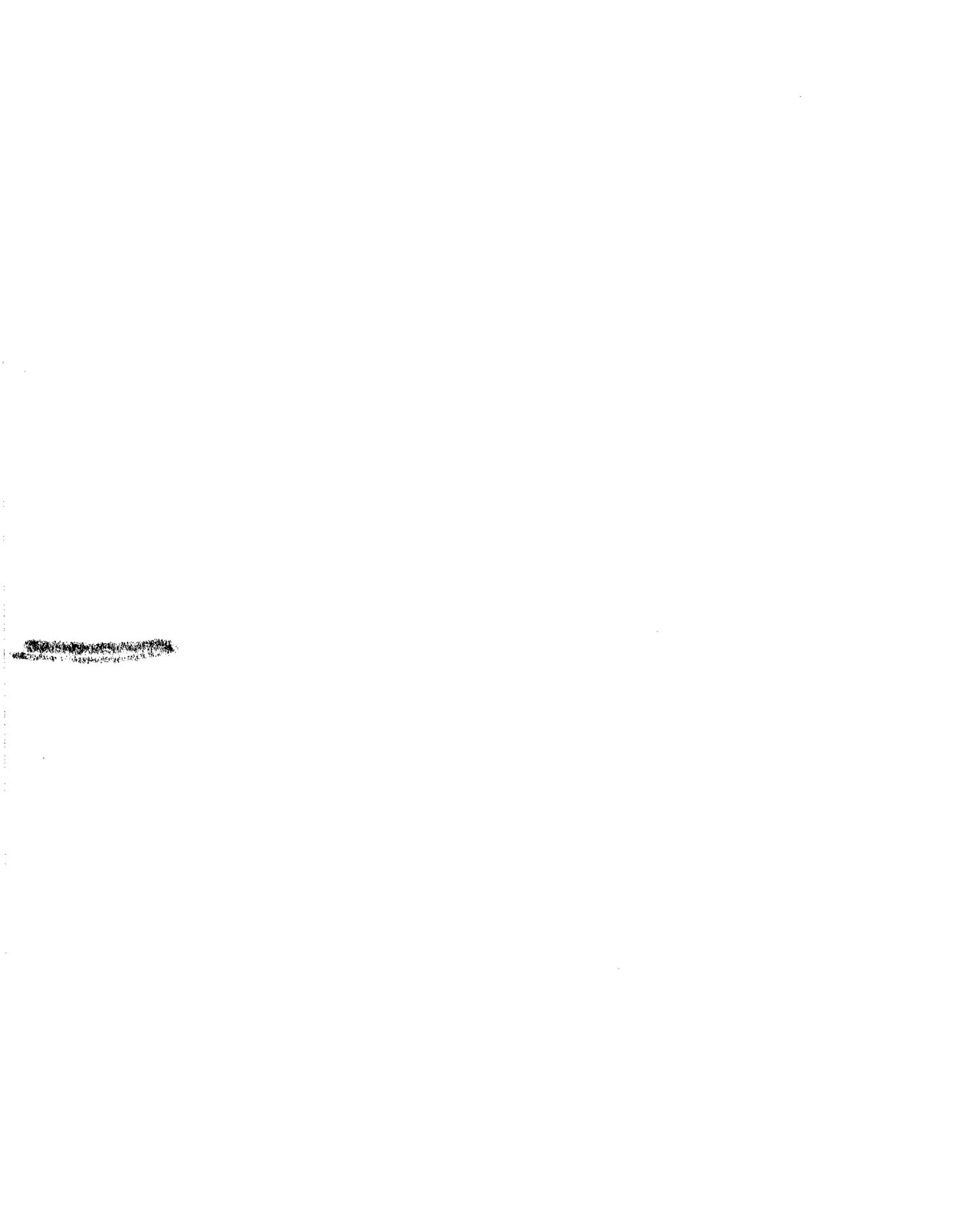
- (1) That he is the fee-simple owner of the property legally described on page one of this application.
- (2) That he desires approval for rezoning of said property with the classification of MX/8 to allow:
allow single family home
- (3) That he has appointed Dan O'neil to act as agent in his behalf 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.

P.D.
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 8th day of December, 2015, by Prank Dejsubha, who is personally known to me or who has produced FL DL as identification and who did (did not) take an oath. exp. 12/24/19

Jacqueline Hope Ross
Notary Public





OWNER'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

Before me, the undersigned authority personally appeared Daniel O'neil
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 annexation with MX-8 zoning classification to allow Single Family Residence
- (3) That he has appointed _____ 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.

Daniel O'neil
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 10th day of December 20 15 by Daniel O'neil, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Wendy Then
Notary Public



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Daniel O'Neil, who being by me first duly sworn on oath, deposes and says:

- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
- (2) That the submittal requirements for the application have been completed and attached hereto as part of this application.
- (3) That the applicant desires Rezoning to the MX-8 zoning classification to allow: Single Family Residence
- (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.

Daniel O'Neil
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 10th day of December, 2015, by Daniel O'Neil, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Wendy Then
Notary Public



PROPERTIES TO BE ANNEXED AT ORANGE BLOSSOM GARDENS UNIT 1:

1016 ALOHA WAY - Lot 79

1005 ALOHA WAY- Lot 37

1305 TEAKWOOD LANE- Lot 91

1311 TEAKWOOD LANE- Lot 94

Prepared by, Record, and Return to:
Jennifer Larsen, an employee of
Brokers Title of Leesburg, LLC
9800 U.S. Hwy 441, Suite #106
Leesburg, Florida 34788
Prepared incidental to the issuance of
a policy of title insurance



File Number: 15-282

Consideration: \$80,000.00

General Warranty Deed

Made this July 14, 2015 A.D. By **Ronald E. Whitehead**, a single man, whose address is: 732 Royal Palm Avenue, Lady Lake, Florida 32159, hereinafter called the grantor, to **Daniel O'Neil**, a single man, and **Prank Dejsubha**, a single woman, as **Joint Tenants With Full Rights of Survivorship**, and **Daniel O'Neil, LLC**, whose post office address is: 3338 Roanoke Street, The Villages, Florida 32162, hereinafter called the grantee: *Don*

(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 79, Orange Blossom Gardens Unit One, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 9, of the Public Records of Lake County, Florida.

Together with a 1978 Homette Manufactured Home, bearing VIN #0261478L and Title #14967257, located thereon and attached thereto.

Said property did not constitute the Grantor(s) homestead, nor was it adjacent to or contiguous with their homestead, the homestead of the spouse of the Grantor(s) nor any member of the household of the Grantor(s) reside thereon, as defined by Article X, Section 4 of the Florida Constitution or laws.

Parcel ID Number: 0618240100-000-07900

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 Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Paula Chaffin

Witness Printed Name *Paula Chaffin*

Jennifer Larsen

Witness Printed Name **Jennifer Larsen**

State of Florida
County of Lake

Ronald E. Whitehead (Seal)

Ronald E. Whitehead
Address: 732 Royal Palm Avenue, Lady Lake, Florida 32159

The foregoing instrument was acknowledged before me this 14th day of July, 2015, by Ronald E. Whitehead, a single man, who is/are personally known to me or who has produced *AD* as identification.



