



REGULAR MEETING OF THE LADY LAKE TOWN COMMISSION

DATE: Monday, March 7, 2016
TIME: 6:00 p.m.
PLACE: Town Hall Commission Chambers
409 Fennell Blvd., Lady Lake, Florida

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA*

- A. **CALL TO ORDER:** Mayor Ruth Kussard
- B. **PROCEDURAL:** *Citizens are encouraged to participate in the Town of Lady Lake meetings. Speakers will be limited to three (3) minutes. Additional time may be granted by the Mayor. Citizen groups are asked to name a spokesperson and the Mayor, at his/her discretion, may allow longer than three minutes. Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and put your cell phone on silent mode.*
- C. **PLEDGE OF ALLEGIANCE:** Mayor Ruth Kussard
- D. **INVOCATION**¹: Pastor Keith Johnson – Chapel of Christian Faith
- E. **ROLL CALL**
- F. **PUBLIC COMMENTS**²
- G. **PROCLAMATION:**
 - 1. Proclaiming the Month of March 2016 as Irish American Heritage Month (Mayor Ruth Kussard/Representative of The Villages Hibernians) (Pg. 4)
- H. **CONSENT**³:
 - 2. Minutes – February 17, 2016 – Special Commission (Conceptual) Meeting
– February 17, 2016 – Commission Meeting (Special) (Pg. 5)
- I. **OLD BUSINESS:**
- J. **NEW BUSINESS:**

3. Consideration of Approval of Updates and Changes to Human Resource Manual Section 3 – Types and Terms of Employment (Tia O’Neal) (Pg. 24)
4. Consideration of Approval of Deletion of Human Resource Manual Section 23 - Compassionate Leave Donations (Tia O’Neal) (Pg. 28)

K. TOWN ATTORNEY’S REPORT:

5. Ordinance No. 2016-08 – First Reading – 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) (Thad Carroll) (Pg. 30)
6. Ordinance No. 2016-09 – First Reading – Small Scale Future Land Use Comprehensive Plan 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) (Thad Carroll) (Pg. 71)
7. Ordinance No. 2016-10 – First Reading – 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) (Thad Carroll) (Pg. 98)

L. TOWN MANAGER’S REPORT:

8. Consideration of Two Reappointments to the Parks, Recreation and Tree Advisory Committee (Kris Kollgaard) (Pg. 133)
9. Consideration of Two Reappointments to the Planning and Zoning Board (Kris Kollgaard) (Pg. 139)
10. Update on Conference Call with Department of Revenue Regarding Communication Services Tax (Kris Kollgaard) (Pg. 144)

M. MAYOR/COMMISSIONER’S REPORT:

N. PUBLIC COMMENTS⁴

O. ADJOURN

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

This public hearing is being conducted in a handicapped accessible location. Any handicapped person requiring an interpreter for the hearing impaired or the visually impaired should contact the Clerk’s Office at least two (2) days prior to the meeting and an interpreter will be provided. To access a Telecommunication Device for Deaf Persons (TDD), please call (352) 751-1565. Any handicapped person requiring

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

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

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

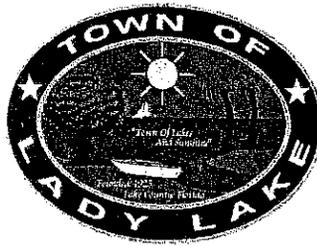
NS/Word/Town Clerk/Agendas - Commission Meeting – 03-07-2016

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

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

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

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



G-1

Proclamation

WHEREAS, by 1776, nearly 300,000 Irish Nationals had emigrated to the American colonies and played a crucial role in America's War for Independence; and

WHEREAS, following the victory at Yorktown, a French Major General reported that Congress owed its existence and America its preservation to the fidelity of the Irish serving the Continental Army; and

WHEREAS, five signers of the Declaration of Independence were of Irish descent, three signers were Irish born; and

WHEREAS, Irish Americans helped to fashion a system of government for our young Nation; and;

WHEREAS, Irish Americans, since America's inception, have provided and continue to provide leadership and service to this nation's political, business and religious establishments; and

WHEREAS, twenty two Presidents have proudly proclaimed their Irish American heritage; and

WHEREAS, Irish born Commodore John Barry was recognized by the United States Congress in September of 2002 as the "First Flag Officer of the United States Navy"; and

WHEREAS, it is fitting and proper to celebrate the rich cultural heritage and the many valuable contributions of Irish Americans.

NOW, THEREFORE, I, Ruth Kussard, Mayor of the Town of Lady Lake, Florida, in recognition of the long history of Irish American contributions to the State of Florida do hereby proclaim the month of March 2016 as:

"Irish American Heritage Month"

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the Town of Lady Lake to be affixed this 7th day of March, 2016.

Ruth Kussard, Mayor

Attest: Kristen Kollgaard
Kristen Kollgaard, Town Clerk

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**MINUTES OF THE SPECIAL MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
February 17, 2016**

H-2

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

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

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STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; C.T. Eagle, Public Works Director; John Pearl, IT Director; Chief Chris McKinstry and Officer Heather Couch, Police Department; and Julia Harris, Administrative Assistant to Town Manager

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3. **PUBLIC COMMENT**

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

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4. **Conceptual Presentation of the Lady Lake Commons – Proposal for a Multi-Tenant Development to Include Four Outparcels and an 80,750 Sq. Ft. Shopping Plaza Building on an 18-Acre Parcel Located Just South of Fennell Blvd., East of North Highway 27/441, and West of County Road 25 (AK #3305451) (Thad Carroll)**

Growth Management Director Thad Carroll gave the background summary from the agenda item cover sheet (on file in the Town Clerk's office). He stated that the applicant, SRK Lady Lake 43 & Associates, also known as the Benchmark Group, is the property owner of a 41-acre parcel located at the southeast corner of N. Hwy 27/441 and Fennell Boulevard. He stated that the Benchmark Group has developed the Villages Crossroads Plaza and the Lady Lake Crossings Shopping Plaza and outparcels exhibiting major retail stores such as Kohl's, Best Buy, Kirkland's, Bed, Bath and Beyond, the Dollar Tree, McDonalds, and most recently, the Verizon store.

Mr. Carroll reported that at this time, the developer has secured negotiations with the Fennell family to acquire an 18-acre parcel that is presently commercial vacant and develop it into a multi-tenant development to include four outparcels and an 80,750 sq. ft. shopping plaza building. The subject property lies in Sections 08 and 17, Township 18 South, Range 24 East, in Lady Lake, Florida. The property is zoned "HC" Heavy Commercial, which permits the development proposed. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales and Services).

1
2 Aerial views of the subject property were shown. Mr. Carroll stated that the Quarters
3 Apartments, the Post Office, and Town Hall are all in close proximity to this property.
4

5 Prior to submitting the site plan application, the applicant would like to present the conceptual
6 elevations, discuss the progress of the tree study, traffic study, and environmental reports relating
7 to gopher tortoises, floodplain areas, and storm water design. The following information was
8 included in the packets:
9

- 10 • Conceptual Site Plan
 - 11 • Landscaping Plans
 - 12 • Exterior Building Elevations
- 13

14 At the time the applicant submits a full site plan application, Town staff will conduct a
15 comprehensive review regarding the site plan, commercial design standards, parking,
16 landscaping, and signage requirements. The proposed project will be built following elements of
17 the Mediterranean Architectural Design Style in conjunction with the existing exterior elevations
18 of the buildings in Lady Lake Crossings and the Villages Crossroad Plaza. Any landscaping
19 waivers will be brought before the Parks, Recreation, and Tree Advisory Committee, and any
20 commercial landscaping waivers will be brought before the Town Commission for final
21 consideration.
22

23 Mr. Carroll turned the presentation over to Mr. Dellebovi from the Benchmark Group.
24

25 Mr. Dellebovi reported that he had been speaking with Mr. Joe Fennell, who passed away
26 suddenly after Thanksgiving, regarding this property and he will be missed. He stated that he is
27 now dealing with his wife, Nancy.
28

29 Mr. Dellebovi showed renderings of the proposed development/conceptual plan for this site. He
30 stated that Kimley-Horn is doing the engineering work, and Cuhaci-Peterson is doing the
31 architectural work. He stated this is a complex site with drastic grades. Advantages were stated
32 as being connected to the Sam's Club with Veteran's Drive, and having the traffic light at
33 Fennell Blvd. and US Hwy 27/441. Mr. Dellebovi stated they are proposing that the outparcel
34 buildings will face US Hwy 27/441, and the buildings will be finished on all sides. He stated the
35 ponds for the stormwater must be dry ponds because of the water table and will be landscaped
36 attractively in a step-down pattern. He stated the design of the buildings will be a similar theme
37 to Lady Lake Crossings and the Crossroads and will meet Lady Lake's design standards.
38

39 Mr. Dellebovi stated this is a difficult site and the developer is completing its due diligence in
40 regard to the historic tree survey, environmental reports regarding gopher turtles, stormwater
41 design/permit, the MPO traffic study, and in discussions with Duke Power regarding the utility
42 easement that needs to be relocated. He stated they are probably five weeks out before civil
43 plans are completed and hope to begin work on the site by the fourth quarter of this year, with
44 tenants planned to be in by the fourth quarter of 2017.
45

46 Mr. Dellebovi stated they are currently planning signs per the Town's code. He stated with the
47 elevated highway, an elevated monument sign may be requested.
48

1 Commissioner Hannan commented that he sees two access points; one from CR 25 and one from
2 Fennell Blvd. He asked why the access road from Fennell Blvd. is not across from Veteran's
3 Way.

4
5 Mr. Dellebovi replied that the reason is to prevent a racetrack scenario where a car can race
6 across Fennell Blvd. and a staggered situation is planned above the curve for better visibility.

7
8 Commissioner Richards commented that he is in favor of this and this was their vision for the
9 land to fill in when the Fennell's donated this land for Town Hall 20 years ago. He asked if there
10 is any news about where the traffic will be detoured when the State takes the bridge down;
11 perhaps through the field.

12
13 Mr. Dellebovi stated he does not know and the State is not even confirming that the widening of
14 the road will be taking the bridge down, although the road would cost less to maintain if the
15 bridge was brought down. He stated the Fennell's did sell a piece of land on the corner to the
16 Florida Department of Transportation to help facilitate some type of cul de sac on CR 25 while
17 the work is going on.

18
19 *It was the consensus of the Commission that they were in favor of the Conceptual*
20 *Presentation for Lady Lake Commons as presented.*

21
22 Chief Chris McKinstry of the Police Department introduced new Reserve Police Officer Heather
23 Couch who graduated with honors from the Ocala Police Academy, and who hails originally
24 from North Carolina.

25
26 Town Manager Kris Kollgaard introduced the Commissioners and Town Attorney Derek Schroth
27 to Ms. Couch.

28
29 **4. ADJOURN:** There being no further discussion; the meeting was adjourned at 5:50 p.m.

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34 _____
35 Kristen Kollgaard, Town Clerk

34 _____
35 Ruth Kussard, Mayor

36 Minutes transcribed by Nancy Slaton, Deputy Town Clerk

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

February 17, 2016

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

A. CALL TO ORDER: Mayor Ruth Kussard

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

C. PLEDGE OF ALLEGIANCE – Led by Joe Quinn

D. INVOCATIONⁱ: Reverend Jerry Montgomery – Immanuel Baptist Church

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

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; Chief Chris McKinstry, Police Department; John Pearl, I.T. Director; Pam Winegardner, Finance Director; Butch Goodman, Utilities Supervisor; and Julia Harris, Administrative Assistant to Town Manager

F. PUBLIC COMMENTSⁱⁱ

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

G. PRESENTATION:

1. Presentation/Discussion/Direction Regarding the Potential Construction of a Utilities Operations Building to be Located at the Public Works Complex (C.T. Eagle)

Public Works Director C. T. Eagle gave the background summary for this presentation (on file in the Clerk's Office). He stated that he is requesting direction from the Town Commission for the potential construction of a Utilities Operations Building to be located at the Public Works Complex. A PowerPoint slideshow was presented to expand on the request. Mr. Eagle reviewed the reasons for the request as follows:

- 1 • Designated Offices and Facilities for staff
- 2 • Shared offices – Four field staff in one office
- 3 • Supervisor office in Admin conference room
- 4 • Scada computer system on desk in supervisors office
- 5 • Water treatment plant lead operator office in reuse plant equipment room
- 6 • Facility needs study recommended future expansion of PW facilities to accommodate
- 7 utilities department needs
- 8
- 9 • Equipment Storage
- 10 • The Utilities department utilizes a variety of equipment to perform maintenance and repair
- 11 of the water distribution and wastewater Collection systems
- 12 • One storage bay currently available to house equipment
- 13 • Equipment left out in the elements
- 14
- 15 • Scada system and computerized systems centralization
- 16 • Scada stands for supervisory control and data acquisition
- 17 • Scada is generally a computerized telemetry system that allows operators to monitor and
- 18 have some control of facilities such as lift stations, pumps at the wells, plant operations
- 19 • The Town has invested a substantial amount of funds to implement Scada throughout the
- 20 water and wastewater systems
- 21 • Scada servers and related devices are located in various locations
- 22 • More efficient to be centralized in a control room built to house computerized systems
- 23

24 Mr. Eagle stated these needs were shown on the Facility Needs Study of 2005 and the
25 recommended phasing/priorities needs were shown, as was a site plan and photos of the Public
26 Works complex which showed the storage of equipment and the need for more inside storage.

27
28 Mr. Eagle explained that the improvements, if approved, would be funded by the following:

- 29
- 30 • Water, Wastewater, and Reuse water Impact fees
- 31 • Currently over \$1.55 million available in impact fee funds.
- 32 • The improvements can utilize impact fees for development based upon the Town's Water,
33 Reclaimed Water, and Sewer Impact Fee Study completed by Burton and Associates, Inc.
34 (April 2009) delineated as follows:
- 35 • GIS and SCADA System Improvements were detailed as a capital improvement projects for
36 both the existing Water and Sewer System Impact Fee review;
- 37 • existing Sewer System Impact Fee includes cost associated with the Public Works Complex
38 which this project would expand capacity of; and
- 39 • existing Water and Sewer System Impact Fee Calculations include facility improvements
40 similar to those contemplated for the "Operations Building".
- 41

42 Mr. Eagle stated the building would be used as a control room for SCADA system centralization,
43 for equipment and repair item inventory storage, and as additional office space. He reviewed the
44 estimated cost as follows:

- 45
- 46 • 10,000 sf (\$50/sf) metal building + 2000 sf (\$100/sf) interior office build out = estimated
- 47 \$700,000 construction costs for the building
- 48 • Engineering = \$49,900 est.
- 49 • Bidding = \$6,000 est.
- 50 • Engineering construction admin = \$10,400 est.
- 51 • Permitting = \$12,500 ERP modification if required + \$7500 site plan approval

- 1 • Surveying = \$5000
- 2 • Construction Inspection = \$34,000 est. if required

3
4 **Total = \$825,300** - It was noted that \$825,300 is less than the original estimate given in the facility
5 needs study at \$1.575 million using current market rates.
6

7 Mr. Eagle reviewed the highlights of this presentation as follows:
8

- 9 • Operations building offices would free up office space in the admin offices, no expansion of
10 current building needed presently as was recommended in the facility needs study.
- 11 • Costly equipment would be stored inside, be easily accessible, and out of the elements.
- 12 • Scada system would be centralized into a control room with room to grow.
- 13 • More room to store repair parts, blueprints, meter reading equipment, etc.
- 14 • Impact fee eligible – no general fund or retained earnings funds needed.

