



REGULAR PLANNING AND ZONING BOARD MEETING

Date: Monday, June 13, 2016
Time: 5:30 p.m.
Place: Town Hall Commission Chambers
409 Fennell Blvd., Lady Lake

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA

CALL TO ORDER: John Gauder, Chairperson

PLEDGE OF ALLEGIANCE

ROLL CALL

OPEN FORUM

NEW BUSINESS:

1. **Approval of Minutes** – May 9, 2016 Meeting
2. **Ordinance No. 2016-18** – Annexation – The Villages of Lake-Sumter, Inc., – Property Being 0.88 +/- Acres of Land (Alternate Keys 1672465, 3238575, 2523271, 2534672, 2800526 and 2701188); Six Lots, which are Located within Orange Blossom Gardens Units 2, 3.1b and 4 (Wendy Then)
3. **Ordinance No. 2016-19** – Small Scale Future Land Use Comprehensive Plan Amendment – From Lake County Medium Urban Density to Lady Lake Manufactured Home High Density – Property Being 0.88 +/- Acres of Land (Alternate Keys 1672465, 3238575, 2523271, 2534672, 2800526 and 2701188); Six Lots, which are Located within Orange Blossom Gardens Units 2, 3.1b and 4 (Wendy Then)
4. **Ordinance No. 2016-20** – Rezoning – The Villages of Lake-Sumter, Inc., - Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) – Property Being 0.88 +/- Acres of Land (Alternate Keys 1672465, 3238575, 2523271, 2534672, 2800526 and 2701188); Six Lots, which are Located within Orange Blossom Gardens Units 1, 3.1b and 4 (Wendy Then)

CHAIRPERSON/MEMBERS' REPORT

ADJOURN

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

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

NS/Word/Town Clerk/Agendas/P&Z Meeting – 06-13-16



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**MINUTES OF THE TOWN OF LADY LAKE
REGULAR PLANNING AND ZONING BOARD MEETING
LADY LAKE, FLORIDA**

May 9, 2016
5:30pm

The Planning and Zoning Board Meeting was held in the Town Hall Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida. The meeting convened at 5:30 p.m.

CALL TO ORDER: John Gauder, Chairperson

PLEDGE OF ALLEGIANCE: John Gauder, Chairperson

ROLL CALL: Michael McKenzie, Member
William Sigurdson, Member
John Gauder, Chairperson

ABSENT: Peter Chiasson, Member

STAFF MEMBERS PRESENT: Thad Carroll, Growth Management Director; Wendy Then, Town Planner; and Carol Osborne, Staff Assistant to Town Clerk

Also Present: Attorney Sasha Garcia, BRS Legal

OPEN FORUM: Chairperson Gauder noted for the record that there was no one present in the audience.

NEW BUSINESS:

1. Approval of Minutes – April 11, 2016 Regular Meeting

Upon a motion by Member McKenzie and a second by Member Sigurdson, the Planning and Zoning Board approved the minutes of the Planning and Zoning Board Meeting of April 11, 2016 by a vote of 3-0.

2. Ordinance No. 2016-17 – Ordinance No. 2016-17 – Amendments to the following sections of the Land Development Regulations (Ordinance No. 2009-15) Chapter 17, Sign Regulations: Section 17-2 Permitting Requirements, Section 17-3, General Requirements, Section 17- 4, Permanent Signs, and Section 17-5, Temporary Signs. (Wendy Then)

Town Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk’s Office). She stated that on October 5, 2009, the Town Commission approved Ordinance 2009-15 in an effort to update Chapter 17, Sign Regulations, which were originally adopted in 1994. The changes that were incorporated sought to put more detailed sign restrictions, both for safety and aesthetic purposes, as well as signage provisions for temporary and promotional events.

Ms. Then stated it has been almost seven years since the sign code have been amended, and staff has been progressively working with the sign code provisions, particularly Code Enforcement,

1 Growth Management with the Building Department, and Public Works. She stated our Public
2 Works crew removes signs from the Town's right-of-way. Town staff has been directed to revise
3 certain sections of Chapter 17 that continuously result in variance applications. She stated these
4 issues appear to be more the norm rather than the exception. In addition, the changes made under
5 section 17-2 will help clarify permitting requirements and diminish conflicts in the interpretations to
6 the sign code, thus communicating a better understanding to our citizens and the general public of
7 our regulations.

8
9 Ms. Then stated the proposed revisions to section 17-2, Permitting Requirements, include
10 clarifications for construction signs, governmental flags, and non-political flags (corporate flag,
11 organizational flag or fraternal order flag). She stated this particular section of the code does not
12 require a permit for the display of these signs. Ms. Then noted since construction signs are
13 temporary and will, at most, be on the job site for no longer than six or seven months, they will be
14 required to be set back five feet from the road and not exceed 32 sq. ft. in area.

15
16 Regarding the display of flags, Ms. Then stated companies are permitted to display one or more
17 ground-mounted governmental flags provided they are not used for commercial purposes. She
18 stated organizations are permitted to display only one non-political flag affiliated with their
19 operations.

20
21 Ms. Then stated the proposed revision to section 17-3, General Requirements Sign Placement
22 Standards, is to increase the size of a wall sign from ten percent of the square footage of the façade
23 to twenty percent of the square footage of the façade. She stated certain areas of our current
24 commercial design standards require that the parapets of particular buildings extend a percentage of
25 the roof line. When a sign is placed on the wall, there is no uniformity between the location of the
26 signage and the elevation of the exterior design. Ms. Then showed a diagram of a façade
27 illustrating how proper uniformity is achieved. She stated a parapet is generally no more than one
28 third of the entire height of the building. Ms. Then explained by dividing the façade area into
29 thirds, with the top one third of the building allocated for the signage, an applicant is permitted to
30 utilize no more than twenty percent of that square footage area of the façade.

31
32 Ms. Then stated the proposed revisions in Section 17-4, Permanent Signs, aim to allow flexibility
33 for businesses to select which façade to place wall signage on, providing the sign proposal adheres
34 to the maximum square footage allowed, and is placed on the exterior elevations facing the public
35 street or the patron's parking areas. The current code requires additional signage on a secondary
36 façade provided it faces the public street. She reported in many cases this part of the code does not
37 apply and variances have been approved when it is proven that the elevation shows the vacant wall
38 can be utilized for signage. This enables the public to see which businesses are in that building
39 while traveling in various directions. She stated this was the case with the Stein Mart building and a
40 variance was approved for the Ulta Beauty store located in that building. Also, the professional
41 plaza off of C.R. 466 that houses multiple medical businesses utilized the variance process for
42 signage on the wall that faces C.R. 466. Ms. Then stated only one variance application for
43 secondary wall signage has been denied; all others have been approved.

44
45 Ms. Then indicated there have been variance applications for secondary wall signs, as well as
46 variance applications for *additional* wall signs.

47
48 Ms. Then stated to be in compliance with section 17-3, the amendments to section 17-4 for
49 buildings proposes the wall signage to be two sq. ft. per lineal footage of the building on a public

1 street with up to 200 sq. ft. maximum, or twenty percent of the of square footage of the façade,
2 whichever is greater. For single use tenants, applicants may be allowed an additional wall sign on a
3 secondary façade facing the public street and/or on facades facing patron's parking area. This does
4 not include the loading area, which is usually located at the rear of the building. Multi-tenant
5 buildings have the same proposed regulations.

6
7 Ms. Then stated the proposed amendments to Section 17-5, Temporary Signs, will extend the
8 display of promotional banners and/or feather flags an additional one time per calendar year, for a
9 maximum of four times a year per individual business. She stated many businesses wanted to
10 display promotional flags for the various holidays throughout the year and were permitted only
11 three per year. Ms. Then stated another addition to the code is to allow a business their choice of
12 one banner and one feather flag, or two feather flags at the building's frontage. Because feather
13 flags have become very popular forms of advertising because they are easily moved, Ms. Then
14 stated it is important to educate the public to be in compliance when using these forms of
15 promotional advertising.

16
17 Regarding holiday flags, Member McKenzie questioned if there is a timeframe when these flags
18 will be permitted. He stated he has seen Christmas displays in some stores in August.

19
20 Ms. Then stated in respect to the temporary signs, the feather flags are more for the product. The
21 Town cannot control what happens inside the store in regards to when holiday merchandise is sold.
22 She emphasized that when a temporary application is submitted for a promotional sale, it is
23 reviewed closely, and they will advise the applicant to utilize their temporary sign wisely. She
24 stated the current code does not include any provisions limiting what businesses display and, if that
25 is an issue the Board would like included, she will research that issue if directed.

26
27 Mr. Carroll stated each temporary sign timeframe is 15 days, for a total of 60 days per calendar
28 year. He said when an application is submitted, it is documented, but the content of signs is an area
29 the Growth Management Department does not want to regulate. He stated if a company wants to
30 advertise a promotion that is out-of-season, that is their discretion.

31
32 Member Sigurdson asked for clarification in Section 17-4 regarding the 50% of the glass area where
33 the sign is placed.

34
35 Ms. Then stated this section is in the code, but it is very difficult to regulate what is displayed in the
36 windows. She stated some businesses change their displays frequently and the intention of the code
37 is to have fifty percent of the window area clear. To clarify, Ms. Then gave an example that if a
38 business is permitted 200 sq. ft. of signage and there are four windows with 20 sq. ft. being utilized
39 on each window for displays, it will result in 80 sq. ft. being deducted from the total wall signage.
40 She noted this has never been done, but will remain in the code.

41
42 Member Sigurdson stated, for example, if his business had four large windows in the front of his
43 building, he could cover the bottom half of all of those windows.

44
45 Ms. Then replied that Member Sigurdson is correct. She stated the fifty percent can be one half of
46 the window, or twenty-five percent on the top of the window and twenty-five percent on the bottom
47 of the window. Ms. Then stated when the application is submitted, it is reviewed to ensure the
48 content is appropriate.

1 Overall, the proposed amendments to Chapter 17, Sign Regulations, seek to align and reconcile
2 existing practices with the written provisions of the code.

3
4 Growth Management staff requests the Planning and Zoning Board members' input and direction in
5 these efforts, which ultimately seek to establish regulations that enhance public safety and the
6 general well-being of the Town of Lady Lake citizens.

7
8 Ms. Then stated the staff appreciates the Board's feedback as sign regulations are not an easy
9 subject matter for municipalities. She stated that many times the regulations need to be modified to
10 benefit the community, which is why land development regulations are living documents.

11
12 Member McKenzie stated many of these are limited to the imagination and, with people having
13 creative ideas, they will try to change or circumvent regulations and it is important to continue to
14 review and make modifications.

15
16 Ms. Then agreed and stated the main change the commission wanted to pursue was the wall signage
17 situation in lieu of all of the variances that have been submitted recently, especially during 2015.

18
19 Chairperson Gauder agreed, stating when there is a number of the same instances occurring, it is
20 necessary to review current codes and make appropriate modifications.

21
22 Ms. Then stated when reoccurring issues become the norm, it is time to review regulations and
23 make the modifications to accomplish the greatest benefit as recommended by the elected officials
24 and board members.

25
26 The Town Commission is tentatively scheduled to hear Ordinance No. 2016-17 for first reading on
27 Monday, June 6, 2016, and for second/final reading on Monday, June 20, 2016.

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29 *Upon a motion by Member Sigurdson and a second by Member McKenzie, the Planning and*
30 *Zoning Board recommended transmittal and approval of Ordinance No. 2016-17 to the Town*
31 *Commission for consideration by the following roll call vote:*

MCKENZIE	YES
SIGURDSON	YES
GAUDER	YES

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37 Chairperson Gauder stated for the record that there is no one from the public in attendance.

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39 **CHAIRPERSON/MEMBERS' REPORT:** No report.

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41 **ADJOURN:** *With nothing further to discuss, the meeting was adjourned at 5:54 p.m.*

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46 Carol Osborne, Staff Assistant to the Town Clerk John Gauder, Chairperson

47 Minutes transcribed by Carol Osborne, Staff Assistant to the Town Clerk



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PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: June 13, 2016

SUBJECT: Ordinance 2016-18 – Annexation of Property Being 0.88 +/- Acres of Land Owned by the Villages of Lake-Sumter, Inc., Referenced By Alternate Keys 1672465, 3238575, 2523271, 2534672, 2800526, And 2701188; Six (6) Lots Which Are Located Within Orange Blossom Gardens Units 2, 3.1b, And 4 Within Lake County, Florida

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

1. Motion to forward Ordinance 2016-18- The Villages of Lake-Sumter, Inc.– Requesting Annexation of 6 lots consisting of approximately 0.88 +/- acres of land which are Located Within Orange Blossom Gardens Units 2, 3.1b, And 4 Within Lake County, Florida, with the recommendation of approval.
2. Motion to forward Ordinance 2016-18- The Villages of Lake-Sumter, Inc.– Requesting Annexation of 6 lots consisting of approximately 0.88 +/- acres of land which are Located Within Orange Blossom Gardens Units 2, 3.1b, And 4 Within Lake County, Florida, with the recommendation of denial.