Jennifer Larsen

Notary Public
Print Name: **Jennifer Larsen**
My Commission Expires: _____

PROPERTY RECORD CARD

General Information

Owner Name:	O'NEIL DANIEL &	Alternate Key:	1482496
Mailing Address:	PRANK DEJSUBHA 3338 ROANOKE ST THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-010000007900
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.17840
Property Location:	1016 ALOHA WAY LADY LAKE FL 32159 Update Property Location	Trash/Recycling /Water/Info:	My Public Services Map
		Property Name:	-- Submit Property Name
		School:	School and Bus Map
Property Description:	ORANGE BLOSSOM GARDENS UNIT 18 PG 9 ORB 4654 PG 828 Property Search		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MH LAKE LOT MH SUB (0203)	0	0		1	LT	\$0.00	\$53,000.00

Residential Building(s)

Building 001

Residential	Manufactured Home	Building Value: \$26,761.00						
Summary								
Year Built: 1977	Total Living Area: 1033	Central A/C: Yes	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0					
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	
2	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	407	N	0%	0%	
3	ALL WEATHER ROOM (AWM)	No Wall Type (000)	1	209	N	0%	0%	
4	SCREEN PORCH (SPM)	No Wall Type (000)	1	65	N	0%	0%	

5	UTILITY ROOM (UTM)	No Wall Type (000)	1	182	N	0%	0%	
6	(LAM)	Wood (001)	1	361	N	0%	0%	
7	SCREEN PORCH (SPM)	No Wall Type (000)	1	249	N	0%	0%	

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<u>642 / 1090</u>	11/1/1977	Misc Deed/Document	Qualified	Improved	\$9,000.00
<u>1181 / 1839</u>	8/1/1992	Quit Claim Deed	Unqualified	Improved	\$0.00
<u>1510 / 1974</u>	4/1/1997	Warranty Deed	Unqualified	Improved	\$0.00
<u>3743 / 1933</u>	3/2/2009	Warranty Deed	Qualified	Improved	\$80,000.00
<u>4589 / 1986</u>	2/10/2015	Warranty Deed	Unqualified	Improved	\$100.00
<u>4654 / 828</u>	7/14/2015	Warranty Deed	Qualified	Improved	\$80,000.00

[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	\$81,099	\$81,099	\$81,099	5.30510	\$430.24

LAKE COUNTY MSTU AMBULANCE	\$81,099	\$81,099	\$81,099	0.46290	\$37.54
SCHOOL BOARD STATE	\$81,099	\$81,099	\$81,099	5.69700	\$462.02
SCHOOL BOARD LOCAL	\$81,099	\$81,099	\$81,099	1.50000	\$121.65
LAKE COUNTY MSTU STORMWATER	\$81,099	\$81,099	\$81,099	0.49570	\$40.20
ST JOHNS RIVER FL WATER MGMT DIST	\$81,099	\$81,099	\$81,099	0.30230	\$24.52
LAKE COUNTY VOTED DEBT SERVICE	\$81,099	\$81,099	\$81,099	0.16000	\$12.98
LAKE COUNTY WATER AUTHORITY	\$81,099	\$81,099	\$81,099	0.25540	\$20.71
NORTH LAKE HOSPITAL DIST	\$81,099	\$81,099	\$81,099	1.00000	\$81.10
				Total:	Total:
				15.1784	\$1,230.96

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
✓ Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) Ⓢ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings Ⓢ

The exemptions marked with a ✓ above are providing a tax dollar savings of:
\$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a



Prepared by/Return to:

Brett L. Swigert, Esquire
P.O. Box 680
Eustis, FL 32727-0680

Property Appraisers Parcel I.D. #: 0618240100-000-03700

WARRANTY DEED

THIS WARRANTY DEED, made the 9th day of February, 2015, by Daniel O'Neil, hereinafter called the Grantor, to Daniel O'Neil, LLC, a Florida limited liability company, whose post office address is 3338 Roanoke St., The Villages, FL 32162, hereinafter called the Grantee.

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

WITNESSETH: That the Grantor, for and in consideration of the sum of \$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 37, Orange Blossom Gardens Unit 1, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. Together with the 1973 Skyline manufactured home located thereon, VIN# 02612414G, Florida title #5686023, bearing Real Property Decal #R2773RP12.

NEITHER the grantor nor anyone dependent upon him resides on the above-described property, and the said property does not constitute the homestead of said grantor within the meaning of Article X of the Florida Constitution.

THIS DEED was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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

Signed, Sealed, and Delivered
in our presence:

Amy J. Rogers

Witness Signature

Amy J. Rogers

Witness Printed Name

Daniel S. O'Neil

L.S.

Daniel S. O'Neil
3338 Roanoke Street
The Villages, FL 32159

Brett L. Swigert

Witness Signature

Brett L. Swigert

Witness Printed Name

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 9th day of February, 2015, by Daniel O'Neil, who has produced Florida Driver's License as identification.



AMY J. ROGERS
MY COMMISSION # FF 068295
EXPIRES: February 25, 2018
Bonded Thru Budget Notary Services

Amy J. Rogers

Notary Public

PROPERTY RECORD CARD

General Information

Owner Name:	DANIEL O'NEIL LLC	Alternate Key:	1482208
Mailing Address:	3338 ROANOKE ST THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-010000003700
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.17840
Property Location:	1005 ALOHA WAY 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:	ORANGE BLOSSOM GARDENS UNIT 1 LOT 37 PB 18 PG 9 ORB 4586 PG 289		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001

Residential	Manufactured Home	Building Value: \$19,290.00						
Summary								
Year Built: 1972	Total Living Area: 684	Central A/C: Yes	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0					
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	684	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type (000)	1	84	N	0%	0%	
3	UTILITY ROOM (UTM)	No Wall Type (000)	1	168	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	168	N	0%	0%	

5	ALL WEATHER ROOM (AWM)	No Wall Type (000)	1	190	N	0%	0%	
6	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	168	N	0%	0%	
7	SCREEN PORCH (SPM)	No Wall Type (000)	1	140	N	0%	0%	

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
623 / 1643	2/1/1977	Misc Deed/Document	Qualified	Improved	\$20,000.00
779 / 2070	6/1/1983	Warranty Deed	Qualified	Improved	\$22,500.00
823 / 2398	11/1/1984	Warranty Deed	Qualified	Improved	\$22,500.00
2782 / 720	3/11/2005	Warranty Deed	Qualified	Improved	\$70,000.00
3088 / 2082	2/15/2006	Warranty Deed	Qualified	Improved	\$85,000.00
3373 / 913	2/16/2007	Warranty Deed	Qualified	Improved	\$84,000.00
4333 / 2381	5/23/2013	Warranty Deed	Qualified	Improved	\$46,000.00
4586 / 289	2/9/2015	Warranty Deed	Unqualified	Improved	\$100.00

[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	\$53,255	\$53,255	\$53,255	5.30510	\$282.52
LAKE COUNTY MSTU AMBULANCE	\$53,255	\$53,255	\$53,255	0.46290	\$24.65
SCHOOL BOARD STATE	\$53,255	\$53,255	\$53,255	5.69700	\$303.39
SCHOOL BOARD LOCAL	\$53,255	\$53,255	\$53,255	1.50000	\$79.88
LAKE COUNTY MSTU STORMWATER	\$53,255	\$53,255	\$53,255	0.49570	\$26.40
ST JOHNS RIVER FL WATER MGMT DIST	\$53,255	\$53,255	\$53,255	0.30230	\$16.10
LAKE COUNTY VOTED DEBT SERVICE	\$53,255	\$53,255	\$53,255	0.16000	\$8.52
LAKE COUNTY WATER AUTHORITY	\$53,255	\$53,255	\$53,255	0.25540	\$13.60
NORTH LAKE HOSPITAL DIST	\$53,255	\$53,255	\$53,255	1.00000	\$53.26
				Total:	Total:
				15.1784	\$808.32

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) Ⓢ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings Ⓢ

The exemptions marked with a ✓ above are providing a tax dollar savings of:
\$0.00

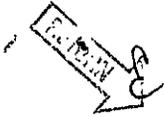
Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**



Prepared by/Return to:

Brett L. Swigert, Esquire
P.O. Box 680
Eustis, FL 32727-0680

Property Appraisers Parcel I.D. #: 06182401000-000-09100

WARRANTY DEED

THIS WARRANTY DEED, made the 9th day of February, 2015, by Daniel S. O'Neil, hereinafter called the Grantor, to Daniel O'Neil, LLC, a Florida limited liability company, whose post office address is 3338 Roanoke St., The Villages, FL 32162, hereinafter called the Grantee.

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

WITNESSETH: That the Grantor, for and in consideration of the sum of \$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 91, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. Together with the manufactured home located thereon, VIN # 026103021. The titles thereto having been retired.

NEITHER the grantor nor anyone dependent upon him resides on the above-described property, and the said property does not constitute the homestead of said grantor within the meaning of Article X of the Florida Constitution.