15
16 He stated that the auditor agreed this would be a good use of the impact fee funds. He asked if there
17 were any questions.
18

19 Commission Hannan asked if the proposed new building would be a one story building. He stated
20 he is all for two stories for future use.
21

22 Mr. Eagle replied that the interior of the building will be high enough for two stories. He stated it
23 was his thought that the admin office part could be made two stories tall with a reception area as it
24 is cheaper to build up than out, and the rest could be an open bay.
25

26 Commissioner Richards stated he is all for it, and if construction costs get to be too much, the
27 garage space may have to be limited to equipment that is sensitive to the elements.
28

29 Commissioners Holden and Vincent stated they are in favor of it, as well.
30

31 Mayor Kussard asked if this building will be big enough for future use.
32

33 Mr. Eagle replied he will make sure it is big enough.
34

35 *After further discussion, it was the consensus of the Commission that Mr. Eagle move forward*
36 *with this project.*
37

38 **H. CONSENTⁱⁱⁱ:**
39

40 Mayor Kussard asked if there were any questions or comments on the Consent item, and hearing
41 none, asked for a motion.
42

43 **2. Minutes – February 1, 2016 – Regular Commission Meeting**
44

45 *Upon a motion by Commissioner Richards and a second by Commissioner Hannan, the*
46 *Commission approved Consent Item #H-2 by a vote of 5 to 0.*
47

48 **I. OLD BUSINESS:** No old business.
49

50 **J. NEW BUSINESS:**
51

1 **3. Consideration to Partner with the Lady Lake Garden Club and Invest \$1,097.95 of**
2 **Donated Tree and Beautification Funds to Landscape the Community Building (Mike Burske)**
3

4 Parks and Recreation Director Mike Burske gave the background summary for this agenda item (on
5 file in the Clerk's office). He stated that as shown in the attached proposal from the Lady Lake
6 Garden Club, they are asking to landscape the Community Building on March 18th. Shelly Leon
7 landscaped the museum a few years ago and has given staff a copy of the proposed design and
8 breakdown on price. The plants will cost an estimated \$247.95. Town staff will update the
9 irrigation and is asking for \$350.00 to complete this task and \$500.00 for sod. Mr. Burske stated
10 that as a result, staff is asking for a total of \$1,097.95 from Donated Tree and Beautification Funds
11 which currently has a balance of \$17,836.03. Town staff will work with the Lady Lake Garden
12 Club to install the plants and mulch.

13
14 *Upon a motion by Commissioner Richards and a second by Commissioner Holden, the*
15 *Commission approved the Consideration to Partner with the Lady Lake Garden Club and Invest*
16 *\$1,097.95 of Donated Tree and Beautification Funds to Landscape the Community Building by a*
17 *vote of 5 to 0.*
18

19 **4. Consideration of Approval to Rename the Minor Baseball Field "Chase Field" (Mike**
20 **Burske)**
21

22 Parks and Recreation Director Mike Burske gave the background summary for this agenda item (on
23 file in the Clerk's office). He stated that as per the letter included in the packet, the Little League
24 wants to name one of the fields after one of their former players who grew up with the league and
25 passed at the age of 19. The Little League is requesting this and has begun scholarship programs
26 and fundraisers in his name to provide funding for children who normally would not be able to
27 afford to play. Mr. Burske stated that he is recommending approval of this request as the field
28 currently has a generic name. The Little League will pay for the new sign naming the field and the
29 field will be dedicated on opening day, if approved. He stated that the Parks, Recreation, and Tree
30 Advisory Committee recommended approval of this request.

31
32 Mr. Burske stated that someone representing the family is present if there are any questions.

33
34 Commissioner Hannan asked why the Town does not pay for the sign rather than the Little League.

35
36 Town Manager Kris Kollgaard stated the Town can pay for the sign if the Commission so approves.

37
38 Mr. Burske stated the sign will cost approximately \$50.00.

39
40 *Upon a motion by Commissioner Richards and a second by Commissioner Holden, the*
41 *Commission approved the Consideration to Rename the Minor Baseball Field "Chase Field", to*
42 *include the cost of the sign, by a vote of 5 to 0.*
43

44 **5. Consideration of Bid Documents to Construct the Final Phase of Wastewater**
45 **Treatment Plant (WWTP) Aeration Improvements Identified within the Town's 2014**
46 **Wastewater & Reuse System Master Plan (C.T. Eagle)**
47

48 Public Works Director C.T. Eagle gave the background summary for this agenda item (on file in the
49 Clerk's office). He stated that the Town identified a number of projects within the 2014
50 Wastewater & Reuse Master Plan. In August of 2015, Town Commission approved phase one of
51 this project which has recently been completed. Mr. Eagle stated that this proposed phase of work

1 will complete the system for operation by adding the necessary redundant blower, rehabilitating the
2 influent structure, replacing the clarifier drive, electrical improvements, and other miscellaneous
3 improvements at the site. He stated that the Town Attorney has reviewed and approved these
4 documents, and the only cost at this point is the \$200.00 advertising fee. He stated Jason Shepler is
5 present from Mittauer if there are any questions.

6
7 Mayor Kussard asked if the Commissioners had any questions, and hearing none, asked for a
8 motion.

9
10 *Upon a motion by Commissioner Vincent and a second by Commissioner Holden, the*
11 *Commission approved the Bid Documents to Construct the Final Phase of Wastewater Treatment*
12 *Plant (WWTP) Aeration Improvements Identified within the Town's 2014 Wastewater & Reuse*
13 *System Master Plan by a vote of 5 to 0.*

14
15 **K. TOWN ATTORNEY'S REPORT:**

16
17 **6. Ordinance No. 2016-05 – Second/Final Reading – Small Scale Future Land Use**
18 **Comprehensive Plan Amendment – Sun Communities Operating, LP – Small Scale Future**
19 **Land Use Comprehensive Plan Amendment from Lady Lake Rural High Density (RHD) to**
20 **Lady Lake Manufactured Home High Density (MH-HD) for Two Lots of Approximately 2.6**
21 **+/- Acres – Located within Water Oak Country Club Estates within Lake County, Florida**
22 **(Alternate Keys 1279496 and 1279216) (Thad Carroll)**

23
24 Town Attorney Derek Schroth read the ordinance by title only.

25
26 Growth Management Director Thad Carroll gave the background summary for this agenda item (on
27 file in the Clerk's office). He stated that on December 22, 2015, applications were filed with the
28 Town of Lady Lake by Daniel R. Gibbs with Atwell, LLC, on behalf of Sun Communities
29 Operating LP, to rezone and amend the future land use designation of two lots located within the
30 Water Oak Country Club, approximately 1,150 lineal feet east of the intersection North Highway
31 27/441 and County Road 25, within Lake County, Florida.

32
33 Mr. Carroll stated the small-scale comprehensive plan amendment application involves
34 approximately 2.6+/- acres. The proposed small-scale comprehensive plan amendment is to change
35 the future land use designation from Lady Lake Rural High Density (RHD) to Lady Lake
36 Manufactured Home High Density (MH-HD). The applicant is requesting to rezone these
37 properties to add new home sites and a 3,500 +/- sq. ft. administrative/sales building with associated
38 parking. He stated staff recommends approval.

39
40 The parcels are identified by Alternate Key numbers 1279496 and 1279216. The applications were
41 reviewed to determine if they are in compliance with the Land Development Regulations (LDRs)
42 and the Lady Lake Comprehensive Plan. It was found that the requested use is consistent with the
43 directives of the Comprehensive Plan and satisfies the necessary criteria as required to meet the
44 requirements of the adopted Town of Lady Lake Land Development Regulations (LDRs). A
45 Concurrency Determination Statement has also been included as part of the Small Scale
46 Comprehensive Plan Amendment Application, which the applicant submitted to explain expected
47 impacts on Town Services.

48
49 Concurrency Determination Statement - Water Oak Estates (Sun Communities, Inc.) is proposing to
50 develop the area that was previously an old homestead site. Sun purchased the property in 2004 and
51 it is currently undeveloped. We are proposing to add new home sites (some of which will be used

1 as model homes initially) and a 3,500+/- sq. ft. administrative/sales building with associated
2 parking.

3
4 Aerial views of the property, the future land use map, and photos of the posting of the property were
5 shown.

6
7 Mr. Carroll reviewed the impact on Town Services as follows:

- 8
- 9 • Potable Water - There is an existing water line along Willow Way. During development, the line
10 will be extended into the proposed site to serve the new homes and the Administrative/Sales
11 building. We will acquire all necessary permits from both the Town and State prior to
12 development.
 - 13
 - 14 • Sewer - There is existing sewer along Willow Way. During development, the lines will be
15 extended into the proposed site to serve the new homes and the Administrative/Sales building.
16 We will acquire all necessary permits from both the Town and State prior to development.
 - 17
 - 18 • Schools - Not factored for project. No foreseen impact of students as the project is located
19 within an active adult retirement community.
 - 20
 - 21 • Transportation - No Impact. The Water Oak Estates Site was originally designed for 1,484 home
22 sites (from Town DRI). The current developed number of home sites is just over 1,100.
 - 23
 - 24 • Parks and Recreation - The small scale future land use amendment and the rezoning application
25 will not cause P&R Level of Service to be exceeded since, as mentioned above, the
26 development is still well under the original DRI count. Additionally, Water Oak Estates
27 provides its residents with all Park and Recreation Amenities.
 - 28
 - 29 • Stormwater - Project will be required to adhere to SJRWMD guidelines and the Town of Lady
30 Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

31
32 The subject properties involve approximately 2.6 ± acres lies in Sections 16 and 17, Township 18
33 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as
34 follows:

35 **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)

36
37 Comments:

- 38
- 39 1) A rezoning application has been submitted concurrently with this Small Scale Future Land Use
40 Amendment Application.
 - 41
 - 42 2) If approved, a Site Plan application will need to be submitted and approved before the Town
43 Commission for the 3,500-square-foot Administrative/Sales Building and parking lot since this

1 improvement qualifies as a Major Development due to meeting the threshold of two thousand
2 (2,000) or more square feet of non-residential floor space.

- 3
4 3) Trees to be removed as a result of the proposed improvements must adhere to the tree removal
5 processes pursuant to the appropriate sections of Chapter 10- Landscaping and Tree Protection
6 of the Town of Lady Lake Land Development Regulations.

7
8 Mr. Carroll reported that notices to inform the surrounding property owners was not necessary
9 because the property owner of the two subject parcels and adjacent parcels is the same entity: Sun
10 Communities. On December 28, 2015, a letter was hand-delivered to the Water Oak Administrative
11 Office to provide to Water Oak residents in the event they inquire about the proposed small scale
12 FLU amendment application. The properties were also posted Monday, December 28, 2015. There
13 have been no objections or letters of support regarding this application.

14
15 Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed
16 application for Ordinance No. 2016-05, provided comments on Monday, January 4, 2016, and
17 determined the application to be complete and ready for transmittal to the Planning and Zoning
18 Board. At the January 11, 2016 meeting, the Planning and Zoning Board recommended approval of
19 Ordinance No. 2016-05 by a vote of 3-0. The Local Planning Agency considered Ordinance No.
20 2016-05 on Monday, February 1, 2016, at 5:45 p.m., and voted for approval by a vote of 5-0. The
21 Town Commission considered Ordinance No. 2016-05 for its first reading at a regular meeting on
22 Monday, February 1, 2016 at 6:00 p.m., and voted for approval by a vote of 5-0.

23
24 Mr. Carroll stated that Lara Parker, on behalf of Water Oak, is present if there are any questions.

25
26 Mayor Kussard asked if the Commissioners or anyone from the audience had any questions, and
27 hearing none, asked for a motion.

28
29 *Upon a motion by Commissioner Holden and seconded by Commissioner Richards, the*
30 *Commission approved the second/final reading of Ordinance No. 2016-05 by the following roll*
31 *call vote:*

<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>HANNAN</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>

32
33
34
35
36
37
38 **7. Ordinance No. 2016-06 – Second/Final Reading – Rezoning – Sun Communities**
39 **Operating, LP – Rezoning from Lady Lake Agriculture Residential (AG-1) to Lady Lake**
40 **Manufactured Home High Density (MH-9) for Two Lots of Approximately 2.6 +/- Acres –**
41 **Located within Water Oak Country Club Estates within Lake County, Florida (Alternate**
42 **Keys 1279496 and 1279216) (Thad Carroll)**

43
44 Town Attorney Derek Schroth read the ordinance by title only.

45
46 Growth Management Director Thad Carroll gave the background summary for this agenda item (on
47 file in the Clerk's office). He stated that on December 22, 2015, applications were filed with the
48 Town of Lady Lake by Daniel R. Gibbs with Atwell, LLC, on behalf of Sun Communities
49 Operating LP, to rezone and amend the future land use designation of two lots located within the
50 Water Oak Country Club, approximately 1,150 lineal feet east of the intersection North Highway
51 27/441 and County Road 25, within Lake County, Florida. Staff recommends approval.

The rezoning application involves approximately 2.6+/- acres. The applicant is seeking to rezone the property from Lady Lake Agriculture Residential (AG-1) to Town of Lady Lake Manufactured Home High Density (MH-9). The applicant is pursuing to rezone these properties to add approximately +/- 10 new home sites (of which three to five will be used as model homes initially) and a 3,500+/- sq. ft. administrative/sales building with associated parking.

The parcels are identified by Alternate Key numbers 1279496 and 1279216. The applications were reviewed to determine if they are in compliance with the Land Development Regulations (LDRs) and the Lady Lake Comprehensive Plan. It was found that the requested use is consistent with the directives of the Comprehensive Plan and satisfies the necessary criteria as required to meet the requirements of the adopted Town of Lady Lake Land Development Regulations (LDRs).

The subject properties lie in Sections 16 and 17, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions and survey information have been included with the submitted application. The zoning designation of the subject properties and adjacent properties are as follows:

Zoning

Subject Property	Lady Lake Agriculture Residential (AG-1)
Zoning of Adjacent Properties	
West	Lady Lake- Manufactured Home High Density (MH-9)
East	Lady Lake- Manufactured Home High Density (MH-9)
North	Lady Lake- Manufactured Home High Density (MH-9)
South	Lady Lake- Manufactured Home High Density (MH-9)

A map, an aerial view of the property, a zoning map, and photos of the posting and the property were shown.

Mr. Carroll reported that notices to inform the surrounding property owners was not necessary because the property owner of the two subject parcels and adjacent parcels is the same entity: Sun Communities. On December 28, 2015, a letter was hand-delivered to the Water Oak Administrative Office to provide to Water Oak residents in the event they inquire about the proposed rezoning application. The properties were also posted Monday, December 28, 2015. There have been no objections or letters of support regarding this application.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-06, provided comments on Monday, January 4, 2016, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the January 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-06 by a vote of 3-0. The Local Planning Agency does not review Rezoning applications; only Future Land Use Comprehensive Plan Amendment applications. The Town Commission considered Ordinance No. 2016-06 for its first reading at a regular meeting on Monday, February 1, 2016 at 6:00 p.m., and voted for approval by a vote of 5-0.

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

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

1 *Upon a motion by Commissioner Hannan and seconded by Commissioner Richards, the*
2 *Commission approved the second/final reading of Ordinance No. 2016-06 by the following roll*
3 *call vote:*

4	<i>HOLDEN</i>	<i>YES</i>
5	<i>VINCENT</i>	<i>YES</i>
6	<i>HANNAN</i>	<i>YES</i>
7	<i>RICHARDS</i>	<i>YES</i>
8	<i>KUSSARD</i>	<i>YES</i>

9
10 **8. Resolution No. 2015-113 – First/Final Reading (Continued from January 4, 2016**
11 **Meeting) – Variance Request by SRK Lady Lake 43 Associates, LLC for the Verizon Store to**
12 **Allow a Secondary Wall Sign to be Placed on the Northwest Elevation of an Outparcel**
13 **Building – Located at 472 N. US Hwy 27/441 (Thad Carroll)**

14
15 Town Attorney Derek Schroth read the ordinance by title only.

16
17 Growth Management Director Thad Carroll gave the background summary for this agenda item (on
18 file in the Clerk’s office). He stated that this was continued from the January 4, 2016 meeting
19 where Jennifer Ronneburger with Atlas Signs presented on behalf of the applicant. He stated staff
20 recommends approved of this resolution.

21
22 On November 16, 2015, Town staff received a variance application from applicant Jennifer
23 Ronneburger with Atlas Sign Industries for secondary wall signage to be placed on the northwest
24 elevation of the outparcel building along North Highway 27/441, located within the Lady Lake
25 Crossing Plaza. The applicant has filed the variance application for the Verizon Store located in the
26 Lady Lake Crossing Plaza and addressed as 472 North Highway 27/441. The variance request has
27 been made pursuant to the provisions of Chapter 17, Section 17-4).b).1).A), of the Town of Lady
28 Lake Land Development Regulations which only allows single use developments to place wall
29 signage where the building fronts a public street. The proposed sign would be approximately 15’2”
30 x 3’ 1/2 in copy area; mirroring the other two wall signs already mounted on the east and south
31 façades. The combined wall copy area of all three signs would amount to 139.5 sq. ft., which meets
32 sign code regulation of not exceeding the maximum 200 sq. ft. of wall sign copy area allowed.