Staff is in support of Motion Number 1

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to annex properties consisting of 6 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Gardens Subdivisions Units 2, 3.1B and 4. The annexation application involves 0.88 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 6 lots are spread out along different roads and include the following addresses:

- 1015 Vermont Avenue
- 1305 Debra Drive
- 828 Silver Oak Avenue
- 816 Weeping Willow Avenue
- 1240 Dustin Drive
- 812 Tarrson Boulevard

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

each property has been included with the submitted application. All lots will be served by the Village Center Community Development District Central Water and Sewer System, as well as the District's Fire Department.

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

The annexation application was received on Thursday, May 5, 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 (98) within 150 feet of the properties proposed by annexation request were mailed Thursday, May 26, 2016. The properties were posted Tuesday, June 31, 2016.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-18, 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 2016-18 for first reading on Wednesday, July 6, 2016 at 6:00 p.m. The second and final reading will be held on Monday, July 18, 2016 at 6:00 p.m.

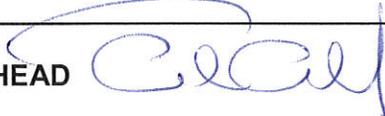
FISCAL IMPACT: \$ TBD – pending value of future homes

Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

DEPARTMENT HEAD		Submitted 6/6/16	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements	Date
TOWN ATTORNEY		Approved as to Form and Legality	Date
TOWN MANAGER		Approved Agenda Item for: 6/13/16	Date 6/14/16


6/6/16

BOARD ACTION: **Approved as Recommended** **Disapproved**
 Tabled Indefinitely **Continued to Date Certain**
 Approved with Modifications

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ORDINANCE NO. 2016-18

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VOLUNTARILY ANNEXING PROPERTY BEING 0.88 +/- ACRES OF LAND OWNED BY THE VILLAGES OF LAKE-SUMTER, INC; REFERENCED BY ALTERNATE KEYS 1672465, 3238575, 2523271, 2534672, 2800526, AND 2701188; SIX (6) LOTS WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNITS 2, 3.1B, AND 4 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 0.88 +/- 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

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

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6 **PASSED AND ORDAINED** by the Town Commission of the Town of Lady Lake, Florida,
7 this 18th day of July, 2016.

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

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12 _____
13 Ruth Kussard, Mayor

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15 ATTEST:

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17 _____
18 Kristen Kollgaard, Town Clerk

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21 APPROVED AS TO FORM:

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24 _____
25 Derek Schroth, Town Attorney

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32 Passed on First Reading: _____

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34 Passed on Second/Final Reading: _____
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EXHIBIT "A"
Legal Descriptions and Map

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Parcel ID #: 06-18-24-0200-0000-2000
Lot 20, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20,
Pages 58 and 59, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0200-000-12900
Lot 129, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book
20, Pages 58 and 59, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-24000
Lot 240, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat
Book 25, Page 33, Public Records of Lake County, Florida.

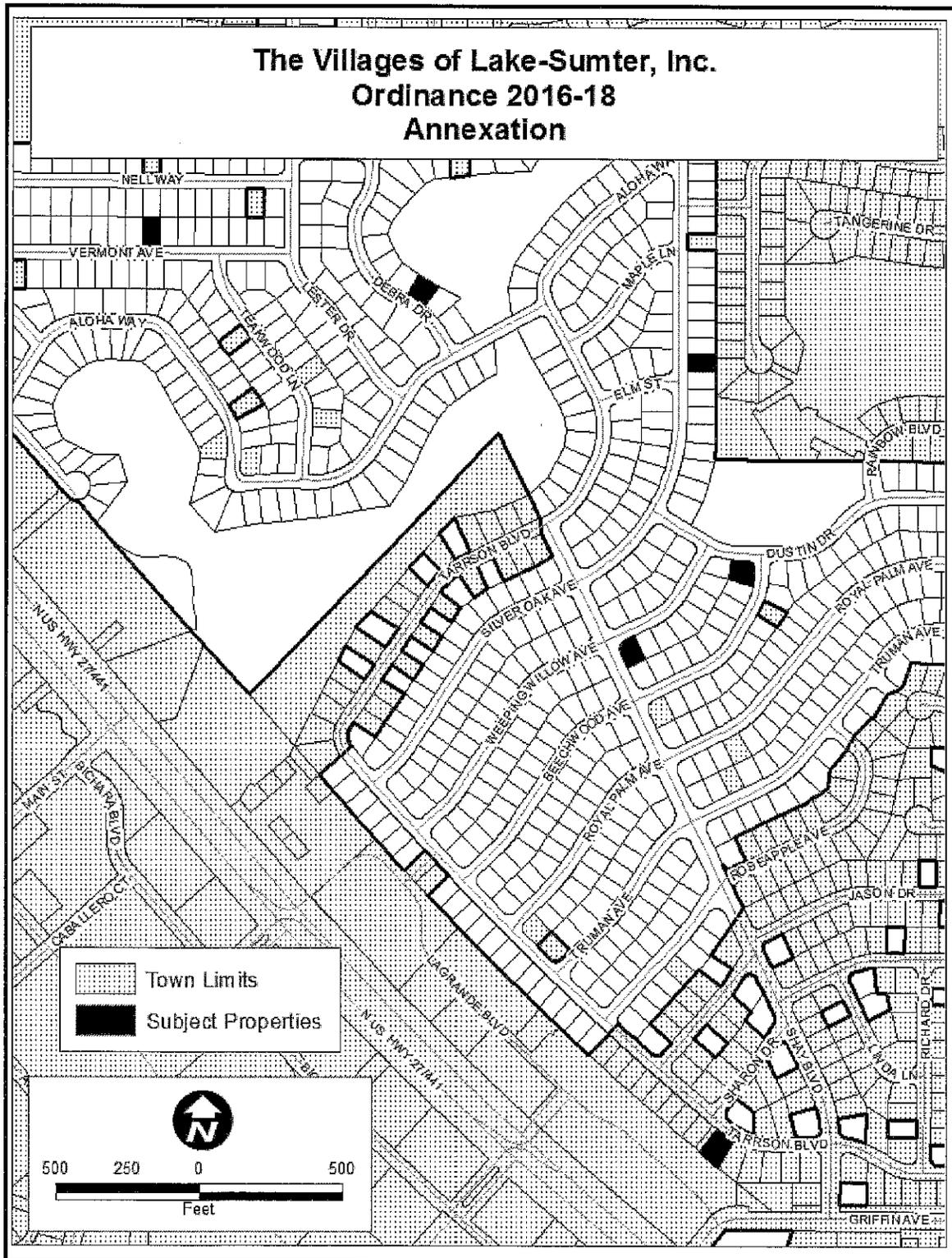
Parcel ID #: 06-18-24-0350-000-27100
Lot 271, Unit 3-1 B, Orange Blossom Gardens, according to the plat thereof recorded in Plat
Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-27900
Lot 279, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat
Book 25, Page 33, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06-18-24-0375-000-46800
Lot 468, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book
26, Pages 55 and 56, Public Records of Lake County, Florida.

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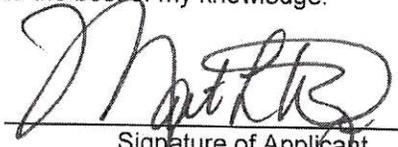
**TOWN OF LADY LAKE
ANNEXATION APPLICATION**

Alternate Key Number See attached list.

1. Owner's Name: The Villages of Lake-Sumter, Inc.
Mailing Address: 1020 Lake Sumter Landing, The Villages, FL 32162
Email Address: See below.
Telephone #: See below.
2. Applicant's Name: The Villages of Lake-Sumter, Inc. - Martin L. Dzuro, V.P.
Mailing Address: 1045 Lake Sumter Landing, The Villages, FL 32162
Email Address: marty.dzuro@thevillages.com
Telephone #: (352) 753-6262
3. Applicant is: Owner Agent Purchaser Lessee Optionee
4. Property Address/Location: See attached list.
5. Legal Description of Property to be annexed: See attached list.
6. The property is located in the vicinity of the following streets: Northeast of US 441, North of Griffin Ave.
7. Area of the property: 38,353 Square feet 0.88 Acres
8. Utilities: Central Water Central Sewer Well Septic Tank
9. Existing County zoning of property: RM - Residential Medium
10. Requested zoning of property: MX-8 - Mixed Single Family
11. Number, square footage and present use of the existing structures on the property: See attached list. If any structures, they are Residential.
12. Proposed use of the property: Residential
13. Has any land use application been filed within the last year in connection with this property? Yes No. If yes, briefly describe the nature of the request and the date this was done:
14. Attach a list of the owner's names and mailing addresses for all property lying within a one hundred fifty (150) foot radius surrounding the property legally described in this application.

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

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


Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND FIFTY (50) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:

Date Application Received: 5/5/16

Received by: T. Cressell

Annexation and Rezoning

Fees Paid: \$2500.00

APPLICANT'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

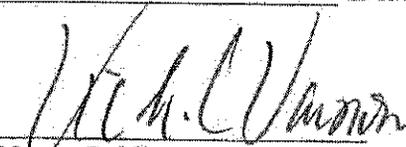
Before me, the undersigned authority personally appeared Martin L. Dzuro, V.P
The Villages of Lake-Sumter Inc., who being by me first duly sworn on oath, deposes and
says:

- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
- (2) That the submittal requirements for the application have been completed and attached hereto as part of this application.
- (3) That the applicant desires Annexation with a MX-8 zoning classification to allow: Mixed Single Family
- (4) That the sign cards will be posted two (2) weeks prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.
- (5) That the applicant acknowledges the obligation to enter into an agreement acceptable to the Town for the extension of municipal water and sewer services as a condition of the annexation.



Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 3rd day of May,
2016, by Martin L. Dzuro, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.



Notary Public Vicki C. Varnon

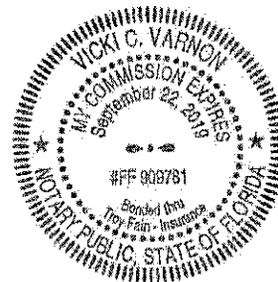


Exhibit A

Parcel ID #: 06-18-24-0200-0000-2000

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

Parcel ID #: 06-18-24-0200-000-12900

Lot 129, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 and 59, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-24000

Lot 240, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-27100

Lot 271, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-27900

Lot 279, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0375-000-46800

Lot 468, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 and 56, Public Records of Lake County, Florida.

Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08614

Doc _____
Int _____
Total _____

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Warranty Deed

This Warranty Deed made this 1st day of April, 2016 between William H. Miller, III, a single man, individually and as Trustee of the William H. Miller Trust under Agreement dated March 8, 2010, whose post office address is 1801 Calvert Street NW, Apt 505, Washington, DC 20009, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240200-000-12900

Lot 129, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with a 1990 HOME Manufactured Home, ID# HCFL11341A & # HCFL11341B, Florida Title 48458401 & 48429184 bearing Real Property Decals # R386334 & # R386335 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:

Witness Name: Jennifer Granstein

William H. Miller III
William H. Miller, III, individually and as Trustee of the William H. Miller Trust under Agreement dated March 8, 2010

Witness Name: LEONARD L. PISANO

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 1st day of April, 2016 by William H. Miller, III, a single man, individually and as Trustee of the William H. Miller Trust under Agreement dated March 8, 2010 who I is personally

87000

RETURN

Prepared by and return to:
Gary Fuchs/tr
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08503

Ex: 10
Rec: _____
Doc: _____
Int: _____
Total: _____

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Warranty Deed

This Warranty Deed made this 10th day of March, 2016 between Robert G. Riendeau and Joyce J. Riendeau, husband and wife, whose post office address is 17706 SE 89th Keating Terrace, The Villages, FL 32162, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-24000

Lot 240, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 10L12984 thereon. The Titles have been retired.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

Robert G. Riendeau
Robert G. Riendeau

Jeanmarie Nichols
Witness Name: Jeanmarie Nichols

Joyce J. Riendeau
Joyce J. Riendeau

State of Florida
County of Lake

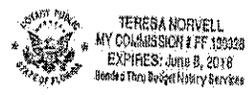
The foregoing instrument was acknowledged before me this 10th day of March, 2016, by Robert G. Riendeau and Joyce J. Riendeau, husband and wife, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Teresa Norvell
Notary Public

Printed Name: _____

My Commission Expires: _____



RET.