THIS DEED was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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

PROPERTY RECORD CARD

General Information

Owner Name:	DANIEL O'NEIL LLC	Alternate Key:	1482551
Mailing Address:	3338 ROANOKE ST THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-010000009100
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.17840
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	1305 TEAKWOOD LN LADY LAKE FL 32159 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
		Property Description: ORANGE BLOSSOM GARDENS UNIT 1 LOT 91 PB 18 PG 9 ORB 4586 PG 291	

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001

Residential	Manufactured Home	Building Value: \$26,273.00						
Summary								
Year Built: 1974	Total Living Area: 1152	Central A/C: Yes			Attached Garage: No			
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0			Fireplaces: 0			
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	
2	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	352	N	0%	0%	
3	UTILITY ROOM (UTM)	No Wall Type (000)	1	128	N	0%	0%	
4	(LAM)	Wood (001)	1	100	N	0%	0%	



Prepared by/Return to:
Brett L. Swigert, Esquire
P.O. Box 680
Eustis, FL 32727-0680

Property Appraisers Parcel I.D. #: 0618240100-000-09400

WARRANTY DEED

THIS WARRANTY DEED, made the 9th day of February, 2015, by **Daniel Scott O'Neil**, hereinafter called the Grantor, to **Daniel O'Neil, LLC, a Florida limited liability company**, whose post office address is 3338 Roanoke St., The Villages, FL 32162, hereinafter called the Grantee.

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

WITNESSETH: That the Grantor, for and in consideration of the sum of \$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 94, ORANGE BLOSSOM GARDENS UNIT ONE, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. Together with a 1984 Sandpiper manufactured home located thereon, ID# FLFL1AE187006968, Florida title #40401966, RP # R0225148.

NEITHER the grantor nor anyone dependent upon him resides on the above-described property, and the said property does not constitute the homestead of said grantor within the meaning of Article X of the Florida Constitution.

THIS DEED was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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

PROPERTY RECORD CARD

General Information

Owner Name:	DANIEL O'NEIL LLC	Alternate Key:	1768039
Mailing Address:	3338 ROANOKE ST THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-010000009400
		Millage Group and City:	F001 (Unincorporated)
		Total Millage Rate:	15.17840
		Trash/Recycling /Water/Info:	My Public Services Map
Property Location:	1311 TEAKWOOD LN LADY LAKE FL 32159 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	ORANGE BLOSSOM GARDENS UNIT 1 LOT 94 PB 18 PG 9 ORB 4586 PG 287		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001

Residential	Manufactured Home	Building Value: \$27,587.00						
Summary								
Year Built: 1984	Total Living Area: 1000	Central A/C: Yes	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0					
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	840	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type (000)	1	64	N	0%	0%	
3	(LAM)	Wood (001)	1	160	N	0%	0%	
4	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	264	N	0%	0%	

AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerStat	OwnerZip
1371147	KENT ROBERT & LINDA C	30 BLATHERWICK RD	NEWARK		
1482666	RINDLER MARY BETH	2410 TROY SIDNEY RD	TROY	OH	45373
1482178	DOERR STANLEY	1310 TEAKWOOD LN	LADY LAKE	FL	32159
1482224	GROVES FAMILY TRUST	1009 ALOHA WAY	LADY LAKE	FL	32159
1482658	BUCKWALTER ELAINE K	1314 LESTER DR	LADY LAKE	FL	32159
1482623	LEDUC MAURICE ET AL	1306 LESTER DR	LADY LAKE	FL	32159
1482569	VANHOUTEN JOAN	1307 TEAKWOOD LN	LADY LAKE	FL	32159
1482186	PETROSINO STEVEN & LYN	8815 TOYPORT DR	DUBLIN	OH	43017
1482631	DAHLGREN JAMES K & KAF	PO BOX 3047	CAMDENTON	MO	65020
1482640	KERSEY RAMONA M ET AL	1310 LESTER DR	LADY LAKE	FL	32159
1371139	FISHER KENNETH F & VERD	1650 ROSEBURY LOOP	THE VILLAGES	FL	32162
1732450	SHACKELFORD THERESA	1304 TEAKWOOD LN	LADY LAKE	FL	32159
1672244	PORTA-HARMON LLC	1023 ALOHA WAY	LADY LAKE	FL	32159
1672431	HINKEL DANIEL E	1312 LESTER DR	LADY LAKE	FL	32159
1672252	SCHMIED KEITH TRUSTEE	1306 TEAKWOOD LN	LADY LAKE	FL	32159
1672392	ANTHONY PICCIONE LLC	416 SE 29TH TER	OCALA	FL	34471
1672236	GORLICH WAYNE L	1234 DUSTIN DR	THE VILLAGES	FL	32159
1672406	LASKOWITZ LINDA J	719 TURABERRY LN	THE VILLAGES	FL	32159
1672279	VILLAGES OF LAKE-SUMTEI	1020 LAKE SUMTER LNDG	THE VILLAGES	FL	32162
1672384	RUSSILLO BARBARA M	156 CLIFF AVE	PELHAM	NY	10803
1732476	WEST JOHN W TRUSTEE	PO BOX 1491	UMATILLA	FL	32784
1672422	CAMP DON M & LORI J	1927 LAKE CHASE LN	JONESBORO	GA	30236
1482518	HAUSMANN DONALD J	1010 ALOHA WAY	LADY LAKE	FL	32159
1482224	GROVES FAMILY TRUST	1009 ALOHA WAY	LADY LAKE	FL	32159
1482232	ZAJIC SUSAN R GARLICK LI	1013 ALOHA WAY	LADY LAKE	FL	32159
1482216	FEMINO MICHAEL & MICH	PO BOX 98	LADY LAKE	FL	32158
1482241	WILCOX WILLIAM W &	7 SMITH ST	RED HOOK	NY	12571
1482470	SHARPE ELEANOR M LIFE I	1020 ALOHA WAY	LADY LAKE	FL	32159
1482488	BELIN JOHN J & D J AMANI	PO BOX 28	LADY LAKE	FL	32159
1482526	WALTON ALAN H & EDITH	90 WOODRIDGE RD	BREWER	ME	04412
1672261	MAC GREGOR LILIAN M	73 GRANT BLIGHT CRES	NEWMARKET		
1672376	GONNELLI DONNA L	1022 ALOHA WAY	LADY LAKE	FL	32159
2574569	WHALE MARIANNE	1008 ALOHA WAY	LADY LAKE	FL	32159
1672279	VILLAGES OF LAKE-SUMTEI	1020 LAKE SUMTER LNDG	THE VILLAGES	FL	32162
2535351	CLARK SUZY B & KEITH	793 CHERRY ST	ALTAMONTE SPRING	FL	32701
3748557	VILLAGE CENTER COMMUNI	3201 WEDGEWOOD LN	THE VILLAGES	FL	32162
1482194	MALONEY JOHN L ET AL	373 FARRELL RD	WILLSBORO	NY	12996
1822149	PIERCE SUSAN H	1302 LESTER DR	LADY LAKE	FL	32159
1482615	ORRILL RICHARD ALLAN &	531 SEVILLA PL	LADY LAKE	FL	32159
1482607	DAVIES BRIAN & RITA	315 BAUNEG BEG HILL RD	NORTH BERWICK	ME	03906
1482542	O'CONNOR FREDERICK W	917 ALOHA WAY	THE VILLAGES	FL	32159
1482500	MOODY DALE R & BRENDA	1012 ALOHA WAY	LADY LAKE	FL	32159
1482534	TIEDEMANN JULIA	930 ALOHA WAY	LADY LAKE	FL	32159
1732468	FRIEDRICH WILLIAM R	11708 ERWIN AVE	CLEVELAND	OH	44135
2585943	ESCOTT BARBARA M	11A DOVETON LN	HUDSON	NH	03051



**TECHNICAL REVIEW COMMITTEE COMMENTS
REVIEW February 11, 2016**

Project: Daniel O'Neil LLC & Prank Dejsubha.- Villages Enclave Annexation
Proposal: Annexation- Ord. 2016-08
Small Scale FLU Comprehensive Plan Amendment- Ord. 2016-09
Rezoning – Ord. 2016-10

Description: On Monday, January 4, 2016, applications have been filed with the Town of Lady Lake, by Daniel O'Neil, on behalf of Daniel O'Neil LLC & Prank Dejsubha, to annex, rezone, and amend the future land use designation of 4 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivision Unit 1. The annexation application involves 0.59 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The rezoning and small-scale comprehensive plan amendment applications involve the entire 0.59 +/- acres as well. The applicant is seeking to rezone the property from *Lake County Residential Medium (RM)* to Town of Lady Lake *Mixed Residential Medium Density (MX-8)*. The proposed small-scale comprehensive plan amendment is to change the future land use designation from *Lake County Urban Medium Density* to Lady Lake *Manufactured Home High Density (MH-HD)*. The applications have been submitted to realize Phase I of a revitalization project within Orange Blossom Gardens to replace with new homes each of the following 4 lots.