33
34 As required of this application, a Justification Statement has been submitted and was included in the
35 packet. The applicant stated that having the channel letter signs facing this elevation will assist the
36 southbound traffic to identifying the store’s location from the northwest. Additionally, the applicant
37 indicated that drivers going southbound on Highway 27/441 would be better directed to the store,
38 thus providing advanced direction to prepare them to make an upcoming right into the Lady Lake
39 Crossing Plaza. Without it, many people may pass by missing the location. Lastly, the way the
40 building exterior elevation was designed incorporates three red bands along the top suitable for
41 signage a wall signage; which two bands have signs already installed and the third one looks empty
42 and unbalanced.

43
44 When reviewing an application for a variance, the Planning and Zoning Board and the Town
45 Commission shall consider the following requirements and criteria according to Chapter 3, Section
46 14 f) – Review criteria for variances in the Land Development Regulations:

- 47
48 1. No diminution in value of surrounding properties would be suffered.
49 2. Granting the permit would be of benefit to the public interest.
50 3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
51 4. The use must not be contrary to the spirit of this Code.

- 1 5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves
2 constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify
3 granting of a variance.
4 6. Physical hardships such as disabilities of any applicant may be considered grounds to justify
5 granting of a variance at the discretion of the Town Commission.
6

7 The subject property lies in Section 08, Township 18 South, Range 24 East, in Lady Lake, Florida.
8 The property is zoned "PUD" Planned Unit Development, which permits the development in
9 existence. The Future Land Use Map designation for the site is RET (Commercial General-Retail
10 Sales and Services). The requested use is consistent with the adopted Memorandum of Agreement
11 Ordinance 2006-04 for the Lady Lake Crossing Plaza and the directives of the Comprehensive Plan
12 and adopted Land Development Regulations.
13

14 The site plan, aerial views of the property, zoning of the property, and renderings and photos of the
15 Verizon building were shown.
16

17 Mr. Carroll reported that notices to inform the surrounding property owners (6) within 150' of the
18 subject property of the proposed variance were mailed by certified mail return receipt on Monday,
19 November 23, 2015 and the property was also posted the same day.
20

21 The Technical Review Committee (TRC) members individually reviewed the application for
22 Resolution No. 2015-113 and provided comments on November 30, 2015 that determined the
23 application complete and ready for transmittal to the Planning and Zoning Board and the Town
24 Commission. The Planning and Zoning Board heard the application for Resolution No. 2015-113 at
25 their regular meeting on Monday, December 14, 2015, and recommended approval by a 4-0 vote.
26 At the January 4, 2016 regular meeting, the Town Commission voted 5-0 to table Resolution No.
27 2015-113.
28

29 Mr. Carroll stated that the northwest side of the building is the one in question and Martin Dellebovi
30 is present to speak on this issue and further justify his request.
31

32 Mr. Dellebovi introduced himself as representing Benchmark, and stated he understands the Town
33 Commission's sensitivity regarding signage. He reviewed the chronology of this application by
34 stating there was originally a door planned to service that side of the building, but the plans changed
35 to having a door in the front only. He stated that when they planned the Crossroads shopping
36 center, they planned a lane parallel to the highway whereby shoppers would not have to go out on
37 the highway to go from store to store Mr. Dellebovi stated that because the side door was
38 eliminated, that side of the building visible to this driving lane within the Village Crossroads plaza
39 is not identified, and this may cause shoppers to go back out to Hwy 27/441 to access the Verizon
40 store.
41

42 Commissioner Richards stated he can still see the monument sign from the parking lot.
43

44 Mr. Carroll stated there are some areas within the parking lot where the monument sign is not
45 visible due to the landscaping or the cars.
46

47 Commissioner Holden confirmed that the sign would be identical to the others on the building.
48

49 After further discussion regarding signage, Mayor Kussard asked if anyone from the audience had
50 any questions, and hearing none, asked for a motion.
51

1 Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the
2 Commission approved the first/final reading of Resolution No. 2015-113 by the following roll call
3 vote:

4	<i>HOLDEN</i>	<i>YES</i>
5	<i>VINCENT</i>	<i>YES</i>
6	<i>HANNAN</i>	<i>YES</i>
7	<i>RICHARDS</i>	<i>YES</i>
8	<i>KUSSARD</i>	<i>YES</i>

9
10 **9. Resolution No. 2016-101 – First/Final Reading – Variance Request – Douglas C. Wade**
11 **– Variance From Chapter 16, Article III, Section 16-85, Section 503, 1., to Allow the Lowest**
12 **Floor of the Home Structure to Remain at the Base Flood Elevation Plus One Foot or 65.0**
13 **Feet Rather than the Required One and a Half Feet or 65.5 Foot Elevation – Located at 1004**
14 **Nell Way (Thad Carroll)**

15
16 Town Attorney Derek Schroth read the resolution by title only.

17
18 Growth Management Director Thad Carroll gave the background summary for this agenda item (on
19 file in the Clerk's office). He stated that the applicant, Douglas C. Wade, has filed a variance
20 application on behalf of property owners the Villages of Lake – Sumter, Inc., from the provisions of
21 Chapter 16, Article III, Section 16-85, Section 503, 1., to allow the lowest floor of the home
22 structure to remain at the base flood elevation plus one foot or 65.0' rather than the required 1 ½
23 feet or 65.5' elevation. The house has been completed, and has been issued a Temporary Certificate
24 of Occupancy. Pending the outcome of this application; should the variance be granted, the
25 Permanent Certificate of Occupancy will be issued. Mr. Carroll stated that the property at 1004
26 Nell Way has since changed hands and is now owned by the Browns.

27
28 A map of the property, photos of the posting, and a base flood elevation map of the area was shown
29 along with the survey and elevation certificate of the property. Photos of the home in its current
30 condition were also shown.

31
32 During the construction of the single family residence when the home was staked for construction,
33 the field crew made a calculation error when setting the finished floor elevation benchmark. It was
34 inadvertently set at elevation 65.0' instead of the design elevation of 66.0'. The Town of Lady
35 Lake requires the finish floor elevation of the lowest floor of any home or structure to be 18 inches
36 above the Base Flood Elevation of 64.0', which would put the lowest elevation at 65.5'.

37
38 As required of this application, a Justification Statement has been submitted. The applicant
39 contends that the home which is completely finished is built on an established subdivision lot and
40 meets all building setbacks. The lot is size limits the placement of the home as it could not be
41 relocated in any manner. Further, he states that the variance needs to be granted as to this is a
42 finished home. The raising of the home six inches would not be feasible. This variance is needed
43 to obtain the Certificate of Occupancy.

44
45 When reviewing an application for a variance, the Planning and Zoning Board and the Town
46 Commission shall consider the following requirements and criteria according to Chapter 3, Section
47 14 f) – Review criteria for variances in the Land Development Regulations:

- 48
49 7. No diminution in value of surrounding properties would be suffered.
50 8. Granting the permit would be of benefit to the public interest.
51 9. Denial of the permit would result in unnecessary hardship to the owner seeking it.

- 1 10. The use must not be contrary to the spirit of this Code.
2 11. Financial disadvantages and/or inconveniences to the applicant shall not of themselves
3 constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify
4 granting of a variance.
5 12. Physical hardships such as disabilities of any applicant may be considered grounds to justify
6 granting of a variance at the discretion of the Town Commission.
7

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

10
11 **Zoning**
12

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)

13 While the Floodplain Administrator (Wendy Then) cannot support a variance to the floodplain
14 ordinance based upon a condition of human error, there are a few elements of the case that staff has
15 acknowledged that support the applicant's position.
16

17 Mr. Carroll reviewed comments on this application as follows:
18

- 19
20 1. Our ordinance mirrors Lake County's ordinance requiring the 18" minimum above the base
21 flood elevation for the finished floor within the 100 year floodplain; however, it is the
22 jurisdiction's discretion as to where this is set. Our neighbor, Marion County has a requirement
23 of just 12" above the BFE, as they feel that is adequate.
24
25 2. If in fact a flood event does occur, only the occupant of the home and their personal property
26 would be affected; unlike other variance types (like setback encroachments toward a right-of-
27 way) additional hazards will not be created for others if granted.
28
29 3. The owner is aware that the home is built below the Town's requirement and is willing to obtain
30 the necessary Flood Insurance to cover the structure, even if the cost is a bit greater as a result of
31 the 6" deviation.
32
33 4. The home and freeboard elevation (are above the BFE) are above the required standards for
34 FEMA.
35

36 Mr. Carroll reported that the variance application was received on Monday, January 18, 2016, and
37 has been reviewed and determined to be complete. The application was found to meet the
38 requirements of the Land Development Regulations (LDRs) and is ready for transmittal to the
39 Planning and Zoning Board. He stated that notices have been mailed to inform the surrounding
40 property owners (22) within 150 feet of the subject property, and the property was posted Monday,
41 February 1, 2016.
42

43 Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed
44 the application for Resolution No. 2016-101 and determined the application complete and ready for

1 transmittal to the Planning and Zoning Board and Town Commission. At the February 8, 2016
2 meeting, the Planning and Zoning Board recommended approval of Resolution No. 2016-101 by
3 vote of 4-0. He stated that it was asked at that meeting if the Town would incur any liability if this
4 variance was granted and the response by council, Sasha Garcia, was that the Town would not incur
5 liability as NFIP standards are being met.

6
7 Town Attorney Derek Schroth commented that this variance will be recorded and any future
8 purchaser will know there is a slight variation and it will be disclosed. He agreed there will be no
9 future liability as it will be recorded in public records and it is construed as constructive knowledge.

10
11 Commissioner Hannan asked if staff has seen a flood insurance policy.

12
13 Mr. Carroll stated staff has not seen a flood insurance policy and he does not know if flood
14 insurance is required.

15
16 Town Manager Kris Kollgaard commented that the Town is meeting the legal standards on the
17 flood plain and it is the property owner's choice if they want flood insurance.

18
19 Commissioner Richards agreed that it will be up to any future owners as the variance will be carried
20 with the deed.

21
22 Mayor Kussard asked if anyone from the audience had any questions, and hearing none, asked for a
23 motion.

24
25 *Upon a motion by Commissioner Richards and seconded by Commissioner Holden, the*
26 *Commission approved the first/final reading of Resolution No. 2016-101 by the following roll call*
27 *vote:*

<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>HANNAN</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>

28
29
30
31
32
33
34 **L. TOWN MANAGER'S REPORT:**

35
36 **10. Update from the Department of Revenue on the Overpayment of the Communication**
37 **Services Tax (Kris Kollgaard)**

38
39 Town Manager Kris Kollgaard reported she has heard back from the Department of Revenue
40 (DOR) and she distributed some hand-outs on the statutes pertaining to the tax and a copy of the
41 email. She stated the DOR has completed their audit and they now say the Town owes
42 \$750,097.00. Ms. Kollgaard stated the Town has put money aside these last two years to go toward
43 this in the amount of \$451,000; however, she stated she would like to have some verification on this
44 audit. She stated the DOR has said a conference call can be made. Ms. Kollgaard stated she would
45 like to have the Town Attorney present, as well as at least one Commissioner. She asked that the
46 Commissioners email any questions to her that they would like her to ask during the conference
47 call. She stated after the conference call with the DOR, it can then be decided whether she needs to
48 go to Tallahassee and actually look at the files, if this is allowed.

49
50 Mayor Kussard asked if Commissioner Richards would be willing to be present during the
51 conference call to represent the Commissioners, and he agreed.

1
2 Commissioner Vincent asked if an auditor could be present.

3
4 Ms. Kollgaard stated that the statutes clarify that the Town cannot re-audit, although they can look
5 at the files.

6
7 Commissioner Richards stated he would be concerned about what database the state used to figure
8 out which homes are in or out of the Town.

9
10 Ms. Kollgaard stated she will try to set the call up next week, perhaps on Tuesday.

11
12 Ms. Kollgaard distributed door hangers which will be used to let homeowners know about the tree
13 ordinance. She asked the Commissioners to let her know if they have any changes or additions for
14 the door hangers.

15
16 Ms. Kollgaard stated she met with Waste Management earlier today as there have been a few issues
17 with late trash pick-up or no pick-up. She stated Waste Management was very nice and reported
18 that they have been having issues with people being out sick. If this happens in the future, Ms.
19 Kollgaard will be notified and she will send an email out to the Commissioners so they can answer
20 any resident complaints and let them know when it will be picked up. Ms. Kollgaard also reported
21 there were some complaints regarding recycling and it not being put in proper bags. Waste
22 Management will put out some flyers explaining and/or reminding residents of the rules for
23 garbage, recycling and yard waste.

24
25 Ms. Kollgaard reported that Habitat for Humanity has contacted her regarding wanting to do a
26 service project in Lady Lake. She stated she checked with code enforcement to find out if there was
27 a family in need and that information was passed on to Habitat. As a result, Habitat for Humanity,
28 along with volunteers, will be replacing a porch for a resident. She asked if the Commissioners
29 would agree to allow employees to accrue ten points toward their Wellness Day if they participated
30 in this volunteer activity.

31
32 ***It was the consensus of the Commission that they approved of allowing employees to accrue ten***
33 ***points toward their Wellness Day if they participated in this activity.***

34
35 Ms. Kollgaard asked Police Chief Chris McKinstry if he had an event coming up in March.

36
37 Chief McKinstry reported that The Home Depot Safety Day scheduling was not in place in time for
38 this Commission meeting agenda, and that it will be in mid-March if the Commission approves.

39
40 Ms. Kollgaard stated it will be Saturday, March 12th from 10 a.m. to 2 p.m.

41
42 ***It was the consensus of the Commission to approved The Home Depot Safety Day on March 12,***
43 ***2016.***

44
45 **M. MAYOR/COMMISSIONER'S REPORT:**

46
47 Commissioner Hannan announced that he will not be able to attend the March 7th or March 21st
48 Commission meetings.

49
50 Commissioner Richards stated he wanted to thank the Town Manager and Public Works for helping
51 out his next door neighbor by having a crew come out with the chipper and pick up excess brush

1 that was not picked up, as he was having a wake the next day. He also stated the page numbers
2 highlighted on the agenda worked out well as he was able to go right to where he needed to.

3
4 Town Manager Kris Kollgaard stated staff will continue to supply the paper packets until the
5 Commissioners decide they do not want them anymore.

6
7 Commissioner Richards stated he no longer needs a paper packet.

8
9 Commissioner Holden stated he would like to ask for a re-vote on the Church of St. Alban's request
10 for a sign on the back of their building.

11
12 Ms. Kollgaard stated it can be brought back to the Commission for a re-vote at a publically noticed
13 meeting, and the church can be contacted to see if they want it to come back.

14
15 Commissioner Richards stated that the requirement on limiting signage to where there is an
16 entrance should be removed from the LDRs, as all the sign variance requests have been passed
17 anyway.

18
19 After further discussion, it was agreed that staff would make revisions to the LDRs regarding
20 signage to bring back to the Commission on a future agenda. It was also the consensus of the
21 Commissioners to bring back the Church of St. Alban's request for signage on the rear of the
22 property at an April Commission meeting.

23
24 **N. PUBLIC COMMENTS^{iv}**

25
26 Mayor Kussard asked if anyone in the audience would like to speak on any item.

- 27
28 - Joe Quinn of 633 Rainbow Blvd. stated that the sign ordinance does need to be revised
29 before the proposed new development comes in. He also stated the requirements for
30 landscaping and trees sometimes cover the signs, and the Town needs to do due diligence in
31 this matter as things do not remain static. Mr. Quinn stated that he wished the Town of
32 Lady Lake had a reputation as a speed trap because he has noticed a lot of speeders. He
33 stated the presentation by the developer this evening was great.

34
35 **O. ADJOURN:** The meeting was adjourned at 7:17 p.m.

36
37
38
39 _____
Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

40
41
42
43
44 Minutes transcribed by Nancy Slaton, Deputy Town Clerk

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

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

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

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

DRAFT



TOWN COMMISSION AGENDA ITEM

J-3

REQUESTED COMMISSION MEETING DATE: March 7, 2016

SUBJECT: Human Resource Manual Section 3 Types and Terms of Employment

DEPARTMENT: Human Resources

STAFF RECOMMENDED MOTION: Approval of the updates and changes to section 3 subsections 3.03, 3.04, 3.05 and 3.09 of the Human Resource Manual.