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McIn Burned
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08548

DATE
Rec W
Doc _____
Int _____
Paid _____

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Warranty Deed

This Warranty Deed made this 15th day of March, 2016 between Donald A. Jones and Christine C. Jones, husband and wife, whose post office address is 616 Tarrson Blvd, The Villages, FL 32163, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantees:

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

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

PARCEL ID #: 0618240350-000-27100

Lot 271, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:

Jennifer Grovesteen
Witness Name: JENNIFER GROVESTEE

Donald A. Jones
Donald A. Jones

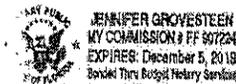
Jennie Schoenfeldt
Witness Name: JENNIE SCHOENFELDT

Christine C. Jones
Christine C. Jones

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 15th day of March, 2016 by Donald A. Jones and Christine C. Jones, husband and wife, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Jennifer Grovesteen
Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/19

RETURN

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No. P08431

EXN _____
Ref _____
Doc _____
Int _____
Total _____

[Space Above This Line For Recording Date]

Warranty Deed

This Warranty Deed made this 15th day of April, 2016 between Agnes P. Poynton, a single woman, individually and as Trustee of the Agnes P. Poynton Trust, whose post office address is 1240 Dustin Drive, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-27900

Lot 279, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 02630147 AR & BR thereon. The Titles have been retired.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:

Trish Groveteen
Witness Name: Trish Groveteen

Agnes P. Poynton
Agnes P. Poynton, Individually and as Trustee of the Agnes P. Poynton Trust

Brighton Fleetwood
Witness Name: Brighton Fleetwood

State of Florida
County of Lake

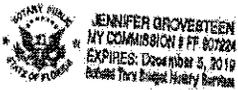
The foregoing instrument was acknowledged before me this 15th day of April, 2016 by Agnes P. Poynton, a single woman, individually and as Trustee of the Agnes P. Poynton Trust, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Trish Groveteen
Notary Public

Printed Name: Jennifer Groveteen

My Commission Expires: 12/5/19



29000



Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McInt Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06421

Exp _____
Rec _____
Doc _____
Int _____
Total _____

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Warranty Deed

This Warranty Deed made this 4th day of March, 2016 between Randall B. Pritchard, a married man, whose post office address is 205 Canova Drive, New Smyrna Beach, FL 32169, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240375-000-46800

Lot 468, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public Records of Lake County, Florida.

Together with a 1984 GEORGIE Manufactured Home, ID# N12082A & # N12082B, Florida Title 40387852 & 40342651 bearing Real Property Decals # R225094 & # R225095 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

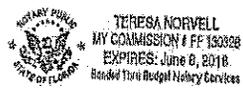
Randall B. Pritchard
Randall B. Pritchard

Donna J. Fenster
Witness Name: Donna J. Fenster

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 4th day of March, 2016; by Randall B. Pritchard, a married man, who is personally known or has produced a driver's license as identification,

[Notary Seal]



Teresa Norvell
Notary Public
Printed Name: _____
My Commission Expires: _____

LEGEND

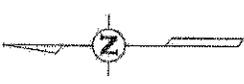
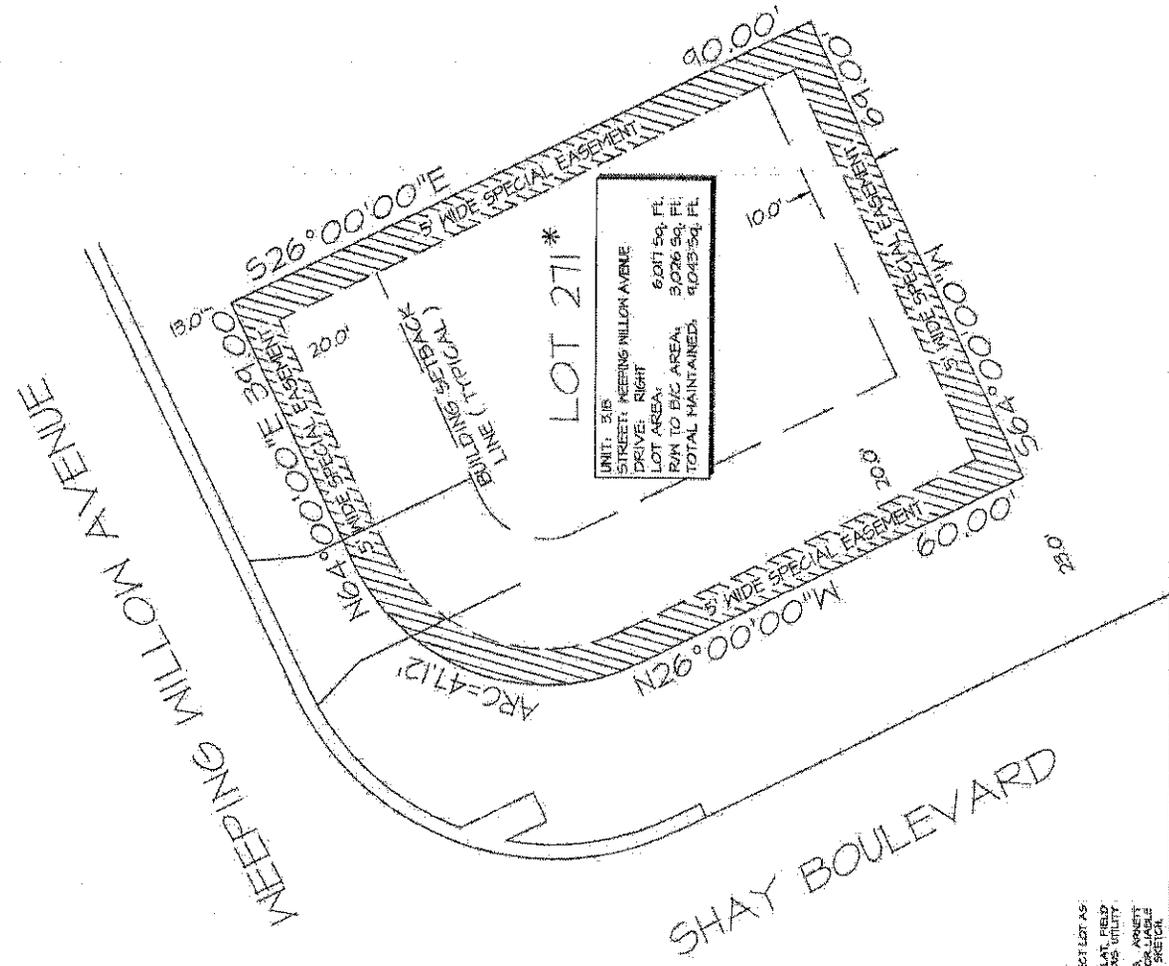
- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE TV PEDestal / 7" OR 4" ROUND
- TELEPHONE PEDestal / 4" OR 12" ROUND
- ELECTRIC PEDestal / 20"x20" PAD
- ELECTRIC TRANSFORMER / 57x57" PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VASIT
- WATER VALVE
- FIRE RETRANT
- STORM INLET
- VALLEY GUTTER INLET
- CATCH BASIN
- MANHOLE
- △ LINE EXTENDER PEDestal / 12"x30"x36"
- △ TRUNK-AMP PEDestal / 17"x30"x48"
- △ SWITCH BOARD / T X T
- △ POWER SUPPLY / 20"x29"x36"
- △ BOARD / STOCKADE / PVC FENCE

NOTES: EASEMENTS AND RIGHT OF WAYS IN FINISH OF THE DEVELOPER AND WENSTY RESERVED FOR MAINTENANCE OF UTILITIES, INSTALLATION AND MAINTENANCE OF UTILITIES, STORM DRAINAGE, WATER LINES, SANITARY SEWER, STORM DRAINAGE, WATER FACILITIES AND TELEPHONE LINES OR SERVICES. THESE TRUCK TRAIL, UTILITY PROVIDERS UTILIZING OF THE RIGHT TO USE SUCH EASEMENTS, TRUCK INTERPRETS OR DISMIS, SUCH EQUIPMENT INSTALLED PROVIDERS ARE RESPONSIBLE FOR REMAINING THE SPRACING AND LANDSCAPE BEING DISTURBED. HOWEVER, THESE UTILITY PROVIDERS SHALL BE ABOVE GROUND UNLESS OTHERWISE SPECIFIED. THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE EXACT LOCATION, DEPTH, TYPE, AND CHARACTER OF ANY UTILITIES OR SERVICES THAT MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE

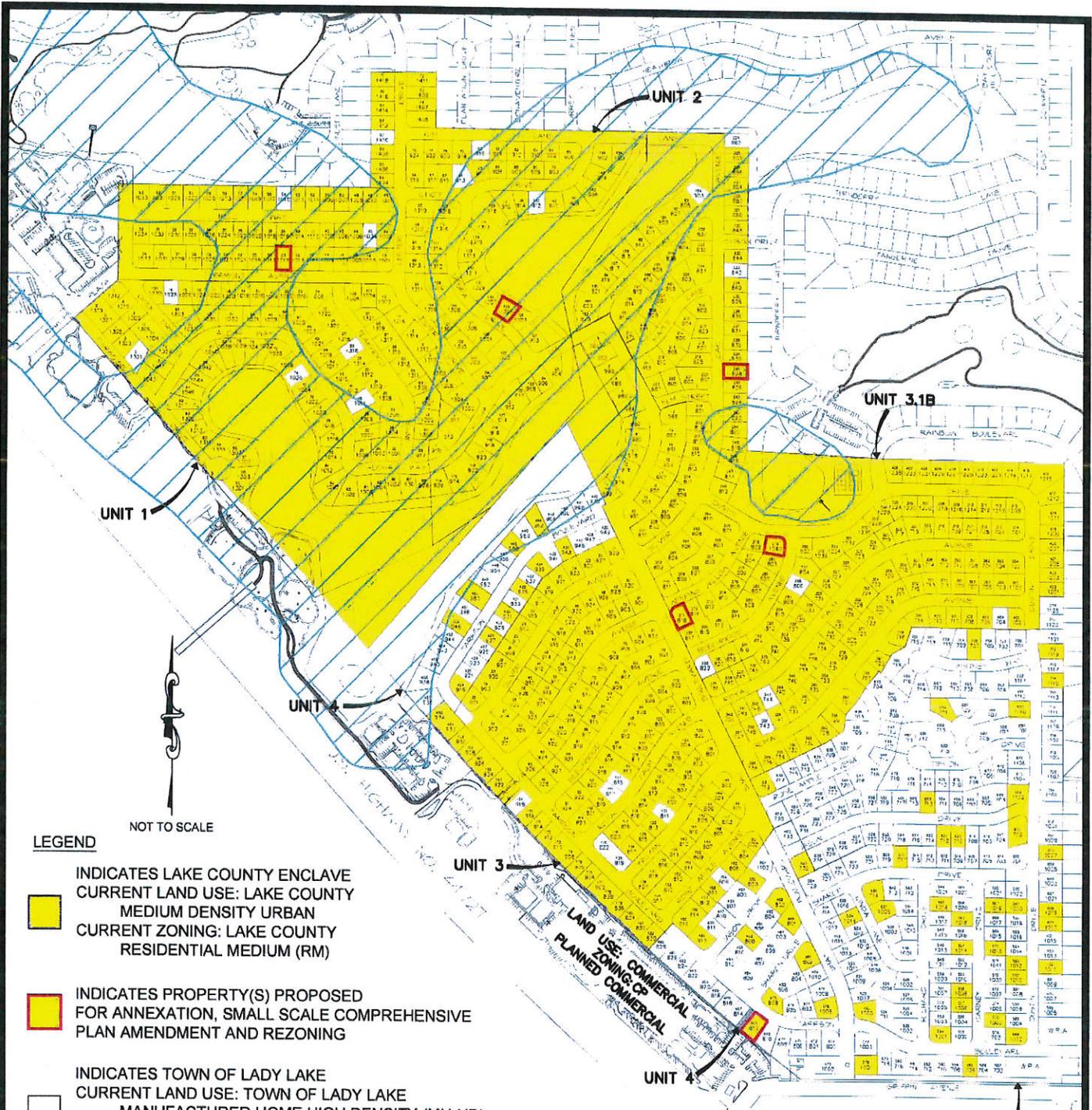
The Villages
design
Arnett
 Environmental, LLC
 10000 W. STATE ST. SUITE 100
 THE WOODBRIDGE, TEXAS 75149
 (972) 440-1111

CUSTOMER SIGNATURE _____ DATE _____
 CUSTOMER SIGNATURE _____ DATE _____



SCALE: 1/16"=1'

THIS IS NOT A SURVEY
 THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON. ANY WORK HAS BEEN OBTAINED THROUGH THE PLANNING, PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SHOWN HEREON. THE VARIOUS UTILITY COMPANIES / UTILITY LOCATIONS ARE SUBJECT TO CHANGE. THE ADDRESS, LOT AREA, ENVIRONMENTAL AND/OR ANY UTILITIES OR SERVICES ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.