**EXHIBIT "A"
Legal Description and Map**

1016 Aloha Way- Alternate Key 1482496
Parcel ID#: 06-18-24-0100-000-07900
Lot 79, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18,
Page 9, Public Records of Lake County, Florida.

1005 Aloha Way- Alternate Key 1482208
Parcel ID#: 06-18-0100-000-03700
Lot 37, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18,
Page 9, Public Records of Lake County, Florida.

1305 Teakwood Lane- Alternate Key 1482551
Parcel ID#: 06-18-24-0100-000-09100
Lot 91, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18,
Page 9, Public Records of Lake County, Florida.

-AND-

1311 Teakwood Lane- Alternate Key 1768039

Parcel ID#: 06-18-24-0100-000-09400

Lot 94, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18,

Page 9, Public Records of Lake County, Florida.

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

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

GROWTH MANAGEMENT

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

1. Application is deemed complete. No further comments at this time.
-

POLICE

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

1. As of 01/8/2016, there were no comments from the Police Department pertaining to any issues concerning annexation, small scale, and rezoning.
-

FIRE

Questions may be directed to Daniel Hickey at Dan.Hickey@districtgov.org:

1. There are no comments at this time pertaining to any issues concerning Fire for this application.
-

BUILDING

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

1. In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A.) executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area. Please feel free to submit for building permits for the lots mentioned above for processing.

PUBLIC WORKS

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

1. As of 01/11/2016, there were no comments pertaining to any issues concerning Public Works for this application since Utilities are provided by the Villages for the 4 lots.
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PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: February 8, 2015

SUBJECT: Resolution 2016-101- Douglas C. Wade - Variance From Chapter 16, Article III, Section 16-85, Section 503, 1., To Allow The Lowest Floor Of The Home Structure To Remain At The Base Flood Elevation Plus 1 Feet or 65.0 Rather Than The Required 1 ½ Feet or 65.5 Elevation (Alternate Key No. 1732484).

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

1. Motion to forward Resolution 2016-101 to the Town Commission with the Recommendation of Approval.
2. Motion to forward Resolution 2016-101 to the Town Commission with the Recommendation of Denial.

Staff defers to the Planning and Zoning Board for a recommendation based upon the facts of the case, but acknowledges that rectifying the problem to comply with our code would come at great cost, even though the FEMA guidelines have been satisfied.

SUMMARY

Applicant, Douglas C. Wade, has filed a variance application on behalf of property owners the Villages of Lake – Sumter, Inc., from the provisions of Chapter 16, Article III, Section 16-85, Section 503, 1., to allow the lowest floor of the home structure to remain at the base flood elevation plus 1 feet or 65.0 rather than the required 1 ½ Feet or 65.5 Elevation. The house has been completed, and has been issued a Temporary Certificate of Occupancy pending the outcome of this application; should the variance be granted, the Permanent Certificate of Occupancy will be issued.

During the construction of the single family residence when the home was staked for construction, the field crew made a calculation error when setting the finished floor elevation benchmark. It was inadvertently set at elevation 65.0 instead of the design elevation of 66.0. The Town of Lady Lake requires the finish floor elevation of the lowest

floor of any home or structure to be 18 inches above the Base Flood Elevation of 64.0, which would put the lowest elevation at 65.5.

As required of this application, a Justification Statement has been submitted. The applicant contends that the home which is completely finished is built on an established subdivision lot and meets all building setbacks. The lot size limits the placement of the home as it could not be relocated in any manner. Further, he states that the variance needs to be granted as to this is a finished home. The raising of the home 6 inches would not be feasible. This variance is needed to obtain the Certificate of Occupancy.

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

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

The subject property lies in Section 06 Township 18 Range 24, Lady Lake Florida. The property is zoned "MX-8" Mixed Residential Medium Density (up to 8 dwelling units per acre).

Zoning

Subject Property	Mixed Residential Medium Density (MX-8)
Zoning of Adjacent Properties	
West	Lake County Residential Medium (RM)
East	Lake County Residential Medium (RM)
North	Lake County Residential Medium (RM)
South	Lake County Residential Medium (RM)

Comments:

While the Floodplain Administrator (Wendy Then) cannot support a variance to the floodplain ordinance based upon a condition of human error, there are a few elements of the case that staff has acknowledged that support the applicant's position.

1. Our ordinance mirrors Lake County's ordinance requiring the 18" minimum above the base flood elevation for the finished floor within the 100 year floodplain; however, it is the jurisdiction's discretion as to where this is set. Our neighbor, Marion County has a requirement of just 12" above the BFE, as they feel that is adequate.
2. If in fact a flood event does occur, only the occupant of the home and their personal property would be affected; unlike other variance types (like setback encroachments toward a right-of-way) additional hazards will not be created for others if granted.
3. The owner is aware that the home is built below the Town's requirement and is willing to obtain the necessary Flood Insurance to cover the structure, even if the cost is a bit greater as a result of the 6" deviation.
4. The home and freeboard elevation (are above the BFE) are above the required standards for FEMA.

The variance application was received on Monday, January 18, 2016, and has been reviewed and determined to be complete. The application was found to meet the requirements of the Land Development Regulations (LDRs) and is ready for transmittal to the Planning and Zoning Board.

Notices have been mailed to inform the surrounding property owners (22) within 150 feet of the subject property, and the property was posted Monday, February 1, 2016.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the application for Resolution 2016-01 and determined the application complete and ready for transmittal to the P&Z Board and Town Commission.

The **Town Commission** is scheduled to consider the application for Resolution 2016-101 for final consideration at their special meeting on Wednesday, February 17, 2016.

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

[Handwritten signature]

Submitted

2/2/16

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: *2-8-16*

Date *2-3-16*

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification

(16)
2-2-16

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RESOLUTION NO. 2016-101

A RESOLUTION GRANTING A VARIANCE FROM CHAPTER 16, ARTICLE III, SECTION 16-85, SECTION 503, 1., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS; PROVISIONS FROM THE FLOODPLAIN MANAGEMENT ORDINANCE, RELATING TO TECHNICAL AMENDMENTS TO THE RESIDENTIAL FLORIDA BUILDING CODE ELEVATION REQUIREMENTS. THE VARIANCE REQUEST IS TO ALLOW THE LOWEST FLOOR OF THE HOME STRUCTURE TO REMAIN AT 1 FOOT ABOVE THE BASE FLOOD ELEVATION (OR 65 FEET) RATHER THAN THE REQUIRED 1 ½ FEET (OR 65.5 FEET) ELEVATION FOR PROPERTY ADDRESSED AS 1004 NELL WAY (ALT. KEY #1732484), LOT 45, WITHIN ORANGE BLOSSOM GARDENS UNIT 2, WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.

WHEREAS, The Villages of Lake-Sumter Inc., is the owner of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A"; and

WHEREAS, the Property Owner petitioned for a variance from Chapter 16, Article III, SECTION 16-85, Section 503, 1., of the Town of Lady Lake Land Development Regulations; provisions from the Floodplain Management Ordinance, relating to Technical Amendments to the Residential Florida Building Code Elevation Requirements. The variance request is to allow the lowest floor of the home structure to be elevated at the base flood elevation plus one foot (or 65 feet) rather than the required 1 ½ feet (or 65.5 feet) elevation for property addressed as 1004 Nell Way (Alternate Key No. 1732484), Lot 45, within Orange Blossom Gardens Unit 2, within the town limits of the Town of Lady Lake, Florida; and