SUMMARY: Per the police standards and accreditation process non-sworn personnel must successfully complete a six month probationary period. Staff recommends amending policies to coincide with current policies for non-sworn police staff and move from a 90 day probationary period to a six month probationary period.

Staff also recommends reducing part time hours from 32 hours or less per week to 25 hours or less per week as this is standard practice now with part time employees.

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

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

[X] Section 3 Draft Types And Terms of Employment

[]

JD
2/25/16

DEPARTMENT HEAD

Submitted

Date 02-25-16

HR

Approved as to Form

Date 02-25-16

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN MANAGER

Approved Agenda Item for: 3-7-16

Date 2-25-16

COMMISSION ACTION:

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

[] Continued to Date Certain [] Approved with Modification

SECTION 3

TYPES AND TERMS OF EMPLOYMENT

Approved _____
Replaces _____

3.01 BASIS OF EMPLOYMENT

Employees are employed by the Town as either regular full-time, part-time, seasonal or temporary employees.

3.02 PARTICIPATION IN BENEFITS

All regular full-time employees are eligible to participate in all Town benefits. Other employees do not participate in employee benefit plans unless a particular plan so provides or unless required by law.

3.03 TERM OF EMPLOYMENT

All Town employees subject to these Personnel Rules shall serve at the will and pleasure of the Town and may be disciplined or dismissed for any reason or no reason, subject only to applicable law. All decisions concerning their wages, hours, working conditions, i.e., all conditions concerning employment will be made by the Town Manager or his designee. Employees terminated within the first 90 days are not entitled to unemployment per Florida Statute 443.131.

3.04 PROBATIONARY EMPLOYEES

- A. Subject to Paragraph B, all regular full-time employees shall serve an initial probationary period of ~~ninety-six (6) months (90) days~~. Said probationary period may be extended by their Department Head for up to an additional ninety (90) days with the approval of the Town Manager.
- B. When an employee is initially hired in a position which has a formal training program or requires certification or licensing, the probationary period shall be as set forth in Paragraph A, the period of a training program, or successful certification or licensing, whichever is longer.

3.05 PROMOTIONAL PROBATION

- A. An employee promoted to a higher level job classification shall serve an initial probationary period of ~~ninety~~ **six (6) months** ~~(90) days~~ except where a license or certification is a prerequisite to holding a job, the probationary period may continue until the license or certification is successfully obtained. During the probationary period, the employee shall serve in the position to which he was promoted at the will and pleasure of the Department Head.
- B. During the probationary period, if the Department Head decides to remove the employee from the position, but determines the employee has otherwise performed satisfactorily: (1) if the job from which he was promoted has not been filled, he will be returned to his former position; or (2) if the job from which he was promoted has been filled, the employee will be given preferential treatment for six (6) months from the date of his removal for any vacancy in the Town for which the Town Manager considers him to be qualified to perform all the duties.

3.06 LOYALTY OATH

Pursuant to Florida Statutes 876.05, all persons who now or hereafter employed by the Town shall subscribe to the following oath:

I, _____, being employed by or an officer of the Town of Lady Lake and a recipient of public funds as such employee or officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida.

And, do solemnly swear or affirm that I will, during my continuance in office, to the best of my skill and ability, faithfully discharge all duties which may be required of me, and that I will in all cases conform to the ordinances of the Town, and its policy, regulations, and forthwith report all violations of the ordinances which may come to my knowledge.

1. The Human Resource Manager or his/her designee shall administer the above oath to each employee of the Town and file such oath in the employee's official personnel record file.
2. The public employee's oath shall be given on or before the first day of employment and shall apply to all full-time, part-time, seasonal, casual, and temporary employees.

3. Should any person provided for in this section refuse to execute the above oath, the Human Resource Manager shall cause said employee to be immediately discharged; in the case of a new employee, prohibit his employment.

3.07 SEASONAL EMPLOYEES

Seasonal employees are not guaranteed forty (40) hours of work per week nor re-employment the next successive year, and are not eligible for benefits unless a particular plan so provides or unless required by law.

3.08 TEMPORARY EMPLOYEES

- A. A temporary position is one which is established and approved by the Town Commission for a specific period of time since regular employment for the task is not anticipated. No such position can be established unless sufficient funds are provided in the budget. Appointments to temporary positions shall ordinarily be for a period of up to six (6) months, except that the Town Manager may extend any appointment for up to an additional six months, if conditions warrant. Such extension does not automatically make the appointment a full time position.
- B. To facilitate meeting emergencies, a Department Head may employ a person on a temporary basis, within budget constraints, and put such person to work immediately with the necessary documentation confirming the terms of the employment to follow. In such a situation the Town Manager's approval shall be obtained during the first full day of employment. Requests for this action shall clearly state the circumstances requiring such employment and note the period of employment estimated to be required of such position.

3.09 PART-TIME EMPLOYEES

Part-time employees are those who are regularly scheduled to work 25 hours or less ~~less than thirty-two (32) hours per week.~~



TOWN COMMISSION AGENDA ITEM

J-4

REQUESTED COMMISSION MEETING DATE: March 7, 2016

SUBJECT: Human Resource Manual section 23 Compassionate Leave Donations

DEPARTMENT: Human Resources

STAFF RECOMMENDED MOTION: Approval of the deletion of section 23 Compassionate Leave Donations to the Human Resource Manual.

SUMMARY: The Town offers adequate and sufficient leave to employees upon hire; including, but not limited to: sick leave, vacation leave, and a personal day. Providing compassionate leave is not mandated by law. Therefore, Town staff recommends removing this policy completely from the Human Resource Manual.

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

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

[X] Section 23 Compassionate Leave Donations

[]

DEPARTMENT HEAD	Submitted		Date 02-25-16
HR	Approved as to Form		Date 02-25-16
FINANCE DEPARTMENT	Approved as to Budget Requirements		Date
TOWN MANAGER	Approved Agenda Item for:	3-7-16	Date 2/25/16

COMMISSION ACTION:

- Approved as Recommended
- Disapproved
- Tabled Indefinitely
- Continued to Date Certain
- Approved with Modification

10
2/25/16

SECTION 23

COMPASSIONATE LEAVE DONATIONS

Approved _____
Replaces _____

23.01 OBJECTIVE

~~To establish policy and procedures for the administration of a Compassionate Leave Bank to assist Town employees who experience a serious illness or injury.~~

23.02 ELIGIBILITY FOR BENEFITS

~~In order to apply for Compassionate Leave, an individual must have experienced a serious illness or injury. The Benefit of this policy does not accrue to related family members. In order to qualify, the following must apply:~~

- ~~1. Applicant must be a permanent full time employee who has worked for the Town at least six (6) months.~~
- ~~2. All other leave options (vacation, sick leave, etc.) must have been exhausted.~~
- ~~3. The employee cannot be receiving Worker's Compensation.~~
- ~~4. Medical documentation may be required.~~

23.03 HOW TO CONTRIBUTE

~~Employees wishing to donate Medical Leave to a fellow employee must fill out a Donation Form. These forms can be obtained from the Human Resource Department or Department Head. The Donation form will be forwarded from the Human Resource Department to the Finance Department for processing. The hours contributed by the donor will be deducted from his/her medical leave account and added to the account of the recipient.~~



K-5

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: March 7, 2016 - First Reading

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 MOTION:

Staff recommends approval of 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 Gardens Unit 1, within Lake County, Florida, with the recommendation of approval.

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.

At the February 8, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-08 by a vote of 4-0.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-08 for its second and final reading on Monday, March 21, 2016 at 6:00 p.m.

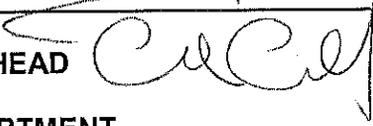
FISCAL IMPACT: \$ TBD – pending value of future homes

Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

DEPARTMENT HEAD		Submitted 2/23/16	Date
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FINANCE DEPARTMENT		Approved as to Budget Requirements	Date
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TOWN ATTORNEY		Approved as to Form and Legality	Date
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TOWN MANAGER		Approved Agenda Item for: 2/17/16	Date 2/23/16
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BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modifications

JD
2-23-16

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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

EXHIBIT "A" - Legal Descriptions and Map

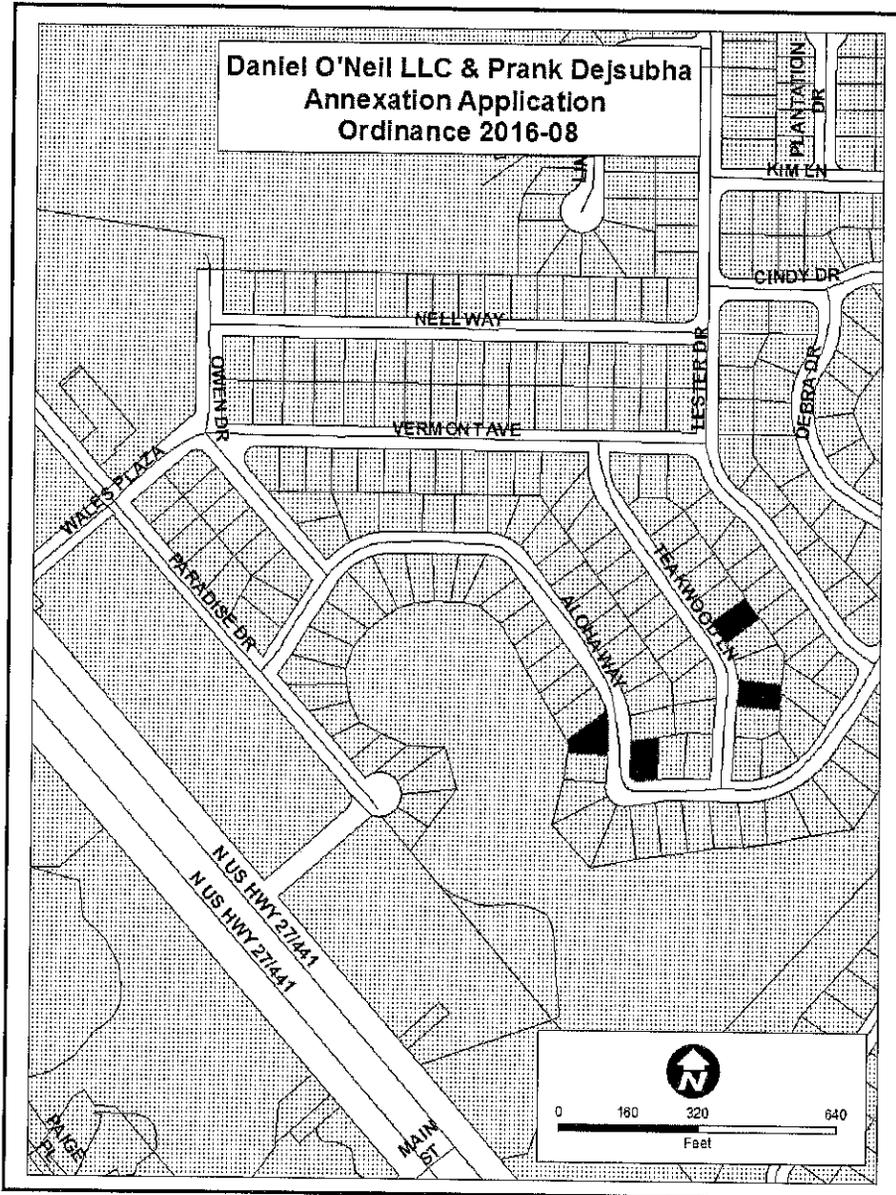
Parcel ID#: 06-18-24-0100-000-07900; Lot 79, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

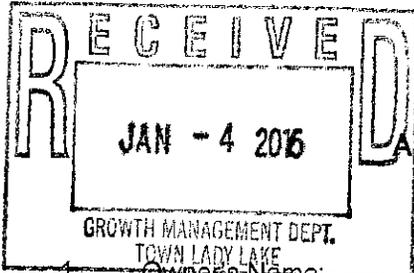
Parcel ID#: 06-18-0100-000-03700; Lot 37, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

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 OAB 4654 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 0.59 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.

<u>Office Use:</u>	
Date Application Received: <u>4-15</u>	Received by: <u>W. Khan</u>
Annexation and Rezoning	Fees Paid: <u>\$1,200.00</u>

NOTE

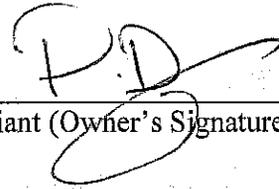
All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

OWNER'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

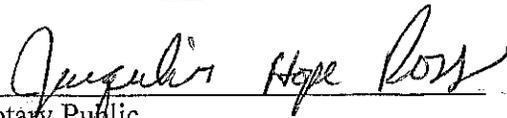
Before me, the undersigned authority personally appeared Prank Dejsubha, who being by me first duly sworn on oath, deposes and says:

- (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 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 FIOL [REDACTED] as identification and who did (did not) take an oath.


Notary Public



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

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

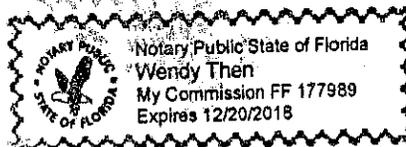
Before me, the undersigned authority personally appeared Daniel O'neil
who being by me first duly sworn on oath, deposes and says:

- (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 MX-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 Then
Notary Public



APPLICANT'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

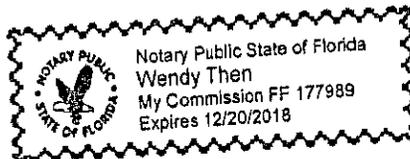
Before me, the undersigned authority personally appeared Dan O'neil
_____, who being by me first duly sworn on oath, deposes and
says:

- (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/8 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 & 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)

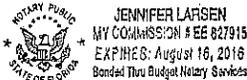
Ronald E. Whitehead
Address: 732 Royal Palm Avenue, Lady Lake, Florida 32159

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 *JD* 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 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

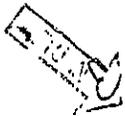
Residential Building(s)

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
Incorrect Bedroom, Bath, or other information? Click here to Update My Information.			