NOT TO SCALE

LEGEND

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

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

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

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

10 — LOT NUMBER
 100 — 911 NUMBER

**PROPOSED
 ORANGE BLOSSOM GARDENS PROPERTIES
 FOR
 ANNEXATION, SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
 AND REZONING
 MAY 3, 2016**

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG2	20		1015 Vermont Avenue	1672465	20/58-59
2	OBG2	129		1305 Debra Drive	3238575	20/58-59
3	OBG3.1B	240		828 Silver Oak Avenue	2523271	25/33
4	OBG3.1B	271		816 Weeping Willow Avenue	2534672	25/33
5	OBG3.1B	279		1240 Dustin Drive	2800526	25/33
6	OBG4	468		812 Tarrson Blvd.	2701188	26/55-56



May 5, 2016

Thad Carroll
Growth Management Director
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, Florida 32159

Re: Orange Blossom Gardens
Annexation, Small Scale Comprehensive Plan Amendment and Rezoning

Dear Mr. Carroll:

Pursuant to the Interlocal Agreement between Lake County and the Town of Lady Lake effective June 24, 2015 (attached hereto), please accept this letter, the \$2500 check, 10 copies and one CD of the applications, documents and maps as The Villages of Lake-Sumter, Inc.'s request for Annexation, Small Scale Comprehensive Plan Amendment and Rezoning of certain lots in the County Enclave of Orange Blossom Gardens.

Please place this request on the June 13, 2016 Planning and Zoning Board Agenda. We also request that the Land Planning Agency and Town Commission act on the recommendation of the Planning & Zoning Board at their July 6, 2016 Meetings and Commission for Final Reading on July 18, 2016.

Thank you for your cooperation and assistance. Should you require any additional information or have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marty Dzuro', is written over the word 'Sincerely,'.

Martin L. Dzuro, V.P.
The Villages of Lake-Sumter, Inc.
Dzuro & Associates
Land Development Consultants-Surveyors
1045 Lake Sumter Landing
The Villages, Florida 32162
(352) 753-6262
marty.dzuro@thevillages.com

AltKey	OwnerName	OwnerAddr	OwnerCity	OwnerState	OwnerZip
2706210	ACKERLEY JOY ANN & ALAN J GIELAROWSKI	140 CHAMPAIN AVE	LIBERTY	NY	12754
2536489	AMSELLEM ROSE E	731 ROYAL PALM AVE	LADY LAKE	FL	32159
1732620	ASTBURY NICHOLAS P & TERESA B TRUSTEES	901 BEECHWOOD AVE	LADY LAKE	FL	32159
2722002	ATKINSON BRADLEY L TRUSTEE	25948 NEW GUILFORD RD	BLADENSBURG	OH	43005
2534664	AUKERMAN WILLIAM G & REGINA M CARUOLO	821 SILVER OAK AVE	LADY LAKE	FL	32159
2843934	BAIN ALEXANDER C	37 CAMPBELL DR	UXBRIDGE	ONTARIO	L9P 1R5
2687991	BARCUS PAUL E & JILL A	4203 W KENNEWICK AVE # 21	KENNEWICK	WA	99336
2666307	BEDFORD GARY R ET AL	2018 WILDRIDGE DR	EL DORADO HILLS	CA	95762
2636548	BEISWENGER ELEANOR M LIFE ESTATE	811 BEECHWOOD AVE	LADY LAKE	FL	32159
1483271	BLOMENBERG SUSAN & WALTER S BIERNACKI	1304 DEBRA DR	THE VILLAGES	FL	32159
2717971	BOONE E R & TRUDY C	615 SILVER SPRINGS BLVD	OCALA	FL	34470
1371287	BOULTER DAVID & DIANA	902 WEEPING WILLOW AVE	LADY LAKE	FL	32159
3405862	BRAUN SHIRLEY A TRUSTEE	755 TURNBERRY LN	LADY LAKE	FL	32159
2596471	BURD MARY M TRUSTEE	830 SILVER OAK AVE	LADY LAKE	FL	32159
2538945	CALLAHAN JOHN R & ELIZABETH S	802 SILVER OAK AVE	LADY LAKE	FL	32159
1482933	CAPOANO ANTHONY C & JEAN B	636 THIELE RD	BRICK	NJ	08724
2576073	CARLEY LEE	801 WEEPING WILLOW AVE	THE VILLAGES	FL	32159
3011538	CHILCOTT MAYA S	759 TURNBERRY LN	LADY LAKE	FL	32159
2732636	COLE ROBERT G & DYRINDA L	807 SHARON DR	LADY LAKE	FL	32159
2673061	COOK MARILYN M	1311 DEBRA DR	LADY LAKE	FL	32159
2523051	CRONIN MARLEEN ESTATE	304 DEL MAR DR	LADY LAKE	FL	32159
2523115	CROSSIN RUTH M	803 ELM LN	LADY LAKE	FL	32159
1483280	DEEGAN MARTIN J & PATTI J	15 WILKINS RD	TOMS RIVER	NJ	08753
1482089	DEMAREST JOHN E & DIANE M	1018 VERMONT AVE	LADY LAKE	FL	32159
2696001	DOVE CAROL J	614 S WASHINGTON ST	RIPLEY	TN	38063
2523255	DURKIN WILLIAM J & PAMELA L	1070 ROUTE 63	WESTMORELAND	NH	03467
2575051	EHLINGER CHARLES A & SHERRYL R COLE-	728 TRUMAN AVE	LADY LAKE	FL	32159
2667508	ENGELBRECHT DUANE E & FLEUR E	1236 DUSTIN DR	LADY LAKE	FL	32159
1672520	FICKLE DELORES A	1013 NELL WAY	LADY LAKE	FL	32159
2608650	FIRESTONE GAIL S	802 WEEPING WILLOW AVE	LADY LAKE	FL	32159
1482844	FLANAGAN EVELYN D TRUSTEE	1020 NELL WAY	LADY LAKE	FL	32159
2524031	FORTH MICHAEL P & BRENDA S	806 BEECHWOOD AVE	LADY LAKE	FL	32159
2586079	GALBREATH GLORIA A LIFE ESTATE	812 WEEPING WILLOW AVE	THE VILLAGES	FL	32159
1482739	GLASER A EUGENE & SHARON K	1324 SANTA ROSA CT	THE VILLAGES	FL	32159
2523077	GOUCHER THEODORE S	827 SILVER OAK AVE	LADY LAKE	FL	32159
2776960	HANKINS THELMA M	809 SHARON DR	LADY LAKE	FL	32159
2606967	HANSEN LLOYD H	808 WEEPING WILLOW AVE	LADY LAKE	FL	32159
2523280	HARMAN RICHARD E & JANET L	1109 BARDELONA DR	LADY LAKE	FL	32159
2669390	HARMON BRIAN M	815 BEECHWOOD AVE	LADY LAKE	FL	32159
1672503	HUNTER JEFFREY T	1012 NELL WAY	LADY LAKE	FL	32159
2523107	JANKOWSKI CHERI L	823 SILVER OAK AVE	LADY LAKE	FL	32159
1482861	JARVIS EDWARD T	1010 NELL WAY	LADY LAKE	FL	32159
1482712	JONES KENNETH G	4011 SW 5TH AVE	OCALA	FL	34471
3277333	KIDD ROBERT C & ANN M LIFE ESTATE	755 TURNBERRY LN	LADY LAKE	FL	32159
2958855	KOWALSKI JOY A	751 TURNBERRY LN	LADY LAKE	FL	32159
2523344	KYLER SHIRLEY G	822 SILVER OAK AVE	LADY LAKE	FL	32159
2814365	LAZY B CATTLE VENTURE LTD C/O THE VILLAGES CPM	1071 CANAL ST	THE VILLAGES	FL	32162
1482852	LOISELLE ALAN & JANIS E	117 11TH ST	PROVIDENCE	RI	02906
2690186	LOVE SHEILA M	802 BEECHWOOD AVE	LADY LAKE	FL	32159
3026993	LYNCH RONALD P & CYNTHIA A HARB-	901 WEEPING WILLOW AVE	LADY LAKE	FL	32159
2672889	MACK BRIAN	807 WEEPING WILLOW AVE	LADY LAKE	FL	32159
1672295	MALFE WILLIAM	1027 ALOHA WAY	LADY LAKE	FL	32159
2524057	MALLOY JOHN & SUSAN ANNE	4 ARTHUR RD	ROCHESTER	KENT	ME1 2AS
1371171	MANGIONE MICHAEL & BONNIE A	1014 NELL WAY	LADY LAKE	FL	32159

2586087	MARRIAGE DAVID H & JOAN L	FALMOUTH	CORNWALL	TR11 5FH
2730013	MC CLARY CONSTANCE A	LADY LAKE	FL	32159
2820802	MC CREADIE DOUGLAS W	LADY LAKE	FL	32159
2796545	MELO CELSO E	LADY LAKE	FL	32159
1483395	MILES JOHN R & SHAWN	KINDERHOOK	NY	12106
3298575	MILLER WILLIAM H JR TRUST	LADY LAKE	FL	32159
1672309	MURPHY CARMELA & SHERNAY THORNTON	WANTAUGH	NY	11793
2706201	MUNN DIANE	LADY LAKE	FL	32159
2594737	PEARCE KATHY M	LADY LAKE	FL	32159
2820799	PETRIK YVONNE C	LADY LAKE	FL	32159
2670690	POOLE KENNETH B & PAULA	LADY LAKE	FL	32159
2800526	POYNTON AGNES P TRUSTEE	LADY LAKE	FL	32159
1672708	PROCTOR JOSEPH A	LADY LAKE	FL	32159
1483263	RAHMLOW LOUISE S G TRUSTEE	MC CORDSVILLE	IN	46055
2566612	RICHARDSON RONALD D & VIVIAN K	LADY LAKE	FL	32159
1482941	RICKS ALBERT C & SHIRLEY A	LADY LAKE	FL	32159
1482119	ROWOLD LARRY A & ROBERTA M	LADY LAKE	FL	32159
2523948	RUBITO HAZEL E	LADY LAKE	FL	32159
2586486	SAMPLE LINDA L & JOHN L VAN GUNDT	LADY LAKE	FL	32159
2575646	SAUNDERS KORLENE L	LADY LAKE	FL	32159
1672473	SCHUBERT ROBERT & ELAINE	LADY LAKE	FL	32159
2669403	SHAFFER MICHAEL R & SUSAN L LIFE ESTATE	UNIONTOWN	OH	44685
1482101	SIERRA DAMASA & ZULIMA SEPULVEDA	LADY LAKE	FL	32159
2602511	SMITH PHILLIP B & MARY PETRUZZELLI- TRUSTEES	LADY LAKE	FL	32159
1482836	SMITH ROBERT L JR	LADY LAKE	FL	32159
2781211	SMITH THOMAS P & JOHANNA H LIFE ESTATE	LADY LAKE	FL	32159
1672651	ST AMANT RICHARD G & NANCY L	LADY LAKE	FL	32159
2685808	STACEY CHARLOTTE A	MIDDLETOWN	CT	06457
1768047	STARTUP RUSSELL & JOAN E	PORT JERVIS	NY	12771
1482704	STOCKS JEFFREY W	LADY LAKE	FL	32159
1482127	STONE STEVEN M & JENNIFER J	MUNCIE	IN	47304
2694828	STOW DONALD ET AL	MEDFORD	NJ	08055
1482691	STRNAD THOMAS & ROBERT STRNAD	FINDLAY	OH	45840
2732610	SUMMERS EDWARD H & OLGA N SUMMERS	LADY LAKE	FL	32159
2560371	THOMPSON JAMES E & PATRICIA M	LADY LAKE	FL	32159
1672228	WALKER RANDALL J & SUSAN W HUNTER	ANTIUCH	TN	37013
1672643	WEBER THOMAS W & SHIRLEY S	LADY LAKE	FL	32159
1482721	WECHT KENNETH W	LADY LAKE	FL	32159
1732638	WHITBECK RALPH L & DEBRA A	RANSONVILLE	NY	14131
2777842	WHITE STEWART R	LADY LAKE	FL	32159
3247752	WHITMORE RUTH D	LADY LAKE	FL	32159
2706180	WOODRUFF JOHN S & JOAN A LIFE ESTATE	LADY LAKE	FL	32159
2862416	YONGJAIYUTH CYLVIA ET AL	LADY LAKE	FL	32159
1482097	YOUNG ELIZABETH M	LADY LAKE	FL	32159

**INTERLOCAL AGREEMENT BETWEEN
LAKE COUNTY, FLORIDA AND
THE TOWN OF TOWN OF LADY LAKE REGARDING
BUILDING PERMITS AND INSPECTIONS
FOR THE VILLAGES**

THIS IS AN INTERLOCAL AGREEMENT by and between Lake County, Florida, a political subdivision of the State of Florida, hereinafter referred to as the "County," and the Town of Lady Lake, a municipal corporation organized under the laws of the State of Florida, hereinafter referred to as the "Town," regarding the issuance of building permits and inspections for privately owned property.

WHEREAS, the Town and County desire to provide for the most efficient planning and building inspection processes for both entities; and

WHEREAS, The Villages either has, or intends to, purchase lots located in an older section of The Villages East of US 27, or either has, or intends to, enter into agreements with existing property owners, to replace existing mobile homes with new, conventionally built homes; and

WHEREAS, the properties subject to this Agreement shall be located within the boundaries of the Interlocal Service Boundary Agreement (ISBA) between Lake County and the Town of Lady Lake, executed on August 27, 2013; and

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969" authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with each other and to provide services in a manner that will accord best with economic and other factors; and

WHEREAS, the Town desires to issue the building permits on the lots either owned by, or under contract with, The Villages as it would be the in the best interests of the citizens of Lake County, Florida.