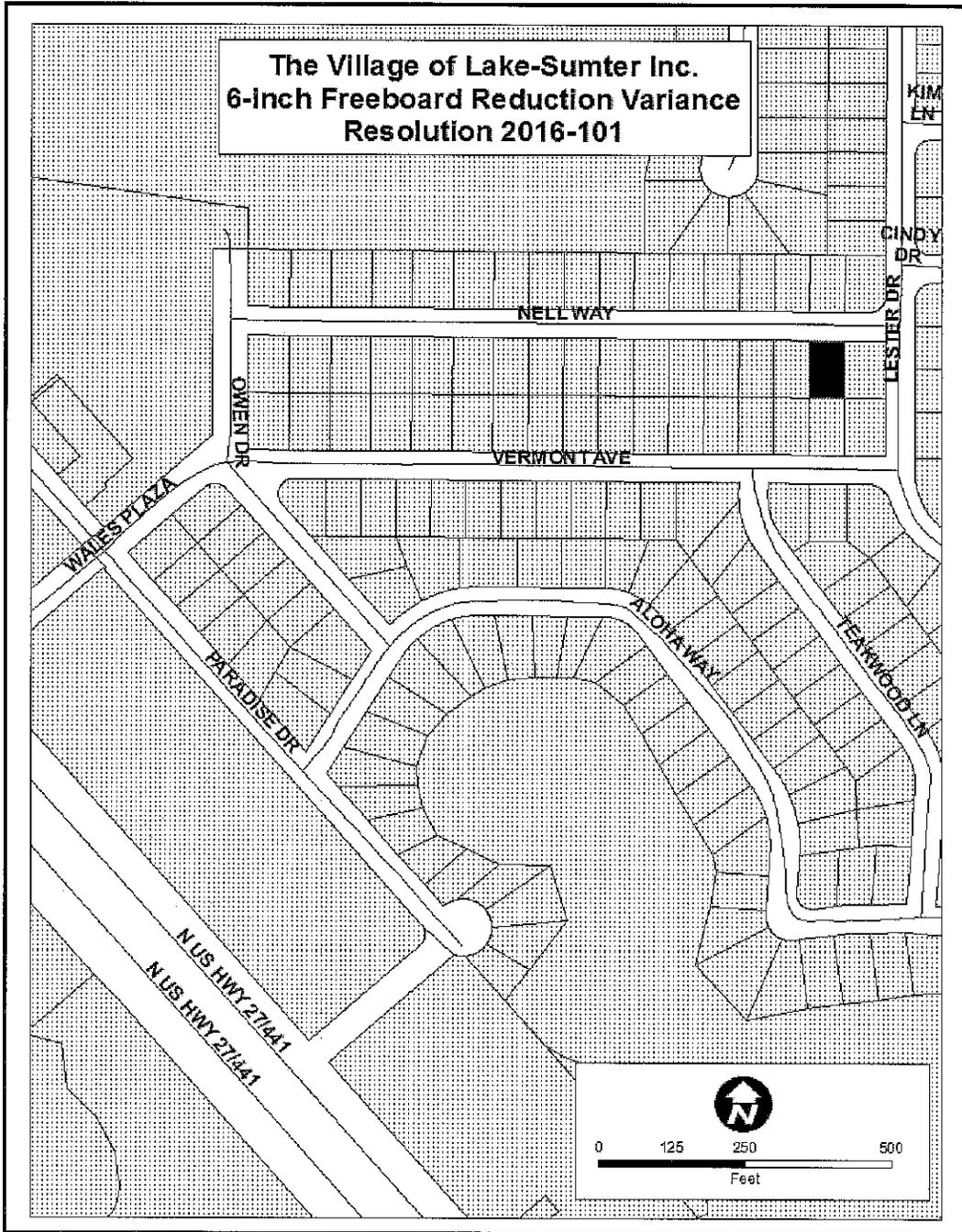
WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider the variance request and having heard evidence and testimony on said request, found it to be consistent with the Lady Lake Comprehensive Plan and requirements for variances set forth in the Land Development Regulations of the Town of Lady Lake.

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida, hereby grants a variance from the provisions of Chapter 16, Article III, SECTION 16-85, Section 503, 1., of the Town of Lady Lake Land Development Regulations; provisions from the Floodplain Management Ordinance, relating to Technical Amendments to the Residential Florida Building Code Elevation Requirements. The variance request is to allow the lowest floor of the home structure to be elevated the base flood elevation plus one foot rather than the required 1 ½ feet for property addressed as 1004 Nell Way (Alternate Key No. 1732484), Lot 45, within Orange Blossom Gardens Unit 2, within the town limits of the Town of Lady Lake, Florida.

EXHIBIT "A" - Legal Description and Map

LADY LAKE, ORANGE BLOSSOM GARDENS UNIT 2 LOT 45 PB 20 PGS 58-59 ORB 4625 PG 1662

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TOWN OF LADY LAKE
VARIANCE APPLICATION

Alt. Key Number 1732484

1. Owner's name: THE VILLAGES OF LAKE - SUMTER, INC.
Mailing Address: 1020 LAKE SUMTER LANDING, THE VILLAGES, FL 32162
Email Address: MARTY.DZURO@THEVILLAGES.COM
Telephone #: 352-753-6260
2. Applicant's Name: DOUGLAS C. WADE, WADE SURVEYING, INC.
Mailing Address: 1608 TRACY AVENUE, LADY LAKE, FL 32159
Email Address: SURVEY@WADESURVEYING.COM
Telephone #: 352-753-6511
3. Applicant is: Owner: Agent Purchaser Lessee Optionee
4. Property Address/Location: 1004 NEUL WAY, LADY LAKE, FL 32159
5. Legal Description: LOT 45, ORANGE BLOSSOM GARDENS, UNIT 2, PB 20, PG 58-59
6. The variance requested is as follows: TO ALLOW A 6" REDUCTION OF THE 18" REQUIREMENT ABOVE THE BASE FLOOD ELEVATION.
7. The variance is necessary for the following reasons: A FIELD CALCULATION ERROR OF 1.0 FEET WHEN STAKING THE HOME ELEV. THE HOME ELEV. IS AT 65.0 INSTEAD OF DESIGN ELEV. OF 66.0.
8. Is your situation due to unique circumstances not created by you or your predecessor in title? Explain such circumstances:

N/A

9. Do special conditions and circumstances exist which are peculiar to your land or structure and which are not applicable to other lands or structures in the same district? Explain such conditions or circumstances:

NO

10. Would literal interpretation of the provisions of the Code deprive you of rights commonly enjoyed by other property owners in the same district? Explain such rights:

NO

11. A variance, as requested, will not permit, establish or enlarge any use or structure which is not permitted in the district. Does your request meet this criterion?

YES

12. Have any land use applications been filed within the last year in connection with this property? ___ Yes No. If yes, briefly describe the nature of the request and the date it was done:

This application must be accompanied by proof of ownership and authorization from the owner if represented by an agent or contract purchaser. It must also include a drawing showing the exact locations and dimensions of all existing and proposed buildings and additions, required setbacks, existing easements and clearly delineate the specific variance requested.

I certify that the statements in this application are true to the best of my knowledge.



Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND FORTY-TWO (42) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT.

Office Use:

Date Application Received: 01/18/16

Received by: TC

Fees Paid: \$850.00

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE SUMTER
CAD

Before me, the undersigned authority, personally appeared MARTIN L. DZURO who being by me first duly sworn on oath, deposes and says:

- (1) That he/she is the fee-simple owner of the property legally described on page one of this application.
- (2) That he/she desires approval for:

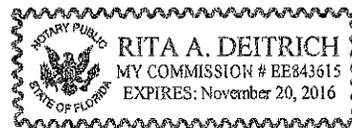
VARIANCE FOR REDUCTION OF 6" OF THE 18" REQUIREMENT ABOVE BASE FLOOD ELEVATION

- (3) That he/she has appointed DOUGLAS C. WADE to act as agent in his/her behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his/her stead.

[Handwritten Signature]
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 13th day of January, 2016, by Martin L. Dzuro, who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

[Handwritten Signature]
Notary Public



NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Douglas C. Wade
who being by me first duly sworn on oath, deposes and says:

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

(2) That he desires approval for:

A VARIANCE FOR THE REDUCTION OF 6" OF THE 18" REQUIREMENT
OF ABOVE THE BASE FLOOD ELEVATION.

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

Douglas C. Wade
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 13th day of January,
2016, by Douglas C. Wade, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.