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	
2	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
		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
<u>623 / 1643</u>	2/1/1977	Misc Deed/Document	Qualified	Improved	\$20,000.00
<u>779 / 2070</u>	6/1/1983	Warranty Deed	Qualified	Improved	\$22,500.00
<u>823 / 2398</u>	11/1/1984	Warranty Deed	Qualified	Improved	\$22,500.00
<u>2782 / 720</u>	3/11/2005	Warranty Deed	Qualified	Improved	\$70,000.00
<u>3088 / 2082</u>	2/15/2006	Warranty Deed	Qualified	Improved	\$85,000.00
<u>3373 / 913</u>	2/16/2007	Warranty Deed	Qualified	Improved	\$84,000.00
<u>4333 / 2381</u>	5/23/2013	Warranty Deed	Qualified	Improved	\$46,000.00
<u>4586 / 289</u>	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) <input checked="" type="checkbox"/>	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

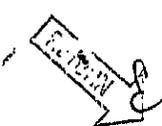
Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

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 0

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
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%	

PROPERTIES TO BE ANNEXED AT ORANGE BLOSSOM GARDENS UNIT 1:

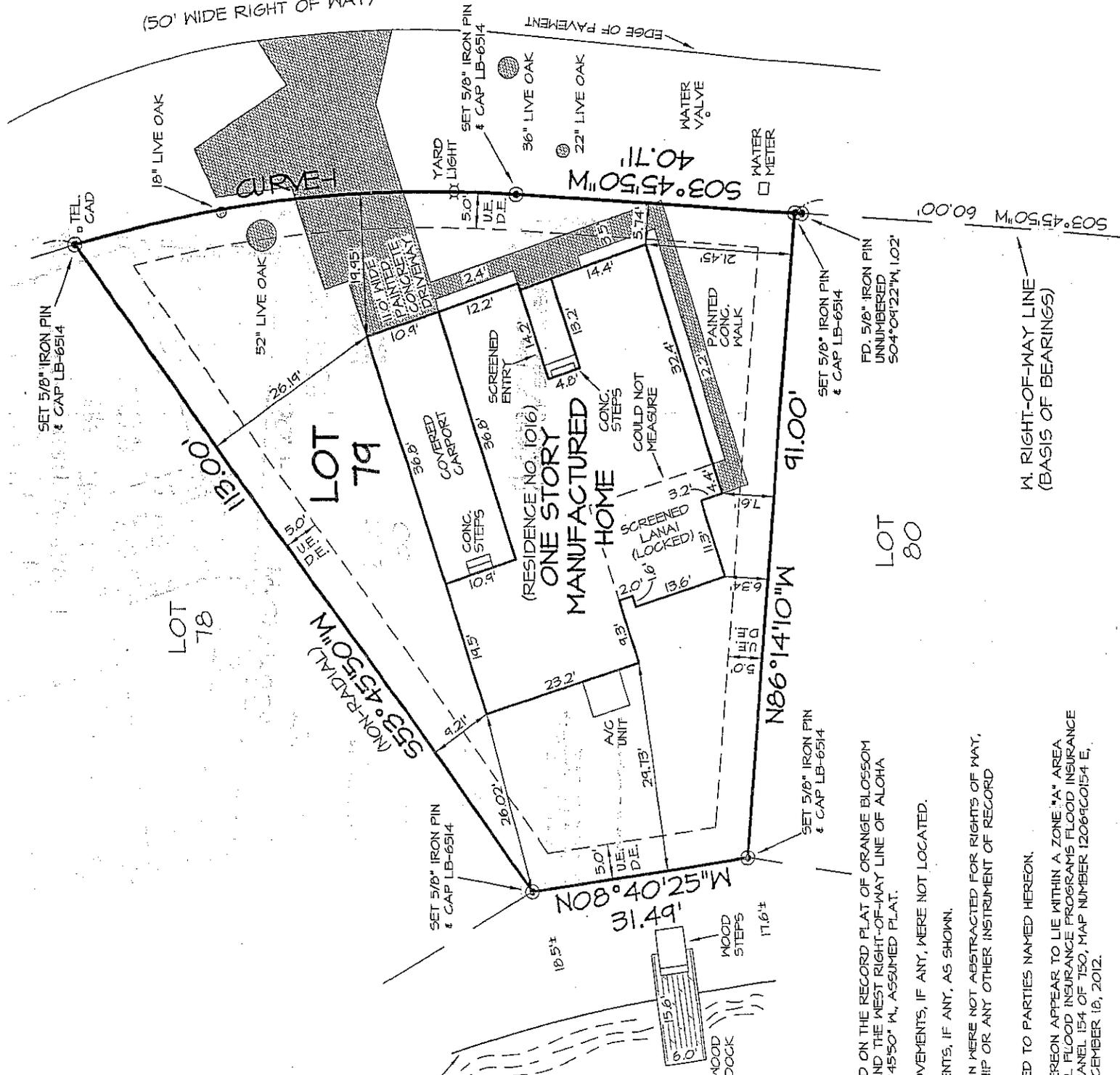
1016 ALOHA WAY - Lot 79

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: 11/7/15

LAKE PARADISE

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 750, MAP NUMBER 12069C0154 E, EFFECTIVE DATE: DECEMBER 18, 2012.

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

FD. 5/8" IRON PIN UNNUMBERED S04°04'22"W, 1.02'

SET 5/8" IRON PIN & CAP LB-6514

N86°14'10"W 91.00'

SET 5/8" IRON PIN & CAP LB-6514

N08°40'25"W 31.49'

SET 5/8" IRON PIN & CAP LB-6514

(NON-RADIAL) S03°45'50"W

LOT 78

LOT 79

LOT 80

S03°45'50"W 40.71'

S03°45'50"W 60.00'

WATER VALVE

WATER METER

EDGE OF PAVEMENT

SET 5/8" IRON PIN & CAP LB-6514

36" LIVE OAK

22" LIVE OAK

18" LIVE OAK

CURVE

YARD LIGHT

SET 5/8" IRON PIN & CAP LB-6514

TEL. CAD

52" LIVE OAK

100.00'

50' U.E. D.E.

26.19'

19.95'

11.00' WIDE PAINTED CONCRETE DRIVEWAY

2.4'

12.2'

14.2'

13.2'

4.8'

36.0'

SCREENED ENTRY

CONC. STEPS

14.2'

SCREENED LANAI (LOCKED)

11.0'

PAINTED CONC. WALK

21.45'

32.4'

2.2'

14.4'

5.74'

36.0'

COVERED CARPORT

CONC. STEPS

3.2'

SCREENED LANAI (LOCKED)

11.0'

PAINTED CONC. WALK

21.45'

32.4'

2.2'

14.4'

5.74'

SET 5/8" IRON PIN & CAP LB-6514

18.5'

WOOD DOCK

WOOD STEPS

17.6'

15.6'

6.0'

SET 5/8" IRON PIN & CAP LB-6514

WOOD DOCK

WOOD STEPS

17.6'

15.6'

6.0'

SET 5/8" IRON PIN & CAP LB-6514

WOOD DOCK

WOOD STEPS

17.6'

15.6'

6.0'

SET 5/8" IRON PIN & CAP LB-6514

WOOD DOCK

WOOD STEPS

17.6'

15.6'

6.0'

SET 5/8" IRON PIN & CAP LB-6514

WOOD DOCK

WOOD STEPS

17.6'

15.6'

6.0'

SET 5/8" IRON PIN & CAP LB-6514

WOOD DOCK

WOOD STEPS

17.6'

15.6'

6.0'

SET 5/8" IRON PIN & CAP LB-6514

WOOD DOCK

WOOD STEPS

17.6'

15.6'

6.0'

SET 5/8" IRON PIN & CAP LB-6514

WOOD DOCK

WOOD STEPS

17.6'

15.6'

6.0'

SET 5/8" IRON PIN & CAP LB-6514

WOOD DOCK

WOOD STEPS

17.6'

15.6'

6.0'

SET 5/8" IRON PIN & CAP LB-6514

WOOD DOCK

WOOD STEPS

17.6'

15.6'

6.0'

SET 5/8" IRON PIN & CAP LB-6514

WOOD DOCK

WOOD STEPS

17.6'

15.6'

6.0'

SET 5/8" IRON PIN & CAP LB-6514

WOOD DOCK

WOOD STEPS

17.6'

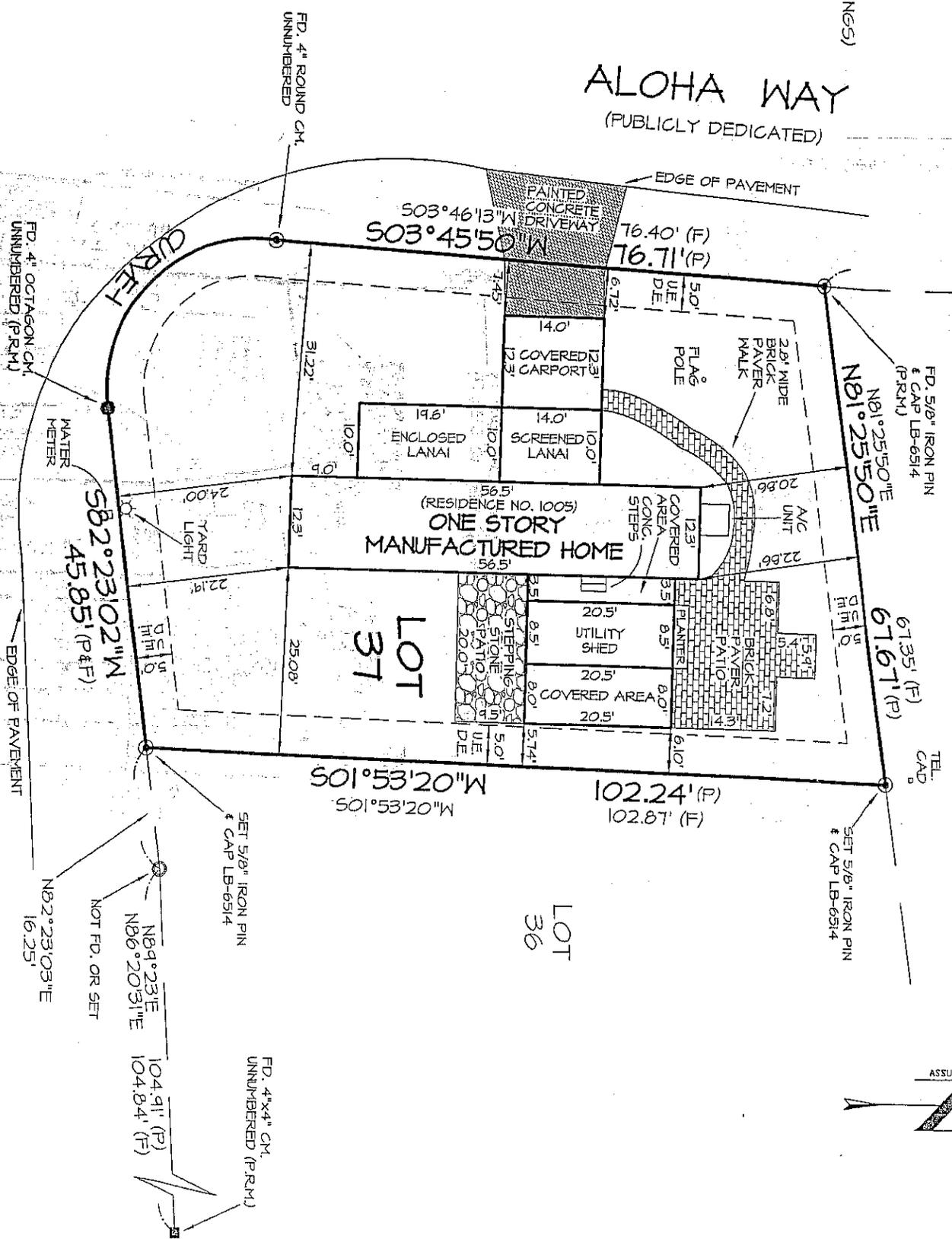
15.6'

6.0'

CURVE-2 (P&F)
 A=40°03'10"
 R=231.07'
 L=161.53'
 C=158.26'
 CB=116°12'35"W
 (BASIS OF BEARINGS)

ALOHA WAY
 (PUBLICLY DEDICATED)

ME-2
 (BASIS OF BEARINGS)
 38



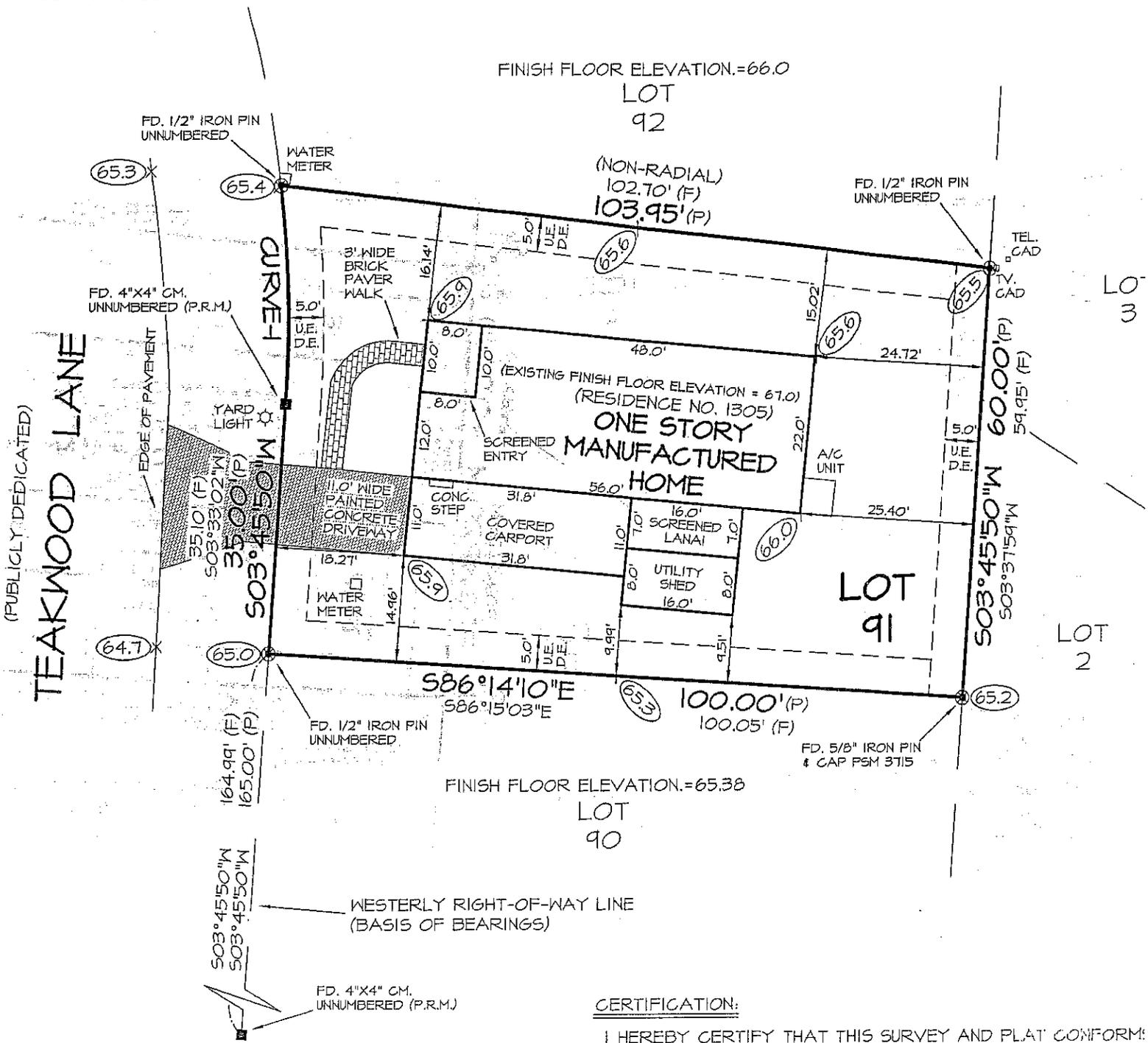
NOTES:
 1) BEARINGS ARE BASED ON THE RECORD PLAT OF ORANGE BLOSSOM GARDENS, UNIT ONE AND THE WEST RIGHT-OF-WAY LINE OF ALOHA WAY AS BEING N. 16°12'35" W., ASSUMED PLAT.