NOW, THEREFORE, in consideration of the mutual terms and conditions understandings, conditions, premises, and covenants hereinafter set forth, and intending to be legally bound, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.
2. **Town Responsibilities.** The Town agrees as follows:

A. To ensure that The Villages, or the owner under contract with The Villages, has applied for annexation of such property into the Town of Lady Lake. This is a condition precedent and must be satisfied before the Town has authority to issue any building permits for any property located within the unincorporated area.

B. To ensure that the improvements constructed on each property is designed in a way that complies with the Town's Code and Land Development Regulations, and Comprehensive Plan Policies, including any architectural design criteria.

C. To ensure that The Villages obtains any necessary Town zoning and planning approvals or development orders, other than building permits, if necessary. The Villages, or property owner, shall pay the Town any required annexation application and permitting fees, and pay to the County impact fees at the current County rates.

D. The Town Building Department is hereby designated by the parties as the appropriate agency to review building construction plans, to issue building permits, and to conduct necessary building and fire inspections for the properties identified herein located within the unincorporated County. The Town shall provide to the County, upon request of County, any necessary information regarding the project, including inspection and permit status, and shall make all sites available to the County for inspection as needed.

E. The Town will diligently process the annexation application and any other applications for comprehensive plan amendments and zoning requests as required by Florida law and the Town's Ordinances and Land Development Regulations.

3. **County Responsibilities.** Pursuant to Section 4.a. of the ISBA, the County hereby acknowledges and agrees that the Town's Code and Land Development Regulations will be applicable to properties subject to this Agreement. The County agrees to allow the Town to issue any necessary building permits, and perform any necessary building inspections on properties either owned by The Villages, or under contract with the Villages, that is located in the unincorporated area of Lake County. Such properties must be located within the area defined in the Lady Lake ISBA, and the property owner shall have applied for annexation into the Town of Lady Lake prior to the issuance of any building permits.

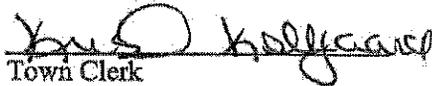
4. **Term of Agreement.** This Agreement shall become effective on the date upon which the agreement is executed by the last party hereto. This Agreement shall remain in force

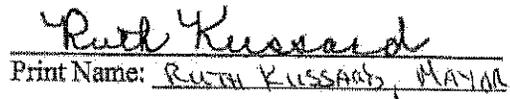
until terminated by either of the parties. Either party to this Agreement may terminate the Agreement by providing ninety (90) days written notice to the other.

IN WITNESS WHEREOF, the parties hereto have made and executed this Interlocal Agreement on the respective dates under each signature: Lake County, through its Board of County Commissioners, signing through its Chairman, authorized to execute the same by Board action on the ~~24~~²³ day of ~~May~~^{June}, 2015, and by the Town of Lady Lake, signing by and through its authorized representative.

ATTEST:

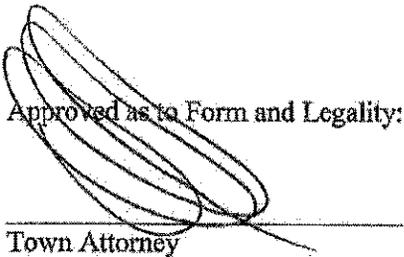
TOWN OF LADY LAKE


Town Clerk


Print Name: RUTH KUSSARD, MAYOR

Date: MAY 18, 2015

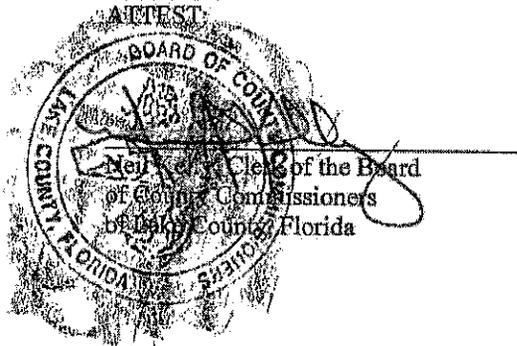
Approved as to Form and Legality:


Town Attorney

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

COUNTY

LAKE COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

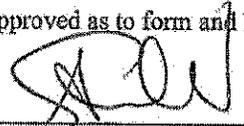




Jimmy Conner
Chairman

This 6th day of June, 2015.

Approved as to form and legality:



Sanford A. Minkoff
County Attorney



3

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: June 13, 2016

SUBJECT: Ordinance 2016-19 —Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 6 lots consisting of approximately 0.88+/- acres of land, owned by The Villages of Lake-Sumter, Inc. Referenced by Alternate Keys 1672465, 3238575, 2523271, 2534672, 2800526, And 2701188; Six (6) Lots Which Are Located Within Orange Blossom Gardens Units 2, 3.1b, And 4, within Lake County, Florida.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

1. Motion to forward Ordinance No. 2016-19, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.88 +/- 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. 2016-19, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.88 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density to the Town Commission with the recommendation of denial.

Staff is in support of Motion Number 1

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to amend the future land use comprehensive plan for properties consisting of 6 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 2, 3.1B, and 4 from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.88 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 1015 Vermont Avenue
- 1305 Debra Drive
- 828 Silver Oak Avenue
- 816 Weeping Willow Avenue
- 1240 Dustin Drive

- 812 Tarrson Boulevard

The Small Scale Future Land Use Map Amendment application was received on Thursday, May 5, 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 (98) within 150' of the property of the proposed annexation were mailed on Thursday, May 26, 2016. The properties were also posted Tuesday, May 31, 2016.

Concurrency Determination Statement

The Villages has removed existing manufactured homes on five (5) lots in a historic section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot (the one home on Dustin Drive has yet to be removed). There will be no increase in utility services, traffic, population, or recreation use.

Impact on Town Services

Potable Water-

- ♦ No impact, lots are served by the Village Center Community Development District Central Water System.

Sewer -

- ♦ No impact, lots are served by the Village Center Community Development District Central Sewer System.

Schools –

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

Transportation –

- ♦ No impact, the existing home will be replaced with a new home. There will be no change in average daily trip generation.

Parks & Recreation –

- ♦ The small scale future land use amendment will not cause P&R Level of Service to be exceeded since the project is for the replacement of existing homes. Additionally, the Villages provides its residents with all Park and Recreation Amenities.

Stormwater –

- ♦ Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

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

The subject properties involve approximately 0.88 ± acres 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
East	Lake County – Medium Urban Density/ Lady Lake Manufactured Home High Density
North	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density
South	Lake County Medium Urban Density/ Lady Lake Manufactured Home High Density

NOTE: 812 Tarrson Boulevard abuts RET (Commercial General - Retail) to the West.

Comments:

- 1.) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.
- 2.) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A)., executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area.

- 3.) Project will be required to adhere to St. John's River Water Management District guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-19, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Local Planning Agency** is scheduled to consider Ordinance 2016-19 on Wednesday, July 6, 2016, at 5:45 p.m.

The **Town Commission** is scheduled to consider Ordinance 2016-19 for first reading on Wednesday July 6, 2016 at 6:00 p.m. The second and final reading will be held on Monday, July 18, 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 *[Signature]* Submitted *6/16/16* Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER *[Signature]* Approved Agenda Item for: *6/13/16* Date *6/16/16*

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification

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ORDINANCE NO. 2016-19

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 July 6, 2016, and recommended to the Town Commission that said amendment be adopted by the Town Commission.

d. The Town Commission has held public hearings on the proposed amendment to the Future Land Use Map Series of the Comprehensive Plan, and received comments from the general public and the Local Planning Agency.

e. The Town of Lady Lake has complied with the requirements of the Act for amending the Comprehensive Plan.

Section 2. Authority.

This ordinance is adopted in compliance with and pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 – 163.3243, Florida Statutes, as amended.

Section 3. Small Scale Amendment to the Future Land Use Element Map Series.

The Comprehensive Plan, as amended, is hereby further amended by amending the Future Land Use Element Map Series with the small scale amendment as indicated below:

Applicant/Owner: The Villages of Lake-Sumter, Inc.

1 General Location: North of Griffin Avenue and northeast of North Hwy 27/441, 6 lots
2 located within the Orange Blossom Gardens Subdivision Units 2,
3 3.1B, and 4, within Lake County, Florida.
4

5 Acres: 0.88 +/- Acres
6

7 Future Land Use: Change **from** Lake County – Medium Urban Density **to** Town of
8 Lady Lake Manufactured Home High Density (MH-HD).
9

10 Graphic representation of this Small Scale Future Land Use Element Map Amendment is shown
11 in the attached “Exhibit A”.
12

13 **Section 4. Severability**
14

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

21 **Section 5. Effective Date.**
22

23 This ordinance shall become effective as provided in Chapter 163, Florida Statutes.
24

25 **PASSED AND ORDAINED** this 18th day of July, 2016.
26

27 **TOWN OF LADY LAKE, FLORIDA**
28

29
30
31 _____
Ruth Kussard, Mayor

32 ATTEST:
33

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36 _____
Kristen Kollgaard, Town Clerk
37

38
39 APPROVED AS TO FORM:
40

41
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43 _____
Derek Schroth, Town Attorney
44
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EXHIBIT "A" - Legal Descriptions and Map

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Parcel ID #: 06-18-24-0200-0000-2000
Lot 20, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 and 59, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0200-000-12900
Lot 129, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 and 59, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-24000
Lot 240, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-27100
Lot 271, Unit 3-1 B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-27900
Lot 279, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06-18-24-0375-000-46800
Lot 468, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 and 56, Public Records of Lake County, Florida.

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**APPLICATION FOR THE SMALL
SCALE DEVELOPMENT
AMENDMENTS TO THE 2005-2025
COMPREHENSIVE PLAN (CP)
Town of Lady Lake**

Small scale amendments must meet the following criteria of (Ch. 163.3187, F.S.):

- ◆ The proposed amendment must involve a property of ten (10) acres or less.
- ◆ A proposed amendment involving a residential land use may not exceed a density of the (10) units per acre.
- ◆ The proposed amendment does not require an amendment to the Urban Service Area boundary.
- ◆ The proposed amendment does not involve the same owner's property within 150 feet of property granted a change within the prior twelve (12) months.
- ◆ The proposed amendment cannot involve a change to the goals, policies, objectives or text of the Comprehensive Plan.
- ◆ Small scale amendment applications will only be accepted until the statutory sixty (60) acre cumulative total is reached.

In addition, staff may determine on a case-by-case basis, which amendments need to be processed as part of the regular amendment cycle.

Applications for small scale amendment accepted Monday through Friday from 8:00 AM to 5:00 PM. One (1) notarized and ten (10) copies of the application, ten (10) sets of any required exhibits and any attachments, together with an application fee of \$2,500.00 (checks made payable to the TOWN OF LADY LAKE), must be filed with the Growth Management Department, 409 Fennell Boulevard, Lady Lake, Florida. All requests for a fee waiver must be formally approved by the Town of Lady Lake Commission.

Type or Print the following information, if applicable:

Owner(s)/Applicant* The Villages of Lake-Sumter, Inc.	Agent/Applicant Martin L. Dzuro, Vice President
Patricia A. Barsness	
Address 1020 Lake Sumter Landing	Address 1045 Lake Sumter Landing
City The Villages	City The Villages
State FL	State FL
Zip 32162	Zip 32162
Phone (H)	Phone (H)
Phone (W)	Phone (W) (352) 753-6262
Fax	Fax (352) 753-6264

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

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

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

PROPERTY LOCATION:

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

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

Existing Use of Subject Property: Medium density urban

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

Total Gross Acreage of Parcel (Including wetlands and water bodies): Approximately 38,353

Developable Acreage to be Amended: Approximately 0.88

If Conservation Areas (wetlands) or natural water bodies exist on-site, give estimated acreage of each: None.

(Submit any previously completed wetland determination studies).

If multiple designations are requested for the subject property, indicate the acreage of each designation and include a map showing the location of each use: Not applicable

Is this proposal a Certified Lady Lake Affordable Housing Project? Yes _____ No X
(If yes, attach certification),

Has an application for rezoning or other development permit been submitted to the Town?

Yes X No _____

(If yes, type and date submitted _____).

Has the project/property been subject to any Town action, including a comprehensive plan amendment, within the last five (5) years? Yes _____ No X

(If yes, indicate type and date _____).