Debbie E. Waller
Notary Public



Debbie E. Waller
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF938477
Expires 12/5/2019

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name THE VILLAGES OF LAKE-SUMTER, INC

Policy Number

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
 1004 NELL WAY

Company NAIC Number

City LADY LAKE

State FL

ZIP Code 32159

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 Lot 45, Orange Blossom Gardens, Unit No.2,P.B.20, Pg.58,Lake Co.,FL. Tax I.D. #06-18-24-02000004500

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 28-56-51 N Long. 81-56-46 W Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) N/A sq ft
 b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0
 c) Total net area of flood openings in A8.b 0 sq in
 d) Engineered flood openings? Yes No

A9. For a building with an attached garage:

- a) Square footage of attached garage 460 sq ft
 b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0
 c) Total net area of flood openings in A9.b 0 sq in
 d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
 LAKE COUNTY 120421

B2. County Name
 LAKE COUNTY, UNINCORPORATED AREA

B3. State
 FLORIDA

B4. Map/Panel Number
 12069C0154

B5. Suffix
 E

B6. FIRM Index Date
 12/18/12

B7. FIRM Panel Effective/Revised Date
 12/18/12

B8. Flood Zone(s)
 A

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
64.0

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

- FIS Profile FIRM Community Determined Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date: N/A CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Lake Benchmark A81

Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 65.0 feet meters
 b) Top of the next higher floor N/A feet meters
 c) Bottom of the lowest horizontal structural member (V Zones only) N/A feet meters
 d) Attached garage (top of slab) 65.0 feet meters
 e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 64.7 feet meters
 f) Lowest adjacent (finished) grade next to building (LAG) 63.7 feet meters
 g) Highest adjacent (finished) grade next to building (HAG) 64.7 feet meters
 h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N/A feet meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

- Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No
 Check here if attachments.

Certifier's Name DOUGLAS C. WADE

License Number PSM 4685

Title PRESIDENT / P.S.M.

Company Name WADE SURVEYING, Inc.

Address 1608 TRACY AVENUE

City LADY LAKE

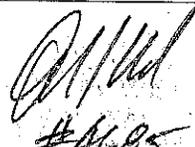
State FL

ZIP Code 32159

Signature 

Date 01/13/2016

Telephone (352) 753-6511


 #4685
 1/13/16

IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1004 NELL WAY	Policy Number:
City LADY LAKE State FL ZIP Code 32159	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.
 Comments Elevation shown in Section C2.e) was taken at the base of Air Conditioner Bracket. Elevation of Rear Lanai is 64.6.

Signature  Date 01/13/2016

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____

G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1004 NELL WAY

Policy Number:

City LADY LAKE

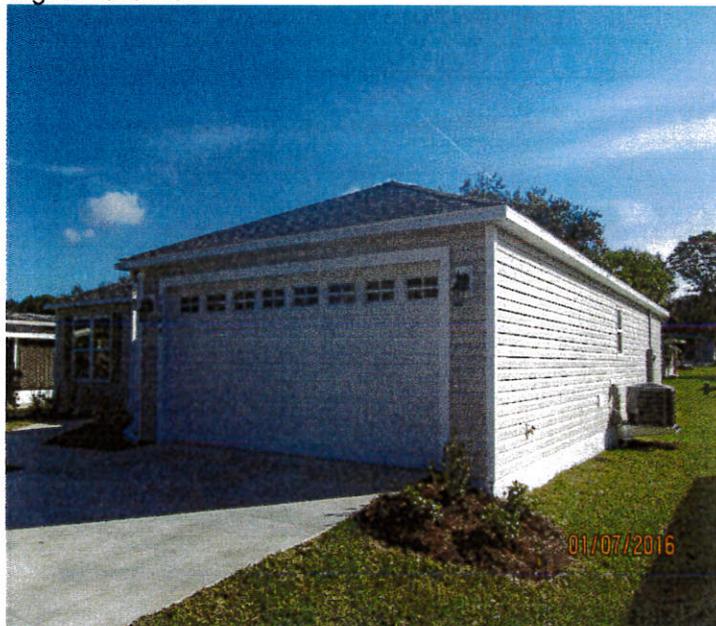
State FL ZIP Code 32159

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Date: January 7, 2016

Right Front View



Right Side View



Right Rear View



Rear View



Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

1004 NELL WAY

Policy Number:

City LADY LAKE

State FL

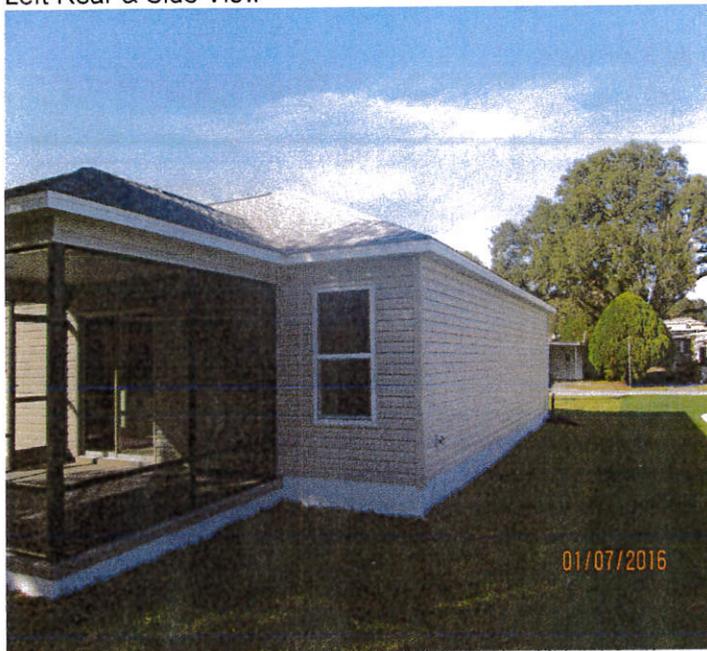
ZIP Code 32159

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Date: January 7, 2016

Left Rear & Side View



Left Front & Side View



Left Front View



Right Front View



Property Record Card General Information

Owner Name:	VILLAGES OF LAKE-SUMTER INC	Alternate Key:	1732484
Mailing Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-18-24-020100004500
		Millage Group and City:	FOLL (Lady Lake)
		Total Millage Rate:	18.23370
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	1004 NELL WAY LADY LAKE FL 32159 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	LADY LAKE, ORANGE BLOSSOM GARDENS UNIT 2 LOT 45 PB 20 PGS 58-59 ORB 4625 PG 1662		

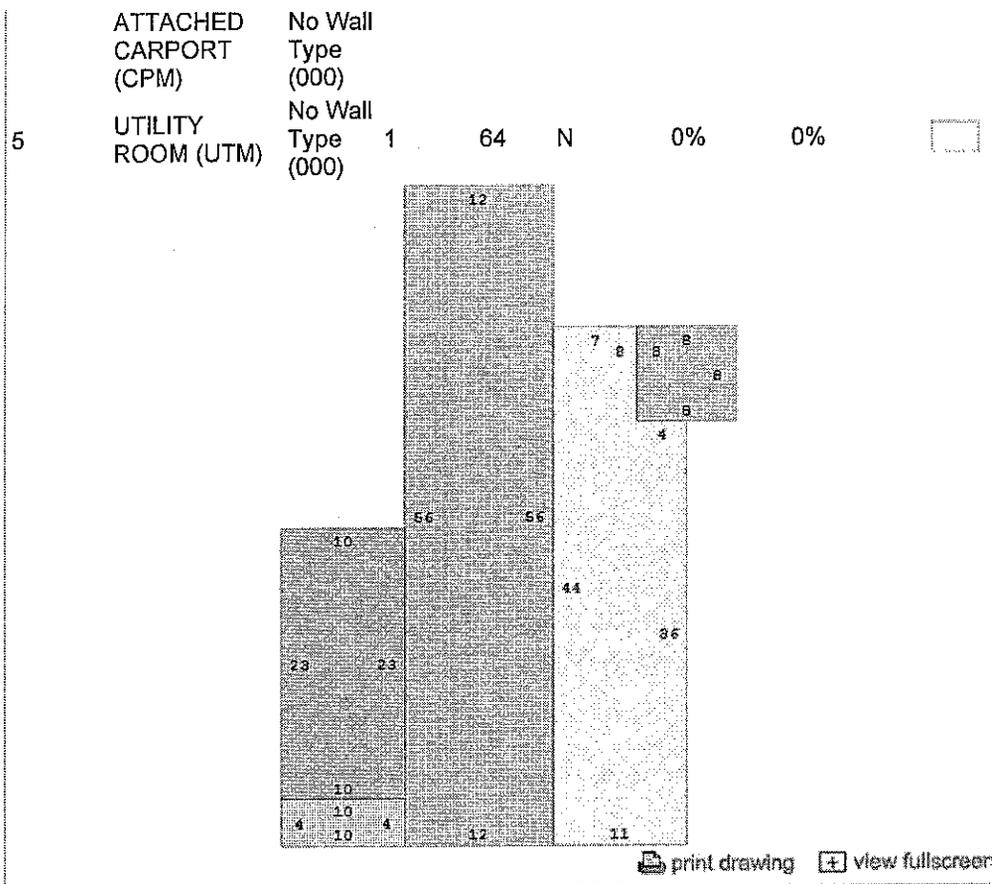
Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	\$0.00	\$33,000.00