ALOHA WAY
 (PUBLICLY DEDICATED)

PROPOSED FINISH FLOOR ELEVATION = 66.63



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



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

CERTIFICATION:

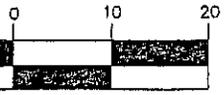
I HEREBY CERTIFY THAT THIS SURVEY AND PLAT CONFORM TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

02/28/15
B-6111
1

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

C SCALE



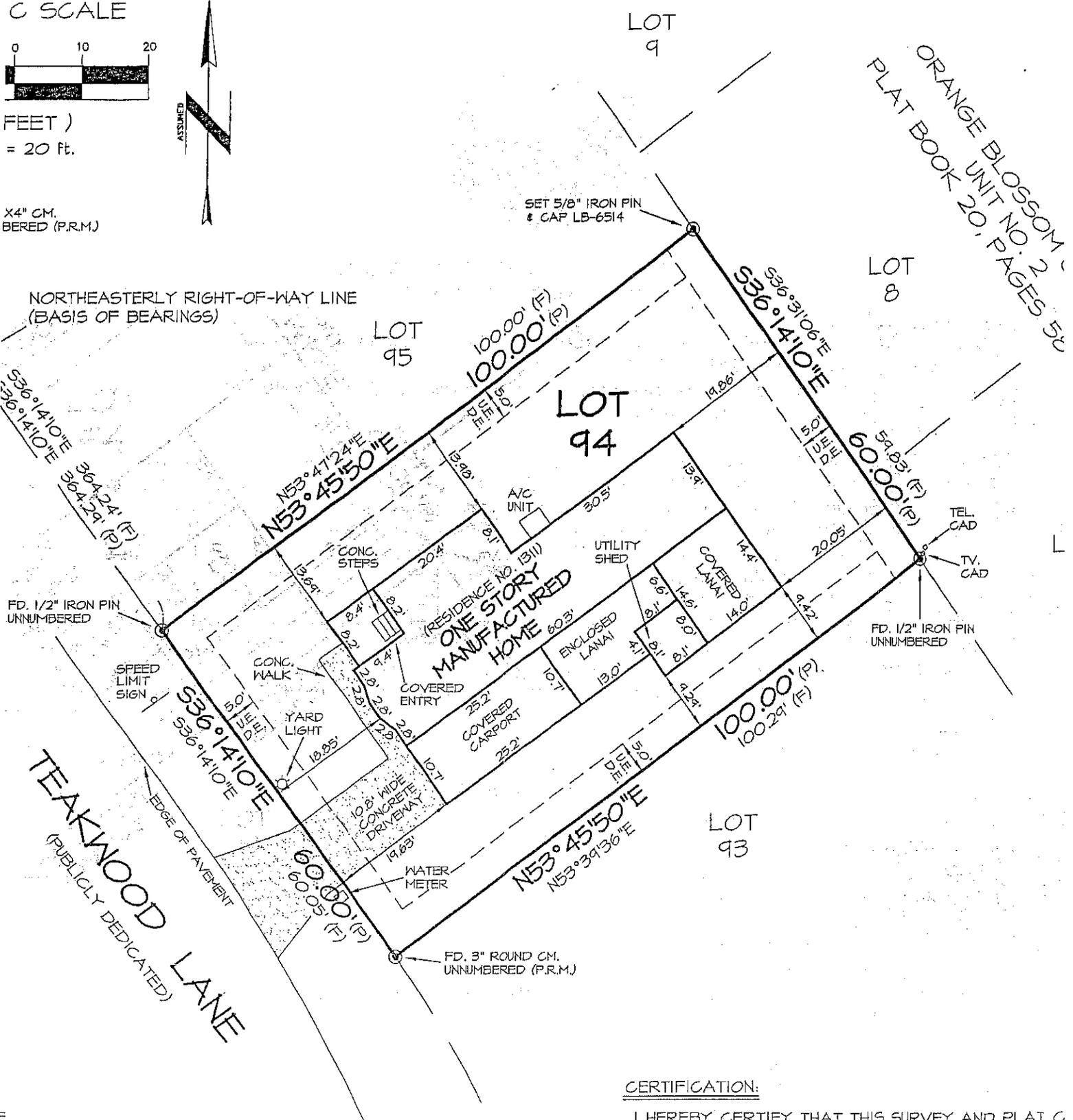
FEET)
= 20 Ft.

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



ORANGE BLOSSOM
UNIT NO. 2
PLAT BOOK 20, PAGES 50

NORTHEASTERLY RIGHT-OF-WAY LINE
(BASIS OF BEARINGS)



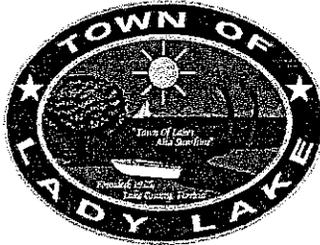
CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT C TO THE STANDARDS OF PRACTICE AS SET FORTH IN THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO 412.021, FLORIDA STATUTES.

DOUGLAS C. WAD
PROFESSIONAL SURVEYOR
FLORIDA CERTIFICATE NO. 12345

DATE:	12/28/15
PLAT NO.:	B-6110

ORANGE BLOSSOM GARDENS, UNIT ONE, TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 9, PUBLIC RECORDS OF SOUTHWEST FLORIDA.



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

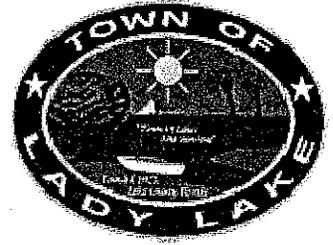
1. In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A.) executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area. Please feel free to submit for building permits for the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

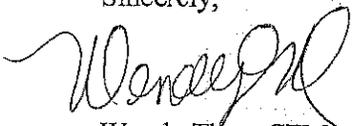
This is to notify you that applications have been filed with the Town of Lady Lake, by Daniel O'Neil on behalf of Daniel O'Neil, LLC and Prank Dejsubha, to annex, rezone, and amend the future land use designation of 4 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the 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.

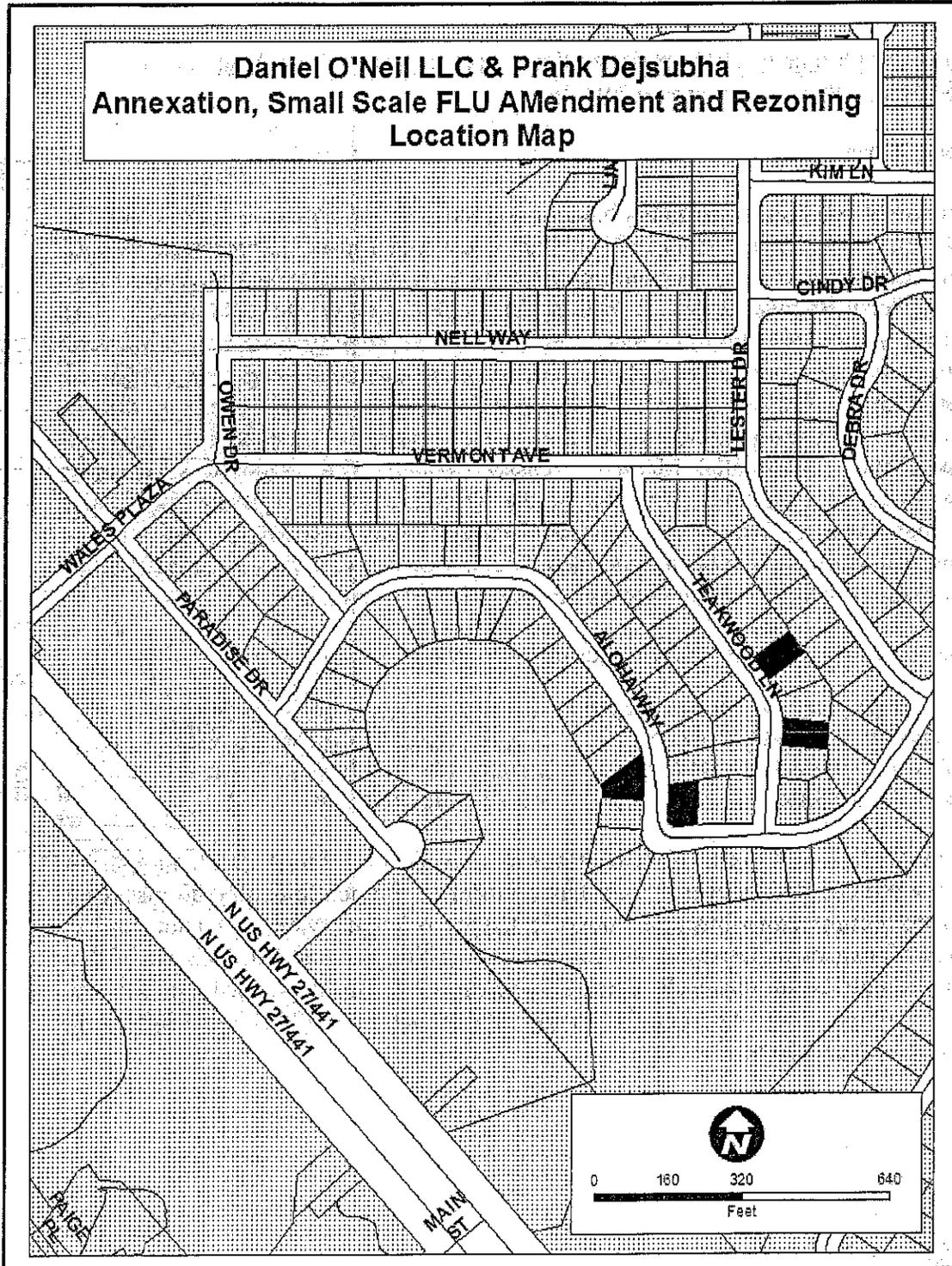
You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person 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,

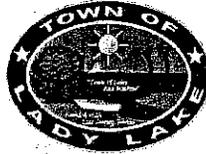

Wendy Then, CFM
Town Planner

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



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

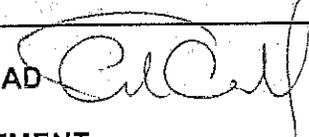
Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

WP
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: 2-8-16

Date 2-3

BOARD ACTION: Approved as Recommended

Disapproved

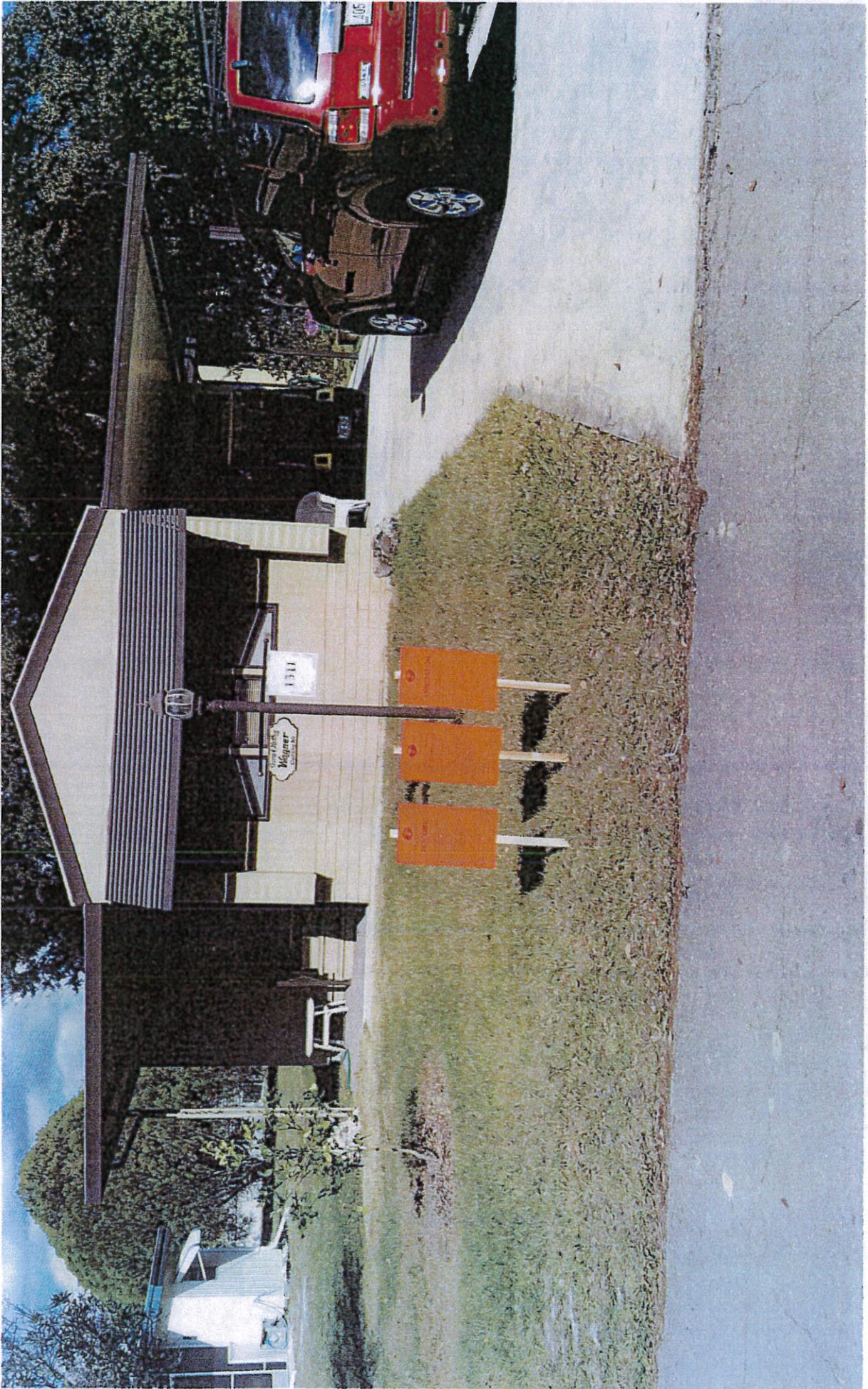
Tabled Indefinitely

Continued to Date Certain

Approved with Modifications

00: THAD - L.A.

1311 Teakwood Trl



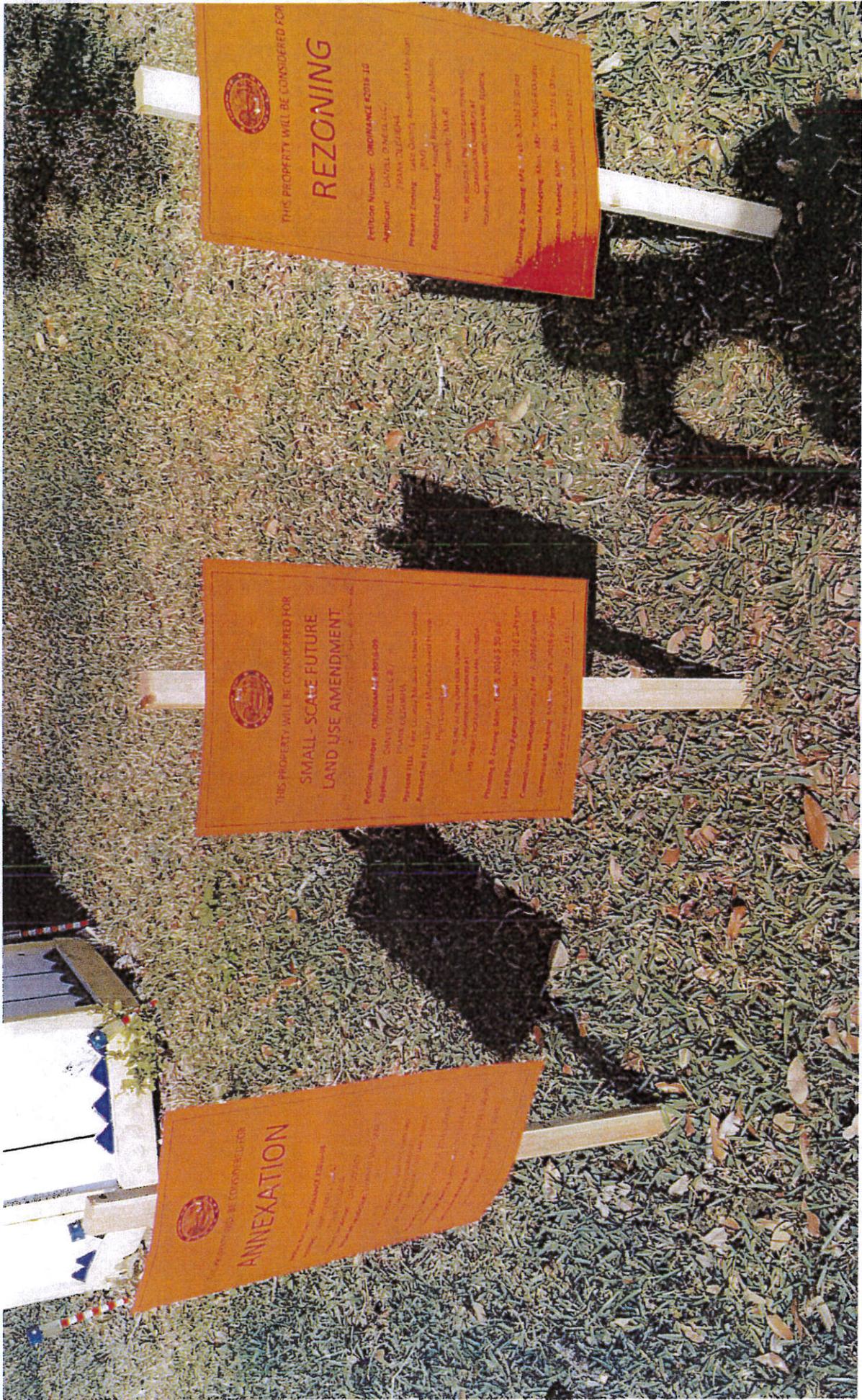
1311 Teakwood Trl



1305 Teakwood Trl



1016 Aloha way



THIS PROPERTY WILL BE CONSIDERED FOR

REZONING

Petition Number: ORDINANCE 42018-14
 Applicant: DAVIS DANCE LLC
 Address: 201218th
 Present Zoning: City Center Residential Medium Density
 Proposed Zoning: Residential Medium Density
 Planning & Zoning: 11/15/18, 11/20/18
 Public Hearing: 11/27/18
 Commission Meeting: 12/4/18
 Ordinance Meeting: 12/11/18
 Ordinance Number: 42018-14