REQUIRED SUBMITTALS

(Ten (10) copies of each)

1. The complete legal description of the property and portion thereof that the amendment is being requested for, **typed on a separate sheet of paper.**
2. Certified survey of the subject property or a County Property Appraiser's map illustrating the exact parcel may be accepted in lieu of a survey (County Property Appraiser's maps are available from Lake County Maps Sales, 123 N. Sinclair Ave., Tavares).
3. Vicinity map depicting the subject property and major roadways.
4. For property within flood prone areas, include Flood Insurance Rate Map, Flood Hazard Boundary Map or other information for determining suitability for development (Flood maps are available from the Lady Lake Building Department).
5. Attach justification statement and appropriate data and analysis to support the requested change including, but not limited to, adjacent land use compatibility; availability of sanitary sewer and potable water; why the amendment is consistent with and furthers various objectives and/or policies of the Comprehensive Plan; existing traffic or environmental studies; and any other information which supports this request.
6. Attach a listing of property owners within 150 feet of the subject property. The list may be obtained from the Lake County Property Appraisers Office located at 317 West Main Street, Tavares, Florida or you may get the information off of Lake County's GIS website www.lakegovernment.com.

ADDITIONAL APPLICATION INFORMATION

1. **Applicants are requested to seek a pre-application conference with the Community Development staff to discuss the content and format of the amendment proposal.** Acceptance of an application for amendment to the CP should not be construed as staff support of the amendment request. Please contact the Growth Management Department at (352) 751-1520 to schedule an appointment.
2. Small scale amendments require two (2) public hearings for adoption. The Local Planning Agency (LPA) public hearing and the Lady Lake Commission public hearing. A flow chart of the small scale process is attached to this application.
3. Applications for a comprehensive plan amendment which were previously not transmitted or adopted by the Town of Lady Lake Commissioners cannot be reconsidered for a period of two (2) years of that action.
4. Comprehensive Plan Amendment does not guarantee/entitle the applicant/owner to a development permit.

5. The current owner of the subject property must sign the application. Agents must submit the attached Agent Authorization Form .
6. Only one contiguous development per application for a Future Land Use Map amendment will be accepted. Contiguous property can be submitted on one application upon authorization of all property owners.
7. Upon review of the submitted application, the Growth Management Department may find an application incomplete and request that the applicant resubmit the application with clarification or additional information. Resubmitted applications or additional information are due within fifteen (15) working days of notice from the Growth Management Department unless special permission is granted by the Growth Management Director, or his/her designee, to accommodate special/lengthy requests.
8. Application fees shall be refunded only if an application is withdrawn upon request of either the property owner or agent prior to the first public notice of hearing.
9. The following shall be exempted from the payment of the amendment fee: Lake County, the Lake County School Board, the State of Florida, the United States of America, municipalities situated wholly within the boundaries of the County and established transportation authorities. Others may request a fee waiver from the Lady Lake Commission through a request to the Growth Management Director.
10. The applicant and those he/she represents in this amendment are hereby put on notice that approval of this application by the Lady Lake Commission, which is then challenged by an affected party, is not "effective" until a final order determining the adopted amendment to be in compliance is issued by the Department of Community Affairs or the Administration Commission. Therefore, the applicant and those he/she represent are hereby put on notice that there shall be no reliance on, and, the Town shall not be responsible for any reliance on an approval of this application until it is "effective", pursuant to law. Amendments which are not challenged are effective thirty-one (31) days after adoption. The Town does not issue any development orders (e.g., rezoning).
11. Applicants are required to place a notice of public hearing poster on property involved in this amendment request prior to the public hearings. The Growth Management Department will prepare the poster for posting. The Growth Management Department provides public hearing notices to property owners within 150 feet of property subject to an amendment.
12. Dependent upon the type of amendment request, the applicant may be required to participate in a neighborhood meeting(s) in order to provide additional information and notice to surrounding residents about the proposed development.

THE FOLLOWING SECTION MUST BE COMPLETED BY ALL APPLICANTS:

I, the undersigned, have read the application for an amendment to the Town of Lady Lake Comprehensive Plan and hereby attest that the above referenced information, including attached exhibits, is true and correct to the best of my knowledge and, during the pendency of this application, I understand my continuing obligation to notify the Growth Management Director or his designee in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances.

[Signature]
Signature of the Applicant, Property owner or Agent

May 5, 2014
Date

Martin L. Dzuro, V.P. The Villages of Lake-Sumter Inc.
Printed Name

STATE OF Florida
COUNTY OF Sumter

THE FOREGOING INSTRUMENT was acknowledged before me this 5th day of May, 20 16, by Martin L. Dzuro as an individual/officer/agent, on behalf of himself/herself The Villages of Lake-Sumter, Inc., a corporation/partnership. He/she is personally know to me or has produced [Signature] as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of May, 20 16.

[Signature]
Notary Public
Vicki C. Varnon

Printed Name
Commission No.:
My Commission Expires:

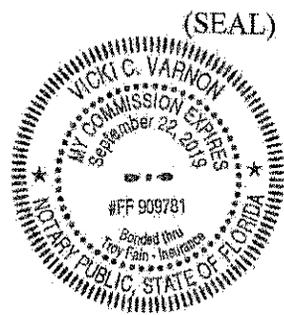


Exhibit A

Parcel ID #: 06-18-24-0200-0000-2000

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

Parcel ID #: 06-18-24-0200-000-12900

Lot 129, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 and 59, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-24000

Lot 240, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-27100

Lot 271, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-27900

Lot 279, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0375-000-46800

Lot 468, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 and 56, Public Records of Lake County, Florida.

ExN _____
Rec _____
Doc _____
Int _____
Total _____

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08371

RETURN

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26th day of February, 2016 between Charles Fiesler and Barbara Fiesler, husband and wife, individually and as Trustees of the Charles F. Fiesler Revocable Living Trust under Agreement dated October 27, 2010, whose post office address is 471 Gaskin Lane, The Villages, FL 32162, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240200-000-02000

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

Together with the Manufactured Home, bearing VIN # 02614562G thereon. The Titles have been retired.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

Charles Fiesler
Charles Fiesler, Individually and as Trustee of the Charles F. Fiesler Revocable Living Trust under Agreement dated October 27, 2010

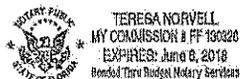
Jeanmarie Nichols
Witness Name: Jeanmarie Nichols

Barbara Fiesler
Barbara Fiesler, Individually and as Trustee of the Charles F. Fiesler Revocable Living Trust under Agreement dated October 27, 2010

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 26th day of February, 2016, by Charles Fiesler and Barbara Fiesler, husband and wife, individually and as Trustees of the Charles F. Fiesler Revocable Living Trust under Agreement dated October 27, 2010, who [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]



Teresa Norvell
Notary Public
Printed Name: _____
My Commission Expires: _____

Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08614

Law _____
Int _____
Total _____

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of April, 2016 between William H. Miller, III, a single man, individually and as Trustee of the William H. Miller Trust under Agreement dated March 8, 2010, whose post office address is 1801 Calvert Street NW, Apt 505, Washington, DC 20009, grantor, and The Villages of Lake Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240200-000-12900

Lot 129, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with a 1990 HOME Manufactured Home, ID# HCFL11341A & # HCFL11341B, Florida Title 48458401 & 48429184 bearing Real Property Decals # R386334 & # R386335 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

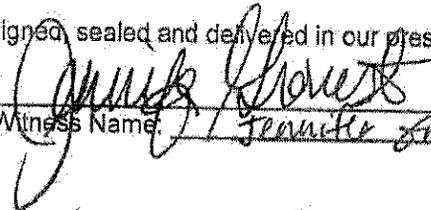
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

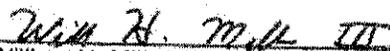
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:


Witness Name: Jennie A. Prosser


Witness Name: LEONARD L. PISANO


William H. Miller, III, individually and as Trustee of the William H. Miller Trust under Agreement dated March 8, 2010

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 1st day of April, 2016 by William H. Miller, III, a single man, individually and as Trustee of the William H. Miller Trust under Agreement dated March 8, 2010 who [] is personally

87000

RETURN

Prepared by and Return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08503

Ex: 10
Rec: _____
Doc: _____
Int: _____
Total: _____

(Space Above This Line For Recording Date)

Warranty Deed

This Warranty Deed made this 10th day of March, 2016 between Robert G. Riendeau and Joyce J. Riendeau, husband and wife, whose post office address is 17706 SE 89th Keating Terrace, The Villages, FL 32162, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-24000

Lot 240, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 10L12984 thereon. The Titles have been retired.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

Robert G. Riendeau
Robert G. Riendeau

Jeanmarie Nichol
Witness Name: Jeanmarie Nichol

Joyce J. Riendeau
Joyce J. Riendeau

State of Florida
County of Lake

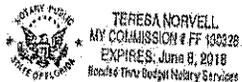
The foregoing instrument was acknowledged before me this 10th day of March, 2016, by Robert G. Riendeau and Joyce J. Riendeau, husband and wife, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Teresa Norvell
Notary Public

Printed Name: _____

My Commission Expires: _____



RET

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32182
File No.: P08548

EXM
Rec 10
Doc _____
Int _____
Fees _____

[Space Above This Line For Recording Date]

Warranty Deed

This Warranty Deed made this 15th day of March, 2016 between Donald A. Jones and Christine C. Jones, husband and wife, whose post office address is 515 Tarrson Blvd, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32182 grantee:

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

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

PARCEL ID #: 0618240350-000-27100

Lot 271, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:

Jennifer Grovesteen
Witness Name: JENNIFER GROVESTEE

Donald A. Jones
Donald A. Jones

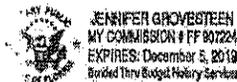
Jarvis Schorfeldt
Witness Name: JARVIS SCHORFELDT

Christine C. Jones
Christine C. Jones

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 15th day of March, 2016 by Donald A. Jones and Christine C. Jones, husband and wife, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Jennifer Grovesteen
Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/19

RETURN

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08431

EXN _____
Rec _____
Dcc _____
Int _____
Total _____

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Warranty Deed

This Warranty Deed made this 15th day of April, 2016 between Agnes P. Poynton, a single woman, individually and as Trustee of the Agnes P. Poynton Trust, whose post office address is 1240 Dustin Drive, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-27900

Lot 279, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 02630147 AR & BR thereon. The Titles have been retired.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:

Jennifer Grovesteen
Witness Name: Jennifer Grovesteen

Agnes P. Poynton
Agnes P. Poynton, Individually and as Trustee of the
Agnes P. Poynton Trust

D. Brigitte Fleetwood
Witness Name: D. Brigitte Fleetwood

State of Florida
County of Lake

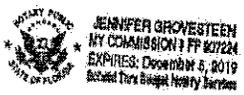
The foregoing instrument was acknowledged before me this 15th day of April, 2016 by Agnes P. Poynton, a single woman, individually and as Trustee of the Agnes P. Poynton Trust, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Jennifer Grovesteen
Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/19



2000



Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08421

Exp _____
Rec _____
Doc _____
Int _____
Total _____

[Space Above This Line For Recording Date]

Warranty Deed

This Warranty Deed made this 4th day of March, 2016 between Randall B. Pritchard, a married man, whose post office address is 205 Canova Drive, New Smyrna Beach, FL 32168, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0818240376-000-46800

Lot 468, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public Records of Lake County, Florida.

Together with a 1984 GEORGIE Manufactured Home, ID# N12082A & # N12082B, Florida Title 40387852 & 40342651 bearing Real Property Decals # R225094 & # R225095 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

Randall B. Pritchard
Randall B. Pritchard

Donna J. Fenster
Witness Name: Donna J. Fenster

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 4th day of March, 2016; by Randall B. Pritchard, a married man, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Teresa Norvell
Notary Public
Printed Name: _____
My Commission Expires: _____

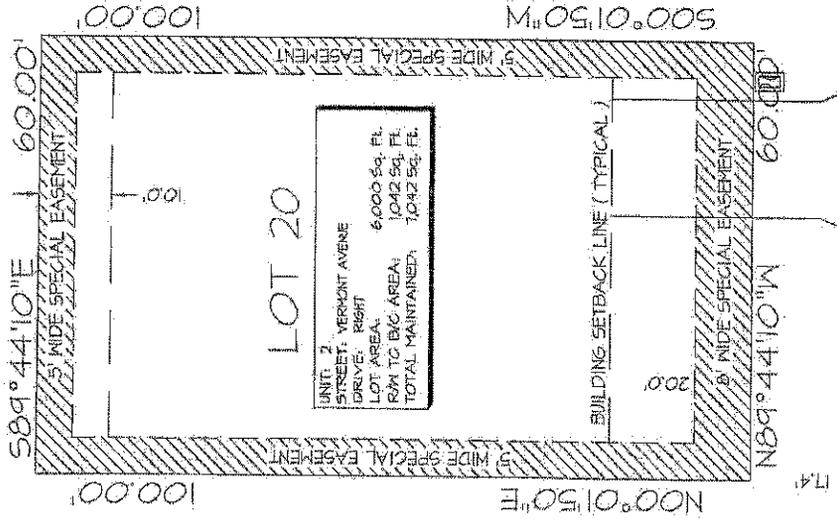
LEGEND:

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- INDICATES FLAT
- (M) INDICATES MANHOLE
- CABLE 1/2" PEDESTAL / 1" OR 1 1/2" ROUND
- TELEPHONE PEDESTAL / 1" OR 1 1/2" ROUND
- ELECTRIC PEDESTAL / 2" OR 3" PAD
- ELECTRIC TRANSFORMER / 3" OR 4" PAD
- ELECTRIC FEED THROUGH CABINET
- UTILITY VAULT
- WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY SUTTER INLET
- CATCH BASIN
- MANHOLE
- LINE EXTENDERS PEDESTAL / 1/2" OR 3/4"
- TRUNK-AMP PEDESTAL / 1" OR 1 1/2"
- SWITCH BOARD / T X T
- POWER SUPPLY / 2" OR 3" PAD
- BOARD / STOCKADE / PVC FENCE

NOTES: EASEMENTS AND RIGHT OF WAY IN FORCE OF THE DEVELOPER ARE HEREBY RESERVED FOR MAINTENANCE UTILITIES REGULATION AND LINES, SANITARY, SEWER, STORM DRAINAGE, WATER, GAS, AND TELEPHONE. SEPARATE SEPARATION FACILITIES AND TO SEPARATE THE SEPARATION THESE THIRD PARTY PROVIDERS UTILITIES OF THE RIGHT TO USE WITHIN THE REAL PROPERTY INTEREST OR DISTURB SUCH EQUIPMENT INSTALLED THEREON. THE DEVELOPER IS NOT RESPONSIBLE FOR REMOVAL OF GRADES AND LANDSCAPE ITEMS CHANGED BY THE DEVELOPER. THE DEVELOPER SHALL MAINTAIN ABOVE GROUND UTILITY DEVICES, PEDESTALS, ABOVE GROUND JUNCTION BOXES, PEDESTALS, AND MANHOLES. THE DEVELOPER IS WITHOUT KNOWLEDGE AND NO SPECIFIC LOCATION WITHIN THE EASEMENTS AND THE DEVELOPER IS NOT RESPONSIBLE FOR ANY PLACEMENT THERE. ABOVE GROUND ITEMS IN THE FUTURE.



SCALE: 1/16"=1'



UNIT: 2
 STREET: VERMONT AVENUE
 DRIVE: RIGHT
 LOT AREA: 6,000 Sq. Ft.
 BSM TO BCG AREA: 1,042 Sq. Ft.
 TOTAL MAINTAINED: 1,042 Sq. Ft.

VERMONT AVENUE



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

THIS IS NOT A SURVEY
 THIS DRAWING IS INTENDED TO SHOW FURTHER INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON. SUCH HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT FILED RECORDS AND CONDITIONS ARE SUBJECT TO CHANGE. THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE) ARE NOT RESPONSIBLE FOR ENVIRONMENTAL AND/OR ANY APPLICABLE THEREON ARE NOT RESPONSIBLE FOR LIAISE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SHEET.

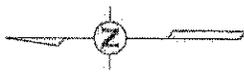
- LEGEND**
- WATER METER
 - IRRIGATION METER
 - STREET LIGHT
 - INDICATES PLAT
 - INDICATES MEASURED
 - TELEPHONE PEDestal / 1" OR 1/2" ROUND
 - TELEPHONE PEDestal / 3" OR 1/2" ROUND
 - ELECTRIC TRANSFORMER / 2X3" PAD
 - ELECTRIC FIED THROUGH CABINET
 - UTILITY VALVE
 - WATER VALVE
 - FIRE HYDRANT
 - STORM INLET
 - VALLEY GUTTER BLEY
 - CATCH BASIN
 - MANHOLE
 - LINE EXTENDER PEDestal / 1/2" X 3/4"
 - TRUNK-AMP PEDestal / 1/2" X 3/4"
 - SWITCH SEAR / T A T
 - BOARD / STOCKADE / P/C FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER AND RESERVES FOR MAINTENANCE OF UTILITIES SUCH AS ELECTRICAL LINES, SANITARY, SEWER, STORM DRAINAGE, WATER FACILITIES AND TELEPHONE LINES OR THE LIKE THESE TRUST UTILITY PROVIDERS, UTILITIES OR THE RIGHT TO USE SUCH EASEMENT NOT TO ENTER OR DISTURB SUCH EASEMENT INSTALLED PROVIDERS ARE RESPONSIBLE FOR REPAIRS TO THE EASEMENTS AND LANDSCAPE ARE RESPONSIBLE FOR REPAIRS TO THE EASEMENTS. THESE UTILITY PROVIDERS MAY USE ABOVE GROUND LOCATION BOXES, MANHOLES, AND THE DEVELOPER IS ADVISED TO OBTAIN THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

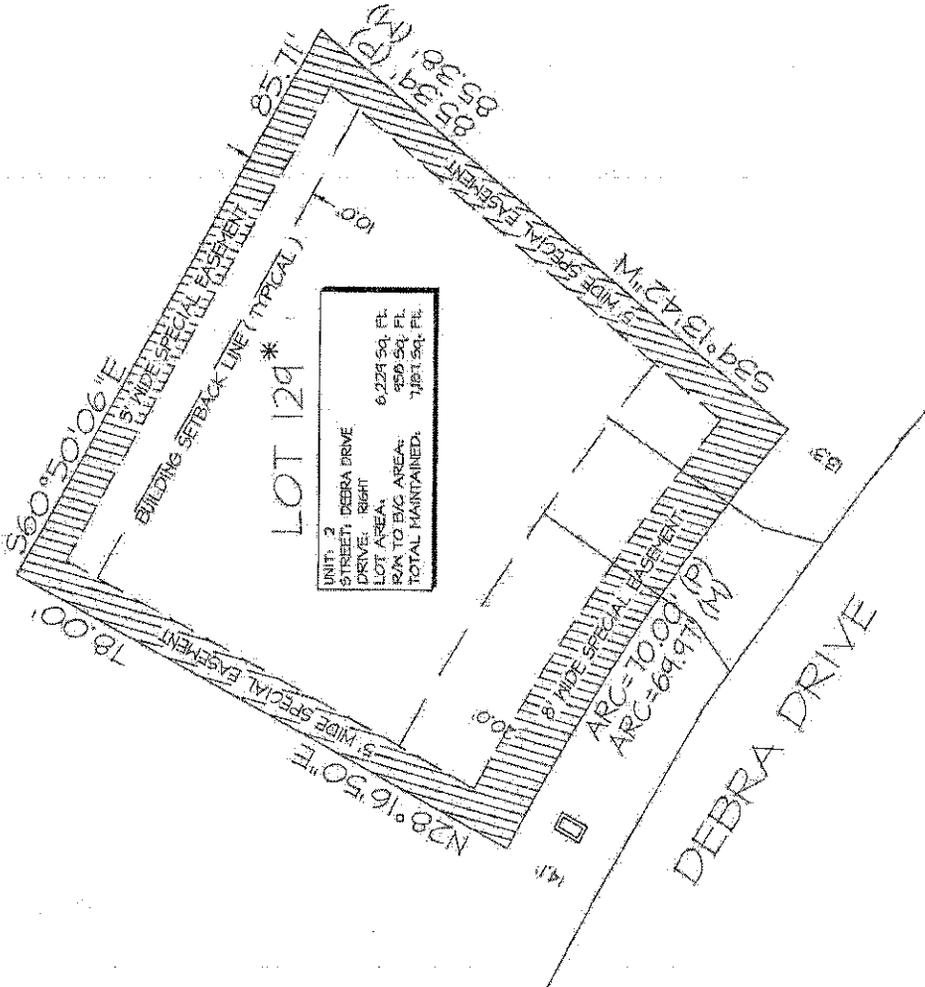
*** SPECIAL FLOOR PLAN HOME SITE**



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



SCALE: 1/8" = 1'

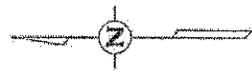


UNIT 2
 STREET: DEBRA DRIVE
 DRIVE: RIGHT
 LOT AREA: 6,224 SQ. FT.
 R/W TO B/C AREA: 980 SQ. FT.
 TOTAL MAINTAINED: 7,187 SQ. FT.

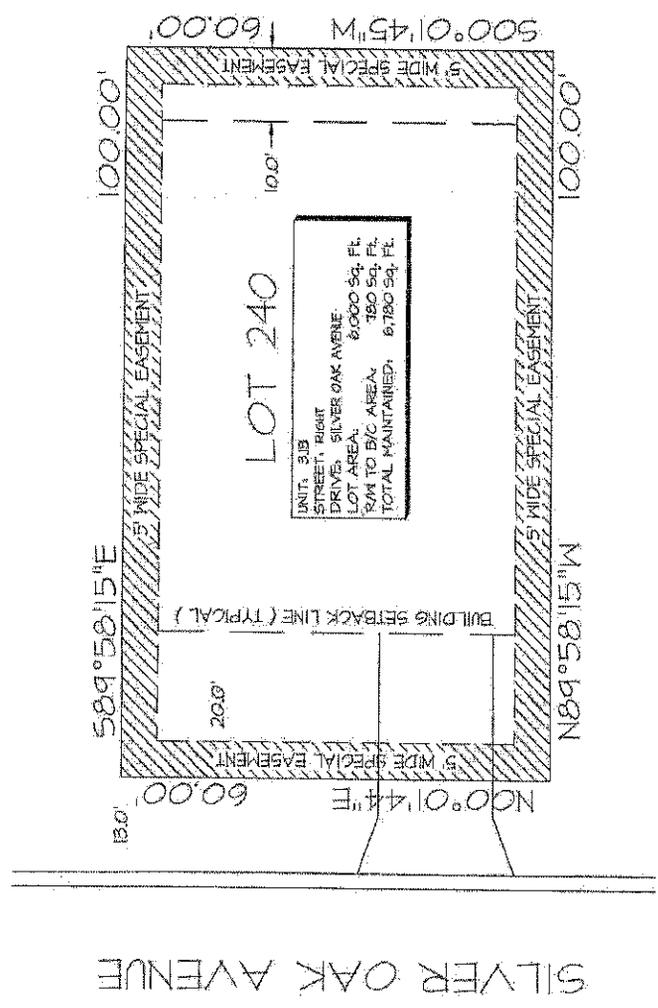
THIS IS NOT A SURVEY.
 THIS SKETCH IS INTENDED TO SHOW FURTHER INFORMATION FOR THE SUBJECT LOT AS THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE). ARNETT ENGINEERING AND/OR ANY AFFILIATES HEREBY ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

- LEGEND:**
- WATER METER
 - IRRIGATION METER
 - STREET LIGHT
 - INDICATES PLAT
 - POWER METER
 - TELEPHONE PEDestal / 7" OR 4" ROUND
 - TELEPHONE PEDestal / 4" OR 6" ROUND
 - ELECTRIC TRANSFORMER / 20'x20" PAD
 - ELECTRIC TRANSFORMER / 30'x30" PAD
 - UTILITY VALVE
 - FIRE HYDRANT
 - CATCH BASIN
 - VALLEY GUTTER INLET
 - STORM INLET
 - MANHOLE
 - LINE EXTENDER PEDestal / 12'x30'x30"
 - TRUNK-AMP PEDestal / 17'x30'x30"
 - SWITCH CASE / 1' x 1'
 - POWER SUPPLY / 20'x20'x50"
 - POWER SUPPLY / STOCKADE / 4'x6' PENCE

THE INFORMATION CONTAINED HEREIN IS FOR THE DEVELOPER'S USE ONLY. THE DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF ALL UTILITIES AND LINES SHOWN ON THIS PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND LINES SHOWN ON THIS PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND LINES SHOWN ON THIS PLAN.