Residential Building(s)

Building 001

Residential	Manufactured Home	Building Value: \$17,639.00						
Summary								
Year Built: 1973	Total Living Area: 672	Central A/C: Yes	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0					
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	<input type="checkbox"/>
2	OPEN PORCH (OPM)	No Wall Type (000)	1	40	N	0%	0%	<input type="checkbox"/>
3	ALL WEATHER ROOM (AWM)	No Wall Type (000)	1	230	N	0%	0%	<input type="checkbox"/>
4			1	452	N	0%	0%	<input type="checkbox"/>



Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
682 / 1174	1/1/1979	Misc Deed/Document	Qualified	Improved	\$21,500.00
800 / 22	1/1/1984	Warranty Deed	Unqualified	Improved	\$10,000.00
1344 / 1650	2/1/1995	Warranty Deed	Qualified	Improved	\$32,900.00
1453 / 329	7/1/1996	Warranty Deed	Qualified	Improved	\$33,500.00
2657 / 1220	9/10/2004	Warranty Deed	Qualified	Improved	\$59,900.00
3776 / 1841	5/20/2009	Warranty Deed	Unqualified	Improved	\$100.00
4329 / 1005	5/20/2013	Warranty Deed	Unqualified	Improved	\$40,000.00
4625 / 1662	5/12/2015	Warranty Deed	Qualified	Improved	\$65,000.00

[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
	\$51,521	\$51,521	\$51,521	5.30510	\$273.32

LAKE COUNTY BCC
GENERAL FUND

LAKE COUNTY MSTU AMBULANCE	\$51,521	\$51,521	\$51,521	0.46290	\$23.85
SCHOOL BOARD STATE	\$51,521	\$51,521	\$51,521	5.69700	\$293.52
SCHOOL BOARD LOCAL	\$51,521	\$51,521	\$51,521	1.50000	\$77.28
TOWN OF LADY LAKE	\$51,521	\$51,521	\$51,521	3.55100	\$182.95
ST JOHNS RIVER FL WATER MGMT DIST	\$51,521	\$51,521	\$51,521	0.30230	\$15.57
LAKE COUNTY VOTED DEBT SERVICE	\$51,521	\$51,521	\$51,521	0.16000	\$8.24
LAKE COUNTY WATER AUTHORITY	\$51,521	\$51,521	\$51,521	0.25540	\$13.16
NORTH LAKE HOSPITAL DIST	\$51,521	\$51,521	\$51,521	1.00000	\$51.52
				Total:	Total:
				18.2337	\$939.41

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to \$25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) Ⓞ	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only- exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to \$500)	Learn More	View the Law
Blind Exemption (up to \$500)	Learn More	View the Law
Disability Exemption (up to \$500)	Learn More	View the Law
Total Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption (\$5000)	Learn More	View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

Exemption Savings

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More	View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More	View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More	View the Law
Conservation Classification Assessment Limitation	Learn More	View the Law
Agricultural Classification	Learn More	View the Law

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on 10 January 2016.

65000

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06643



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[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of May, 2015 between Robert L. Smith, Jr., a single person, whose post office address is 1022 Nell Way, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240200-000-04500

Lot 45, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 02612309H thereon. The Titles have been retired.

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

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

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

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

Signed, sealed and delivered in our presence:

Jennifer Grovesteen
Witness Name: Jennifer Grovesteen
John McBurnsed
Witness Name: John McBurnsed

Robert L. Smith, Jr.
Robert L. Smith, Jr.

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 12th day of May, 2015 by Robert L. Smith, Jr., who is personally known or has produced a driver's license as identification.

[Notary Seal]



Jennifer Grovesteen
Notary Public
Printed Name: Jennifer Grovesteen
My Commission Expires: 12/5/15

WSI

WADE SURVEYING, INC.
PROFESSIONAL SURVEYING & MAPPING
Est. 1992
1608 Tracy Avenue
Lady Lake, Florida 32159
Phone: (352) 753-6511
Fax: (352) 753-0374
E-mail: survey@wadesurveying.com

Date: January 13, 2016

To: Thad Carroll
Growth Management Director
Town of Lady Lake

This letter is to accompany the Variance Application for 1004 Nell Way, Lady Lake, FL., Lot 45, Orange Blossom Gardens, Unit No. 2, Plat Book 20, Pages 58 and 59, Public records of Lake County, Florida, (Alt Key# 1732484).

Wade Surveying, Inc. is asking for a variance because when the home was staked for construction, the field crew made a calculation error when setting the finish floor elevation benchmark. It was inadvertently set at elevation 65.0 instead of the design elevation of 66.0. The Town of Lady Lake requires the finish floor elevation of the lowest floor of any home or structure to be 18 inches above the Base Flood Elevation of 64.0, which would put the lowest elevation at 65.5.

Wade Surveying, Inc., as the agent for owner hereby request a variance of 6 inches of the 18-inch requirement as stated above.

If you have any questions to this variance request, or need any additional information, please contact me.

Wade Surveying, Inc. looks forward to working with you on this survey.

Thank you



Douglas C. Wade, President / PSM
WADE SURVEYING, INC.



WADE SURVEYING, INC.
PROFESSIONAL SURVEYING & MAPPING
Est. 1992
1608 Tracy Avenue
Lady Lake, Florida 32159
Phone: (352) 753-6511
Fax: (352) 753-0374
E-mail: survey@wadesurveying.com

Date: January 21, 2016
To: Wendy Then
Town Planner
Town of Lady Lake

Justification Statement:

This letter is to accompany the Variance Application for 1004 Nell Way, Lady Lake, FL., Lot 45, Orange Blossom Gardens, Unit No. 2, Plat Book 20, Pages 58 and 59, Public records of Lake County, Florida, (Alt Key# 1732484).

107.7 Conditions for issuance of variances. Variances shall be issued only upon:

1. Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this ordinance or the required elevation standards;

Wade Surveying, Inc. is asking for this 6-inch elevation variance as to when the home was staked for construction, the field crew made a calculation error when setting the finish floor elevation height. It was inadvertently set at elevation 65.0 instead of the design elevation of 66.0. The Town of Lady Lake requires the finish floor elevation (free board) of the lowest floor of the home to be a minimum of 18 inches above the Base Flood Elevation of 64.0, which makes the required elevation 65.5.

The home which is completely finished is built on an established subdivision lot and meets all building setbacks. The lot is size limits the placement of the home as it could not be relocated in any manner (See the attached survey).

2. Determination by the Town Commission that:

a. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;

The variance needs to be granted as to this is a finished home. The raising of the home 6 inches would not be feasible. This variance is needed to obtain the Certificate of Occupancy.

b. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and

This elevation of this home is in harmony the adjoining properties. The Lot was graded to match the existing adjoining properties and has substantial drainage.

c. The variance is the minimum necessary, considering the flood hazard, to afford relief;

The home elevation and free board are above the required elevation standards of FEMA, and would meet all requirements of a LOMA application for removal from the flood hazard area.

3. Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the Office of the Clerk of the Court in such a manner that it appears in the chain of title of the affected parcel of land; and

I, Douglas C. Wade of Wade Surveying, Inc., as agent of the owner, acknowledges that the granted variance will be recorded and noted on the deed of title so that the variance is part of the land and be part of the chain of title.

4. If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the Floodplain Administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as \$25 for \$100 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

Please see the attached letter.

Signed by:



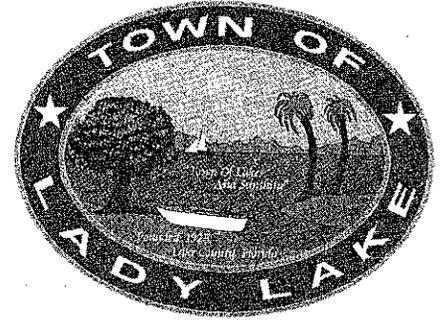
Douglas C. Wade, President / PSM
WADE SURVEYING, INC.

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

352-751-1500

FAX 352-751-1510

www.ladylake.org



January 21, 2016

Wade Surveying, Inc.
1608 Tracy Avenue
Lady Lake, FL 32159

Re: 1004 Nell Way, Lady Lake, FL 32159- Alternate Key No. 1732484
6-Inch Freeboard Reduction Variance

On January 13, 2016, a variance application was submitted by Wade Surveying, Inc. in relation to a calculation error made when setting the finish floor elevation benchmark while constructing the home structure at address 1004 Nell Way.