THIS PROPERTY WILL BE CONSIDERED FOR

SMALL-SCALE FUTURE LAND USE AMENDMENT

Petition Number: ORDINANCE 42018-13
 Applicant: SHELBY WELLS LLC
 Address: 201218th
 Present Zoning: City Center Residential Medium Density
 Proposed Zoning: Residential Medium Density
 Planning & Zoning: 11/15/18, 11/20/18
 Public Hearing: 11/27/18
 Commission Meeting: 12/4/18
 Ordinance Meeting: 12/11/18
 Ordinance Number: 42018-13

THIS PROPERTY WILL BE CONSIDERED FOR

ANNEXATION

Petition Number: ORDINANCE 42018-12
 Applicant: SHELBY WELLS LLC
 Address: 201218th
 Present Zoning: City Center Residential Medium Density
 Proposed Zoning: Residential Medium Density
 Planning & Zoning: 11/15/18, 11/20/18
 Public Hearing: 11/27/18
 Commission Meeting: 12/4/18
 Ordinance Meeting: 12/11/18
 Ordinance Number: 42018-12

10015 Alpha way



1005 Aloha way



THIS PROPERTY WILL BE CONSIDERED FOR

REZONING

Petition Number: ORDINANCE #2016-10
 Applicant: DAVID OTN, LLC
 Present Zoning: L-160 County Residential Medium Density
 Requested Zoning: Special Residential Medium Density (S-160)
 City of Tealwood, 1000 West Tealwood Blvd, Tealwood, VA 22980
 Planning & Zoning Meeting: Mon, Apr 18, 2016, 6:00pm
 Commission Meeting: Mon, Apr 21, 2016, 6:00pm
 City of Tealwood, 1000 West Tealwood Blvd, Tealwood, VA 22980

THIS PROPERTY WILL BE CONSIDERED FOR

SMALL-SCALE FUTURE LAND USE AMENDMENT

Petition Number: ORDINANCE #2016-09
 Applicant: DAVID OTN, LLC
 Present Zoning: L-160 County Residential Medium Density
 Requested Future Land Use: Medium Density Single-Dwelling
 City of Tealwood, 1000 West Tealwood Blvd, Tealwood, VA 22980
 Planning & Zoning Meeting: Mon, Apr 18, 2016, 6:00pm
 Commission Meeting: Mon, Apr 21, 2016, 6:00pm
 City of Tealwood, 1000 West Tealwood Blvd, Tealwood, VA 22980

THIS PROPERTY WILL BE CONSIDERED FOR

ANNEXATION

Petition Number: ORDINANCE #2016-08
 Applicant: DAVID OTN, LLC
 Present Zoning: L-160 County Residential Medium Density
 Requested Annexation: 2016010101
 City of Tealwood, 1000 West Tealwood Blvd, Tealwood, VA 22980
 Planning & Zoning Meeting: Mon, Apr 18, 2016, 6:00pm
 Commission Meeting: Mon, Apr 21, 2016, 6:00pm
 City of Tealwood, 1000 West Tealwood Blvd, Tealwood, VA 22980

1311 Tealwood Trl



K-6

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: March 7, 2016 – First Reading

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 MOTION:

Staff recommends approval of 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.

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 and lie 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.

At the February 8, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-09 by a vote of 4-0.

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 its second and final reading 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 2/23/16

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER



Approved Agenda Item for: 3/7/16

Date

2/25/11

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification

2-23-16

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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 APPROVED AS TO FORM:

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43
44 _____
45 Derek Schroth, Town Attorney
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EXHIBIT "A" - Legal Descriptions and Map

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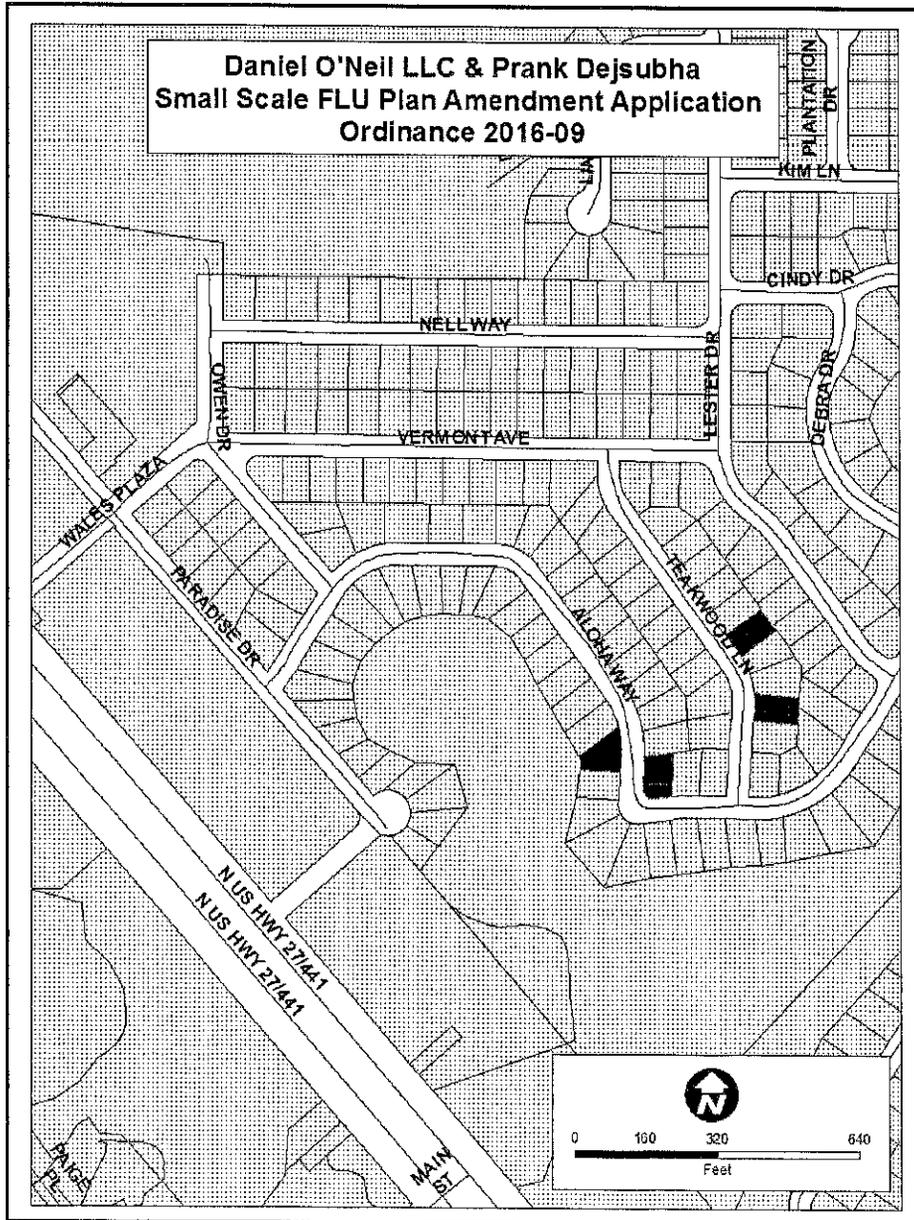
Parcel ID#: 06-18-24-0100-000-07900; Lot 79, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

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.



21
22

**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* DANIEL O'NEILL LLC	Agent/Applicant DANIEL O'NEIL
PRANK DEJSUBHA	
Address 3338 ROANOKE ST	Address 3338 ROANOKE ST
City The Villages	City the Villages
State FLORIDA Zip 32162	State FLORIDA Zip 32162
Phone (H) 561-414-7588	Phone (H) 561-414-7588
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

*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.

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.

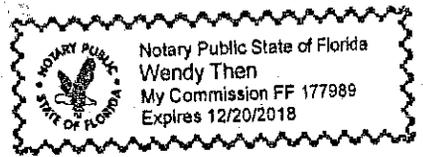
Wendy Then
Notary Public

(SEAL)

Wendy Then
Printed Name

Commission No.: FF 177989

My Commission Expires: 12-20-2018



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

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 Homelite 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:

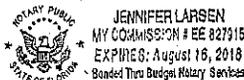
Paula Chaffin
Witness Printed Name Paula Chaffin

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 *ADL* as identification.



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

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

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**

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

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
<u>623 / 1643</u>	2/1/1977	Misc Deed/Document	Qualified	Improved	\$20,000.00
<u>779 / 2070</u>	6/1/1983	Warranty Deed	Qualified	Improved	\$22,500.00
<u>823 / 2398</u>	11/1/1984	Warranty Deed	Qualified	Improved	\$22,500.00
<u>2782 / 720</u>	3/11/2005	Warranty Deed	Qualified	Improved	\$70,000.00
<u>3088 / 2082</u>	2/15/2006	Warranty Deed	Qualified	Improved	\$85,000.00
<u>3373 / 913</u>	2/16/2007	Warranty Deed	Qualified	Improved	\$84,000.00
<u>4333 / 2381</u>	5/23/2013	Warranty Deed	Qualified	Improved	\$46,000.00
<u>4586 / 289</u>	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
---------------	--------------	----------------	---------------	---------	-----------------

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 0

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

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%	

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

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.



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

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

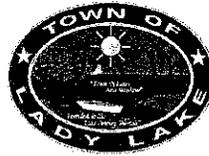
Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High Density (MH-HD)
East	Lake County – Medium Urban Density
North	Lake County – Medium Urban Density & Lady Lake- Manufactured Home High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



K-7

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: March 7, 2016 – First Reading

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 MOTION:

Staff recommends 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.

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.

At the February 8, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-10 by a vote of 4-0.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-10 for its second and final reading 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 2/23/16 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER  Approved Agenda Item for: 3/7/16 Date

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modifications

2-23-16

2/24

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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**

14
15
16
17 _____
18 Ruth Kussard, Mayor

19 ATTEST:

20
21
22 _____
23 Kristen Kollgaard, Town Clerk

24
25
26 APPROVED AS TO FORM:

27
28
29 _____
30 Derek Schroth, Town Attorney

EXHIBIT "A"
Legal Descriptions and Map

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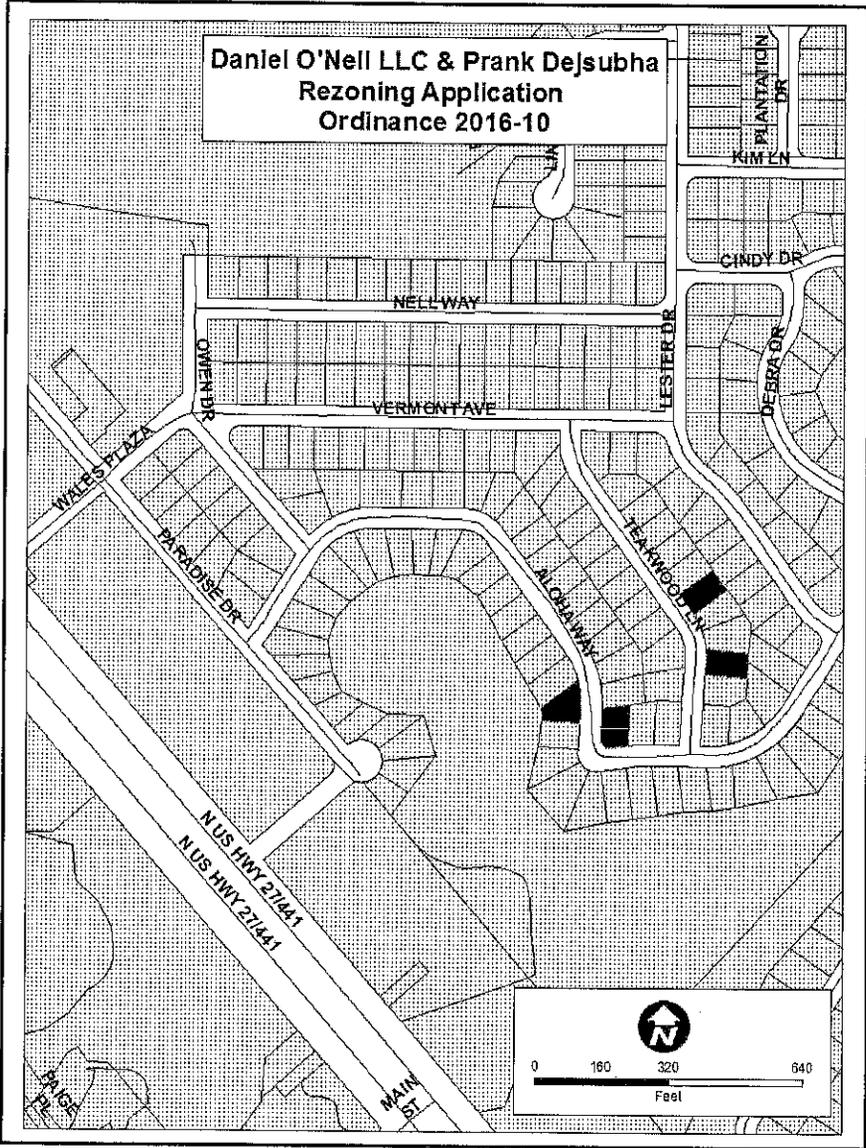
Parcel ID#: 06-18-24-0100-000-07900 - Lot 79, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

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.

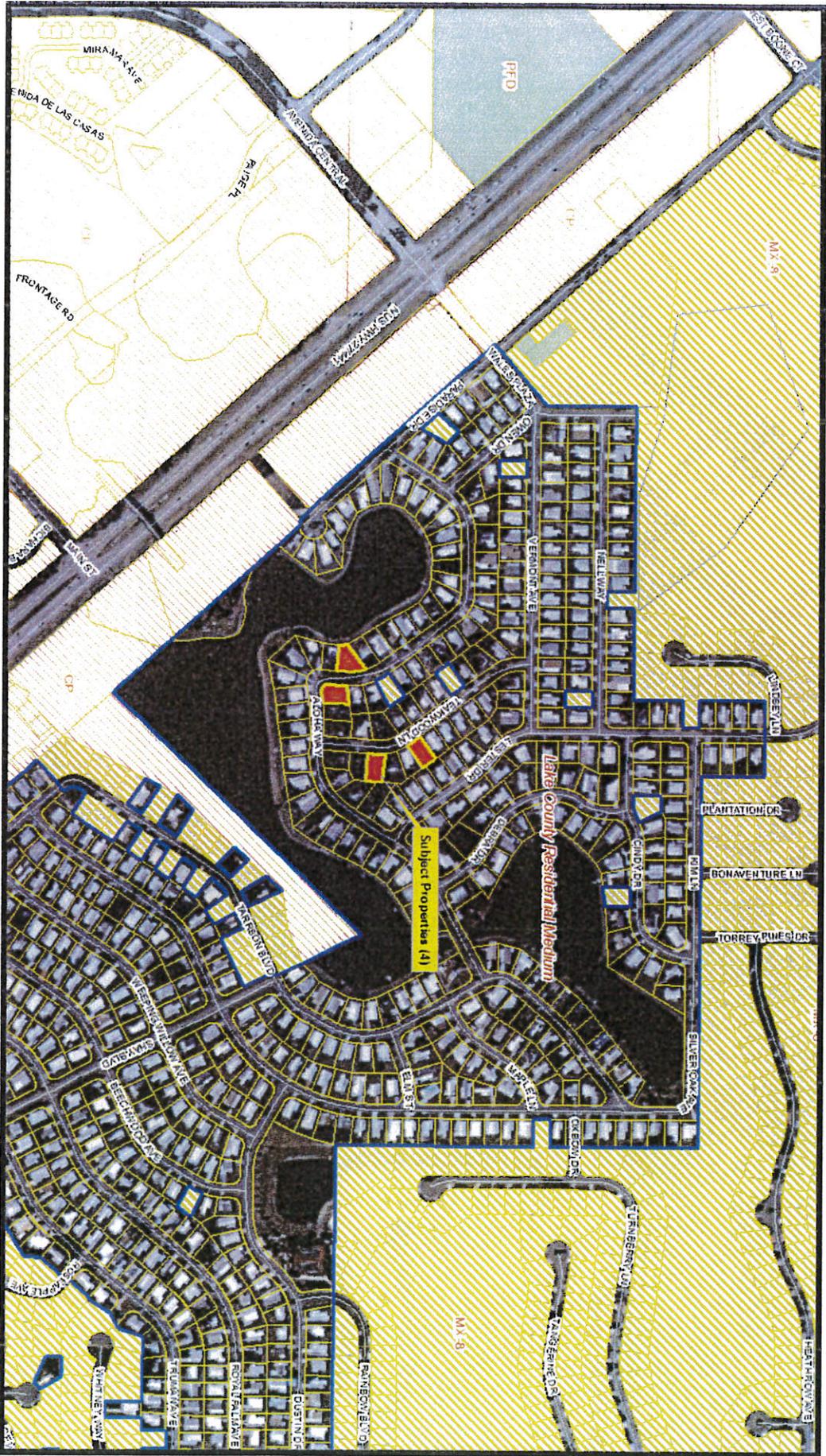
Parcel ID#: 06-18-24-0100-000-09100 - Lot 91, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

-AND-

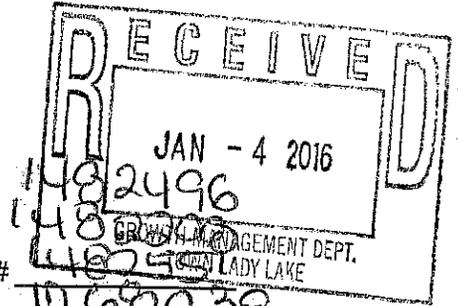
Parcel ID#: 06-18-24-0100-000-09400 - Lot 94, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.



CURRENT ZONING – LAKE COUNTY RESIDENTIAL MEDIUM



TOWN OF LADY LAKE
REZONING APPLICATION



Tax identification/AK #

1160039
Dejsuha

1. Owner's Name: DANIEL O'NEIL - PRANK
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 LANE S UNIT 1 LOT 79 PB 18 PG 9 ORA 4254 PG 828

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

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: 1-4-2016 Received by: WThon
Fees Paid: \$1,200⁰⁰

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**

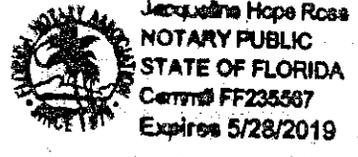
Before me, the undersigned authority personally appeared Prank Dejsubha, who being by me first duly sworn on oath, deposes and says:

- (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 FIDL 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

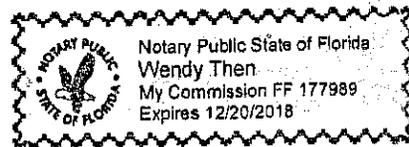
Before me, the undersigned authority personally appeared Daniel O'neil
who being by me first duly sworn on oath, deposes and says:

- (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

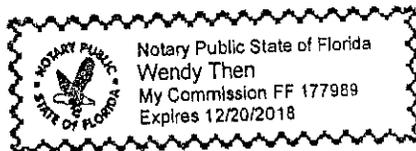
Before me, the undersigned authority personally appeared Daniel O'Neil, who being by me first duly sworn on oath, deposes and says:

- (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:

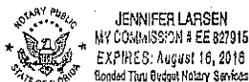
Paula Chaffin
Witness Printed Name Paula Chaffin

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 *MDL* 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	School and Bus Map
Property Description:	ORANGE BLOSSOM GARDENS UNIT 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
Incorrect Bedroom, Bath, or other information? Click here to Update My Information.			

Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	
2	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%	<input type="checkbox"/>
6	(LAM)	Wood (001)	1	361	N	0%	0%	<input type="checkbox"/>
7	SCREEN PORCH (SPM)	No Wall Type (000)	1	249	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
<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 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.

 NOTARY PUBLIC
STATE OF FLORIDA
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
<u>623 / 1643</u>	2/1/1977	Misc Deed/Document	Qualified	Improved	\$20,000.00
<u>779 / 2070</u>	6/1/1983	Warranty Deed	Qualified	Improved	\$22,500.00
<u>823 / 2398</u>	11/1/1984	Warranty Deed	Qualified	Improved	\$22,500.00
<u>2782 / 720</u>	3/11/2005	Warranty Deed	Qualified	Improved	\$70,000.00
<u>3088 / 2082</u>	2/15/2006	Warranty Deed	Qualified	Improved	\$85,000.00
<u>3373 / 913</u>	2/16/2007	Warranty Deed	Qualified	Improved	\$84,000.00
<u>4333 / 2381</u>	5/23/2013	Warranty Deed	Qualified	Improved	\$46,000.00
<u>4586 / 289</u>	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:	06-18-24-01000009100
		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
Incorrect Bedroom, Bath, or other information? Click here to Update My Information.			

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	
2	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 880
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)

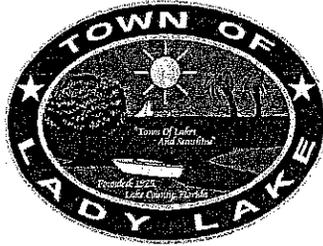
Building 001

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	ZAJC 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

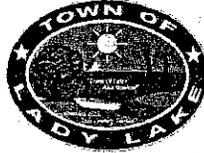
Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com

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.
-



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 2-8

BOARD ACTION: Approved as Recommended

CHASSON/MCKENZIE 4-0

Disapproved

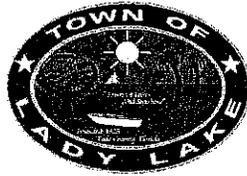
Tabled Indefinitely

Continued to Date Certain

Approved with Modification

CC: THAD - G.M.

WP
2-2-2016



L-8

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: March 7, 2016

SUBJECT: Consideration of Two Reappointments to the Parks, Recreation and Tree Advisory Committee

DEPARTMENT: Clerk's Office

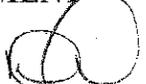
STAFF RECOMMENDED MOTION: Approve the Reappointment of Linda Denby and Betty Cantelmo to the Parks, Recreation and Tree Advisory Committee

SUMMARY: The terms of two members of the Parks, Recreation & Tree Advisory Committee expired in February of 2016.

Betty Cantelmo and Linda Denby are current members and both wish to be reappointed. There are no new applications on file for consideration of appointment to this committee.

FISCAL IMPACT: N/A Capital Budget
 Operating
 Other

ATTACHMENTS: Ordinance Resolution Budget Resolution
 Other Support Documents -- Applications

DEPARTMENT HEAD 	Submitted	Date
HR	Approved as to form	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN MANAGER 	Approved Agenda Item for: 3-7-16	Date 2-25-16

COMMISSION ACTION:

- Approved as Recommended Disapproved Tabled Indefinitely
- Continued to Date Certain Approved with Modification

TOWN OF LADY LAKE
BOARDS/COMMITTEES APPLICATION

Name: BETTY CANTELMO Date: 6/29/12
Mailing Address: 1255 GRANADA CT.
Location of residence: LADY LAKE (VILLAGE OF DEL MAR)
Business Location (if applicable): N.A.
(Economic Development Advisory Committee only)
Home Phone: 352-391-5554 Work Phone: _____
Cell Phone: 954-240-5728 E-Mail Address: booper1145@gmail.com

Check below the Committees or Boards that you are willing to serve on:

- Economic Development Advisory Committee
- Library Board
- Planning & Zoning Board
- Parks & Recreation Advisory Board
- Police Pension Board
- Tree & Beautification Advisory Committee

Occupation: ACCOUNTANT - STOCK BROKER - RETIRED

Training or experience related to activities of boards or committees to which appointment is sought: _____

B.S. DEGREE FROM RUTGERS U.
NEWARK, N.J.
ATTENDED N.Y.U. FOR FINANCE CLASSES

Member of the following professional or business organizations: _____
RETIRED

Have you served on a Town board or committee in the past? no

If yes - name of committees/boards and dates _____

Nationality: (optional) _____ (This information is for use in the Annual Florida Department of State Report only.)

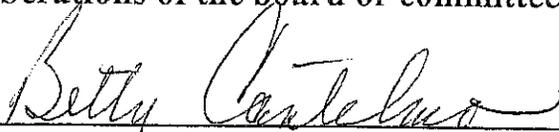
Have you ever been convicted of a felony? (optional) no

Please list three references that the Town may contact (excluding Town employees) – name, address and phone number:

1. Sonia Molrell 352-750-0173
2. BARBARA FIRSIT 352-750-1953
3. LINDA NEVINSKI 330-984-8186

Additional information may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.



Signature of Applicant

Please return application to:

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: You may be required to fill out a financial disclosure form.

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

TOWN OF LADY LAKE BOARDS/COMMITTEES APPLICATION

Date: July 27, 2015

Name: Linda Denby

Mailing Address: 103 Third St. Lady Lake, FL 32159

Location of residence: 103 Third St. Lady Lake, FL 32159

Business Location (if applicable): _____
(Economic Development Advisory Committee only)

Home Phone: 352-430-8496 Work Phone: 352-430-8496 x1

Cell Phone: 352-430-8496 E-Mail Address: lindadenby@comcast.net

Check below the Committees or Boards that you are willing to serve on:

- Citizens Advisory Task Force
- Economic Development Advisory Committee
- Library Board
- Lake County Library Board Representative
- Planning & Zoning Board
- Parks, Recreation & Tree Advisory Board
- Police Pension Board

Occupation: Probate Paralegal, Dean & Dean LLP

Training or experience related to activities of boards or committees to which appointment is sought: Leesburg High School Band Parents Assn. (financial Secretary), Lady Lake Little League (Secretary/info. officer), Lady Lake Soccer Board (past), Boys and Girls Club Board of Directors (past), Orange Blossom Utilities, Inc. (Secretary), Village Park Center POA (Secretary)

Member of the following professional or business organizations: None

Have you served on a Town board or committee in the past? No

If yes, name of committees/boards and dates: _____

Nationality: (optional) caucasian (This information is for use in the Annual Florida Department of State Report only.)

Have you ever been convicted of a felony? (optional) No

Please list three references that the Town may contact (excluding Town employees) – name, address and phone number:

1. Susan E. Dean, Esq. 11714 NE 62nd Ter. Ste 400, The Villages FL 430-1326
2. Nancy Steinmetz, Lady Lake FL 267-7850
3. Lisa Hoover, 11714 NE 62nd Ter. Ste 500, The Villages FL 751-5674

Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.



Signature of Applicant

Please return application to:

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: You may be required to fill out a financial disclosure form.

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

PARKS & RECREATION ADVISORY COMMITTEE

- VOTING FORM -

Date: March 7, 2016

Please mark your selections (2) and sign your name at the bottom.

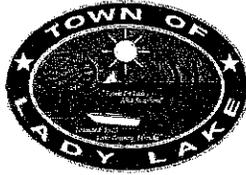
Thank you.

Reappointment(s):

	Yes	No
Betty Cantelmo	<input type="checkbox"/>	<input type="checkbox"/>
Linda Denby	<input type="checkbox"/>	<input type="checkbox"/>

Selection made by: _____
(Name of Commissioner)

VOID ORIGINAL - PLEASE USE PASSED OUT COPY FOR VOTE



L-9

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: March 7, 2016

SUBJECT: Consideration of Two Reappointments to the Planning and Zoning Board

DEPARTMENT: Clerk's Office

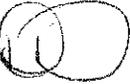
STAFF RECOMMENDED MOTION: Approve the Reappointment of Peter Chiasson and Michael McKenzie to the Planning and Zoning Board

SUMMARY: The terms of two members of the Planning and Zoning Board expired in February of 2016.

Michael McKenzie and Peter Chiasson are current members and both wish to be reappointed. There are no new applications on file for consideration of appointment to this board.

FISCAL IMPACT: N/A Capital Budget
 Operating
 Other

ATTACHMENTS: Ordinance Resolution Budget Resolution
 Other Support Documents – Applications

DEPARTMENT HEAD 	Submitted	Date
HR	Approved as to form	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN MANAGER 	Approved Agenda Item for: 3/7/16	Date 2/25/16

COMMISSION ACTION:
 Approved as Recommended Disapproved Tabled Indefinitely
 Continued to Date Certain Approved with Modification

APPOINTED TO POL. PENSION
BY 5/13/15

Julia Wolfe

From: Christopher Ayres <chr.ayres@gmail.com>
Sent: Wednesday, March 25, 2015 11:55 AM
To: Nancy Slaton; Julia Wolfe
Subject: Fwd: New Board/Committee Application

From: **LadyLake.org** <ladylake@host103.hostmonster.com>
Date: Sat, Mar 21, 2015 at 3:00 PM
Subject: New Board/Committee Application
To: pachiasson@aol.com

Name: Peter Chiasson
Application Date: March 21, 2015
Address: 136 Palermo Place
Location of residence: Lady Lake
Business Location:
Home Phone: 352-430-2662
Work Phone:
Cell Phone: 352-255-2760
Email: pachiasson@aol.com
Boards to serve on: Police Pension Board
Occupation: Retired...but work part time on one of The Villages golf courses
Training or experience related to board sought: Degreed Mechanical Engineer, MBA, Chairman of the Board, CEO, President, Vice President and Owner of various companies. Taught management, marketing, economics and MBA courses at both the graduate and undergraduate levels. Have served on several boards of both public and private companies. Worked to develop a new master plan for a small town in NH. Served on Zoning Board for both New Durham NH and Lady Lake FL.
Member of professional/business organizations: Retired now but previously was a member of many business organizations.
Served in past?: Yes
If yes, which one?: Lady Lake Zoning Board (2007-2008), New Durham (NH) Zoning Board (1990-1993)
Nationality: American (French-Italian)
Convicted of felony?: No
Reference 1: Frank Scordino, Lady Lake, 352-750-6375
Reference 2: Jack Powers, Lady Lake, 352-751-1638
Reference 3: Jimmy Cesaroni, Lady Lake, 352-259-4768
Additional comments: Preference for either the Police Pension Board or the Economic Development Committee but will serve on the Zoning Board if the town feels this will be more helpful. .
From: LadyLake.org
Cc: pachiasson@aol.com

**TOWN OF LADY LAKE
BOARDS/COMMITTEES APPLICATION**

Date: 4-9-12

Name: Michael A McKenzie

Mailing Address: 818 BOLIVAR ST

Location of residence: LADY LAKE FL 32159

Business Location (if applicable): _____

(Economic Development Advisory Committee only)

Home Phone: _____ Work Phone: _____

Cell Phone: 267-4811 E-Mail Address: MIKEAMCKENZIE@ADLCO

Check below the Committees or Boards that you are willing to serve on:

- Economic Development Advisory Committee
- Library Board
- Planning & Zoning Board
- Parks & Recreation Advisory Board
- Police Pension Board
- Tree & Beautification Advisory Committee

Occupation: RETIRED

Training or experience related to activities of boards or committees to which appointment is sought: HVAC CONTRACTOR

Member of the following professional or business organizations: _____

Have you served on a Town board or committee in the past? Yes

If yes – name of committees/boards and dates Code ENFORCEMENT, PD 2

Nationality: (optional) _____ (This information is for use in the Annual Florida Department of State Report only.)

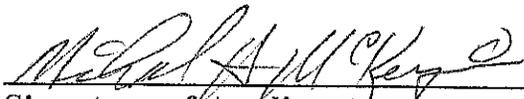
Have you ever been convicted of a felony? (optional) NO

Please list three references that the Town may contact (excluding Town employees) – name, address and phone number:

1. DAVID Smalley
2. NANCY STINEWATER ROACH.
3. CHRIS GATHEMEN

Additional information may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.



Signature of Applicant

Please return application to:

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: You may be required to fill out a financial disclosure form.

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

PLANNING & ZONING BOARD

- VOTING FORM -

Date: March 7, 2016

Please mark your selections (2) and sign your name at the bottom.

Reappointments:

	Yes	No
Pete Chiasson	<input type="checkbox"/>	<input type="checkbox"/>
Michael McKenzie	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Thank you.

Selections made by _____
(Name of Commissioner)

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L-10

There Is No

Packet Item

For Item L-10.