Pursuant to the provisions of Chapter 16, Article III, Section 16-85, Section 503, 1., *buildings and structures in flood hazard areas not designated as Coastal A Zones shall have the lowest floors elevated to or above the base flood elevation plus 1½ feet or the design flood elevation, whichever is higher.* The structure has been placed at 1 feet above the 64.0 base flood elevation based on Lake Paradise (Panel 12069C0154E) instead of the required 1½ feet or 65.5 minimum; thus the request for the 6-inch freeboard reduction variance. In looking at the information provided, a hardship has not been established for this proposed after-the-fact variance.

It has been mentioned recently that there could be some conflicting datum regarding the correct base flood elevation for Lake Paradise when the conversion from NGVD 1929 to NAVD 1988 took place. We encourage the applicant to request to Lake County to corroborate the datum that can help clarify this matter or that a study be made to ascertain that the base flood elevation is lower than the established 64.0 for Lake Paradise. Additionally, the expert opinion from a Florida Professional Engineer regarding potential for drainage and/or flooding on the site would be a helpful document to add to this case file.

The property owner(s) need to understand risks to life and property as well as the difference of the cost of federal flood insurance resulting from the proposed reduced floor elevation from your insurance company.

Even though as the Floodplain Administrator for the Town of Lady Lake I cannot recommend approval for this variance, I understand that while the proposed elevation of 65.0 doesn't meet Town's Ordinance, the structure still abides by the National Flood Insurance Program (NFIP) base flood elevation requirement of 64.0; therefore, I defer to the Town Commission to make that final decision.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Wendy Then".

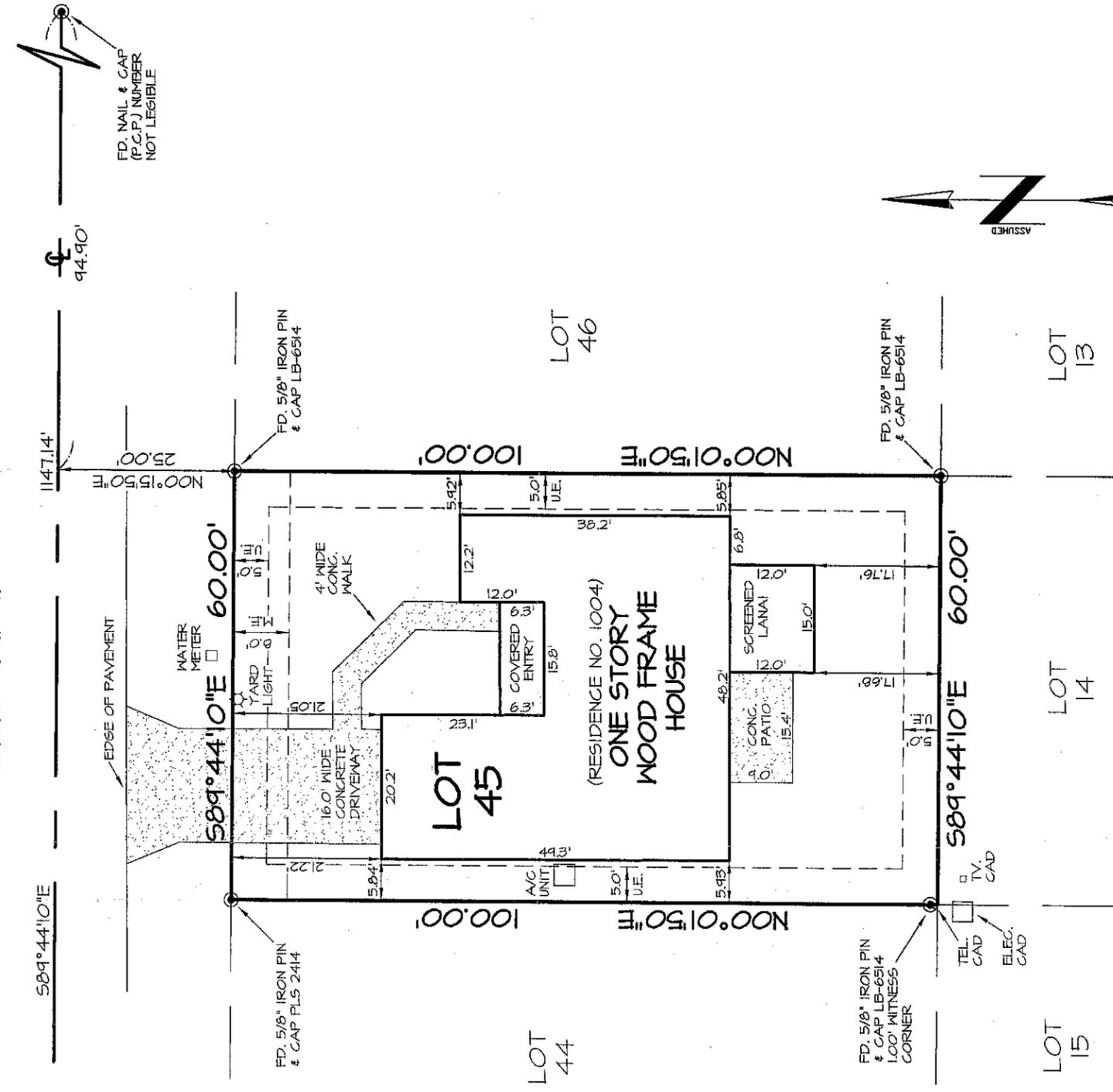
Wendy Then, CFM

Town Planner

Growth Management Department

DRAWN BY:	R.D.S.	DATE:	01/14/16
CREW CHIEF:	H.R.	DRAWING NO.:	B-6175
FILE:	SURVEY1516-1108A	SHEET	1 OF 1

(PUBLICLY DEDICATED)
NELL WAY



NOTES:

- 1) BEARINGS ARE BASED ON THE RECORD PLAT OF ORANGE BLOSSOM GARDENS, UNIT NO. 2 AND THE CENTERLINE OF NELL WAY AS BEING 5. 89°44'10" E, ASSUMED PLAT.
- 2) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 3) INTERIOR IMPROVEMENTS, IF ANY, AS SHOWN.
- 4) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
- 5) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
- 6) THE LANDS SHOWN HEREON APPEAR TO LIE WITHIN A ZONE "A" AREA AS PER THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP (F.I.R.M.), PANEL 154 OF 750, MAP NUMBER 120649C0154-E, EFFECTIVE DATE: DECEMBER 18, 2012.
- 7) REPRODUCTIONS OF THIS PLAT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 8) EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAT AND THE COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK 520, PAGE 362, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ABBREVIATIONS:

- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- FD. = FOUND
- P.C.P. = PERMANENT CONTROL POINT
- PLS = PROFESSIONAL LAND SURVEYOR
- LB = LICENSED BUSINESS
- CL = CENTERLINE
- CONC. = CONCRETE
- U.E. = UTILITY EASEMENT
- M.E. = MAINTENANCE EASEMENT
- AC = AIR CONDITIONER
- ELEC. = ELECTRIC
- TEL. = TELEPHONE
- TV. = TELEVISION

DESCRIPTION:

LOT 45, ORANGE BLOSSOM GARDENS, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGES 58 AND 59, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

GRAPHIC SCALE



CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5411, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.021, FLORIDA STATUTES.

Douglas C. Wade

DOUGLAS C. WADE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4885

PHONE: (352)753-6511

FAX: (352)753-0374

WSI
PROFESSIONAL
SURVEYING
& MAPPING

WADE SURVEYING, INC.

LB-6514

1608 TRACY AVENUE

LADY LAKE, FLORIDA 32159

DATE OF FIELD SURVEY:

01/14/16

FIELD BOOK/PAGE:

1507 / 60

1459 / 14 & 18

DATA FILE:

15-1108

SECTION, TOWNSHIP, RANGE:

06-18-24

SCALE OF DRAWING:

1" = 20'

JOB NO.:

15-1108A

BOUNDARY SURVEY

certified to:

**THE VILLAGES OF
LAKE-SUMTER, INC.**

LOT 45, ORANGE BLOSSOM GARDENS, UNIT NO. 2,
PLAT BOOK 20, PAGES 58 & 59,
LAKE COUNTY, FLORIDA.