SCALE: 1/16"=1'



The Villages
Arnett
Environmental LLC
14141 ROCKHILL AVENUE, SUITE 100
COLUMBIA, SOUTH CAROLINA 29910

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

THIS IS NOT A SURVEY.
THIS SKETCH IS INTENDED TO SHOW PRELIMINARY INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY FIELD FIELD COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE). ARNETT ENVIRONMENTAL LLC, THE VILLAGES OF LAKE CHARLES, INC. OR ANY OTHER PARTY IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

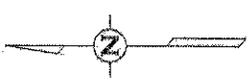
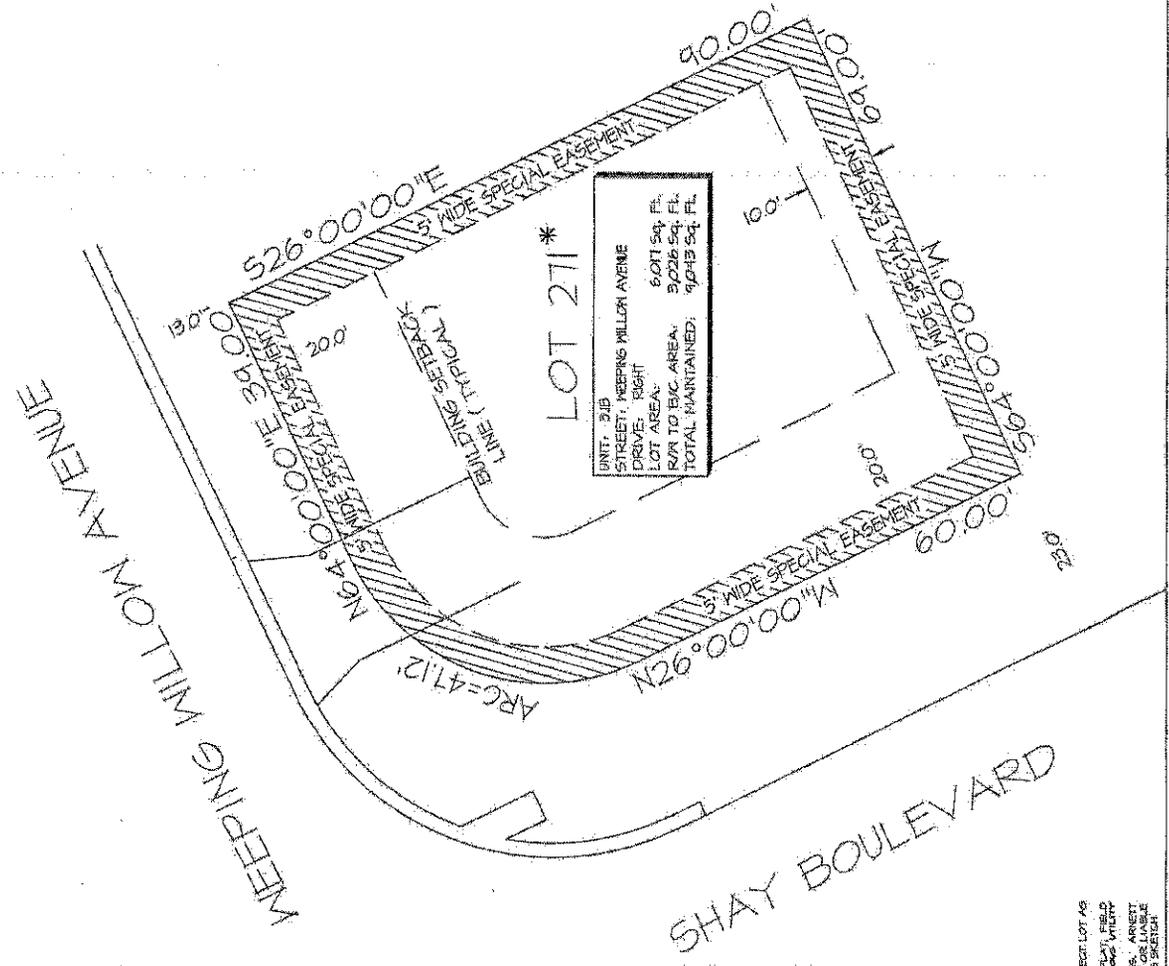
- LEGEND:**
- WATER METER
 - IRRIGATION METER
 - STREET LIGHT
 - (M) INDICATES FLAT
 - CABLE TV, PEDestal / 7" OR 8" BOARD
 - TELEPHONE PEDestal / 4" OR 8" BOARD
 - ELECTRIC PEDestal / 20"x20" PAD
 - ELECTRIC TRANSFORMER / 3'x3" PAD
 - UTILITY VAULT
 - WATER VALVE
 - FIRE RETARDANT
 - STOOKH INLET
 - VALLEY BUTTER INLET
 - CATCH BASIN
 - HANICBLE
 - LINE EXTENDER PEDestal / 12"x20"x14"
 - TRUNK-AMP PEDestal / 12"x20"x14"
 - SWITCH COAR / T X T
 - POWER SUPPLY / 20"x25"x25"
 - BOARD / STOCKADE / PAK FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER PACKAGES AND TELEPHONE LINES OR THE LIKE. SUCH EASEMENTS AND UTILITIES ARE TO BE MAINTAINED AND OPERATED AS SHOWN ON THIS PLAN. THE RIGHT OF THE RIGHT TO USE SUCH EASEMENTS, NOT TO WITHHOLD OR INTERFERE WITH THE UTILITIES WITHIN THE EASEMENT OR RIGHT OF WAY. THE PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE EASEMENTS AND UTILITIES AND THE DEVELOPER IS NOT RESPONSIBLE FOR THE MAINTENANCE OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE SPACE SIZES AND LEVELS FOR THEIR UTILITIES AND THE DEVELOPER IS ADVISED TO MAKE SURE THE RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GRADING ITEMS IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE

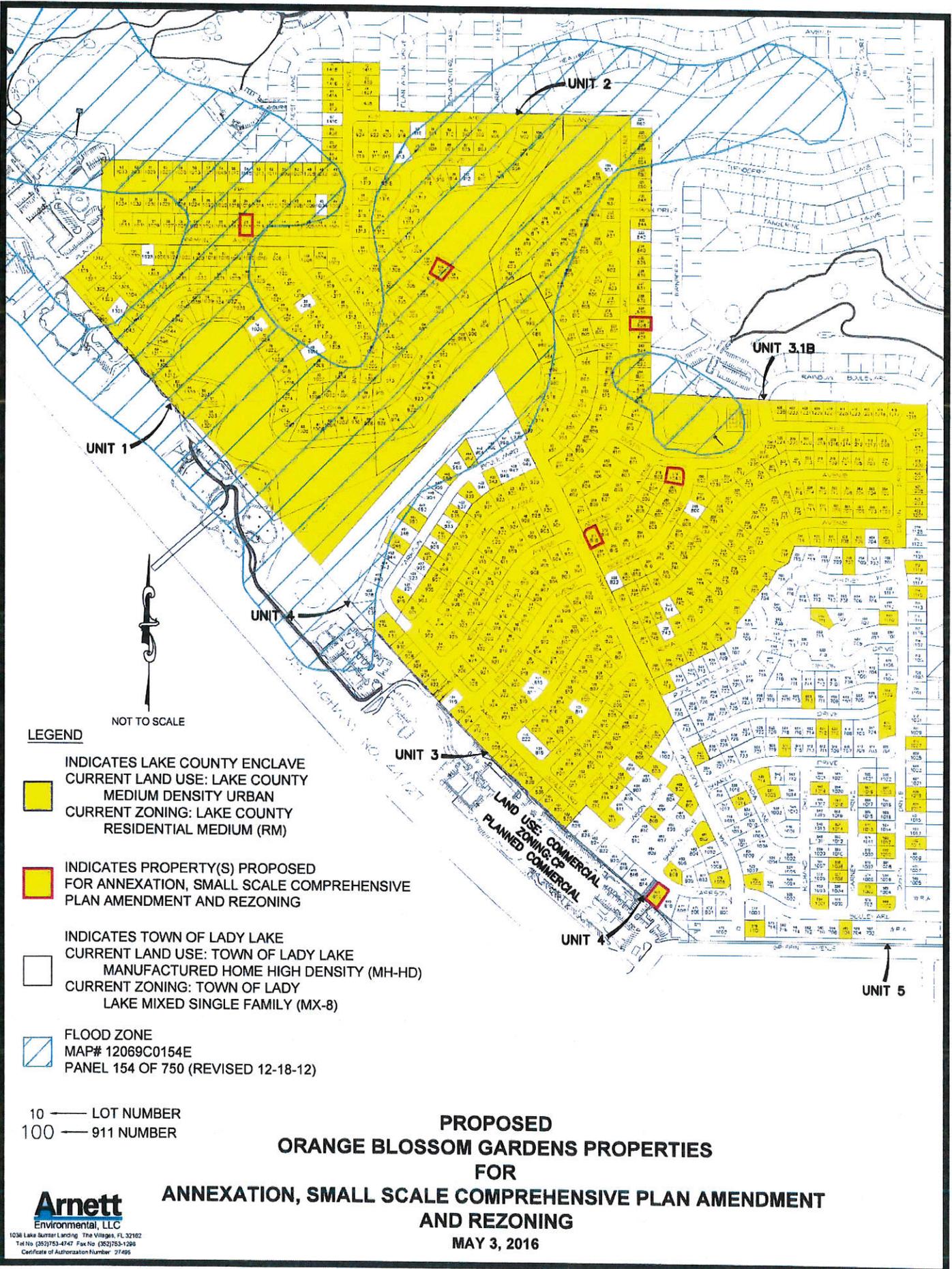
The Villages
at **Arnett**
 Environmental LLC
 815 East Forest Lakes, The Villages, FL 32159
 Phone: 352-399-1111
 Fax: 352-399-1112

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



SCALE: 1/16"=1'

THIS IS NOT A SURVEY.
 THE SKETCH IS INTENDED TO SHOW PRELIMINARY INFORMATION FOR THE SUBJECT LOT AS SHOWN THEREON.
 THE SKETCH HAS BEEN OBTAINED THROUGH THE BULKHEAD PLAN, CITY RECORDS AND CONVEYANCE RECORDS AS SUBMITTED BY THE VENDOR. THE VENDOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SKETCH. ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATED THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.



List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG2	20		1015 Vermont Avenue	1672465	20/58-59
2	OBG2	129		1305 Debra Drive	3238575	20/58-59
3	OBG3.1B	240		828 Silver Oak Avenue	2523271	25/33
4	OBG3.1B	271		816 Weeping Willow Avenue	2534672	25/33
5	OBG3.1B	279		1240 Dustin Drive	2800526	25/33
6	OBG4	468		812 Tarrson Blvd.	2701188	26/55-56

TOWN OF LADY LAKE
APPLICATION FOR CONCURRENCY DETERMINATION

1. Purpose for Concurrency Determination: (check one)

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

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

3. Owner: The Villages of Lake-Sumter Inc
 Address: 1020 Lake Sumter Ldg, The Villages, FL 32162
 Telephone: See above. E-Mail: See above.

4. Property Address: See attached list.

5. Alt. Key #: See attached list. 6. Total Acreage: Approx. 0.88 acres

7. Existing Zoning: RM - Residential Medium 8. Proposed Zoning: MX-8 Mixed SF

9. Existing Land Use: Med. Density Urban 10. Proposed Land Use: MH-HD

11. Residential Lots/Units: 6 lots 12. Non-Resident, Gross Sq. Ft.: _____

13. Method of Wastewater Treatment: N/A See attached sheet.
 a. Septic Tank: _____ b. Central Sewer: _____ c. Other: _____
 County Permit: _____ County #: _____

14. Wastewater Flow Rates: *N/A See attached sheet.
 ERU Determination Per Chapter 14, Appendix A-A: _____ ERUS x 250 = _____ GPD

15. Water Usage: * N/A See attached sheet.
 ERU Determination Per Chapter 14, Appendix A-A: _____ ERUS x 250 = _____ GPD

16. Solid Waste: (3.39 pounds per capita, per day): N/A See attached sheet. Pounds

17. Traffic Analysis: Name and Functional Classification of roadways adjacent to the property, the Average Daily Trip Generation and Average Daily Peak Hour Generation expected from this development (please refer to the Lake-Sumter MPO Traffic Analysis Guideline):
N/A See attached sheet.

18. Population (residential only) 1.86 persons per household: N/A See attached sheet. Persons

19. Recreation (residential only) 4 acres per 1,000 residents: N/A See attached sheet. Acres

Signature of Engineer: _____ Date: _____

* If circumstances apply where additional Water or Wastewater Capacity beyond minimum ERU based GPD is requested, please provide a justification letter with supporting calculations and documentation. At no time will the Town reduce Water or Wastewater Capacity request below the minimum ERU based GPD.

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG2	20		1015 Vermont Avenue	1672465	20/58-59
2	OBG2	129		1305 Debra Drive	3238575	20/58-59
3	OBG3.1B	240		828 Silver Oak Avenue	2523271	25/33
4	OBG3.1B	271		817 Royal Palm Avenue	2534672	25/33
5	OBG3.1B	279		1240 Dustin Drive	2800526	25/33
6	OBG4	468		812 Tarrson Blvd.	2701188	26/55-56

Exhibit A

Parcel ID #: 06-18-24-0100-0000-7400

Lot 74, 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 #: 06-18-24-0350-000-19400

Lot 194, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0300-000-11000

Lot 110, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0300-000-11100

Lot 111, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06-18-24-0300-000-13100

Lot 131, Unit 3, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 23, Pages 27 through 29, Public Records of Lake County, Florida.

Concurrency Determination Statement

The proposed Small Scale Comprehensive Plan Amendment is a land use change from Lake County Medium Density Urban to Town of Lady Lake Manufactured Home High Density to accommodate the Annexation of three (3) lots in a historic section of The Villages known as Orange Blossom Gardens, an age restricted retirement community. The Villages is proposing to remove the existing manufactured home on each lot and construct a similar size conventional built home. There will be no increase in services, traffic, population, or recreation use.

Impact on Town Services

Potable Water

- No impact, lots are served by The Village Center Community Development District Central Water System.

Sewer

- No impact, lots are served by The Village Center Community Development District Central Sewer System.

Schools

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

Transportation

- No impact, the existing home will be replaced with a new home. There will be no change in average daily trip generation.

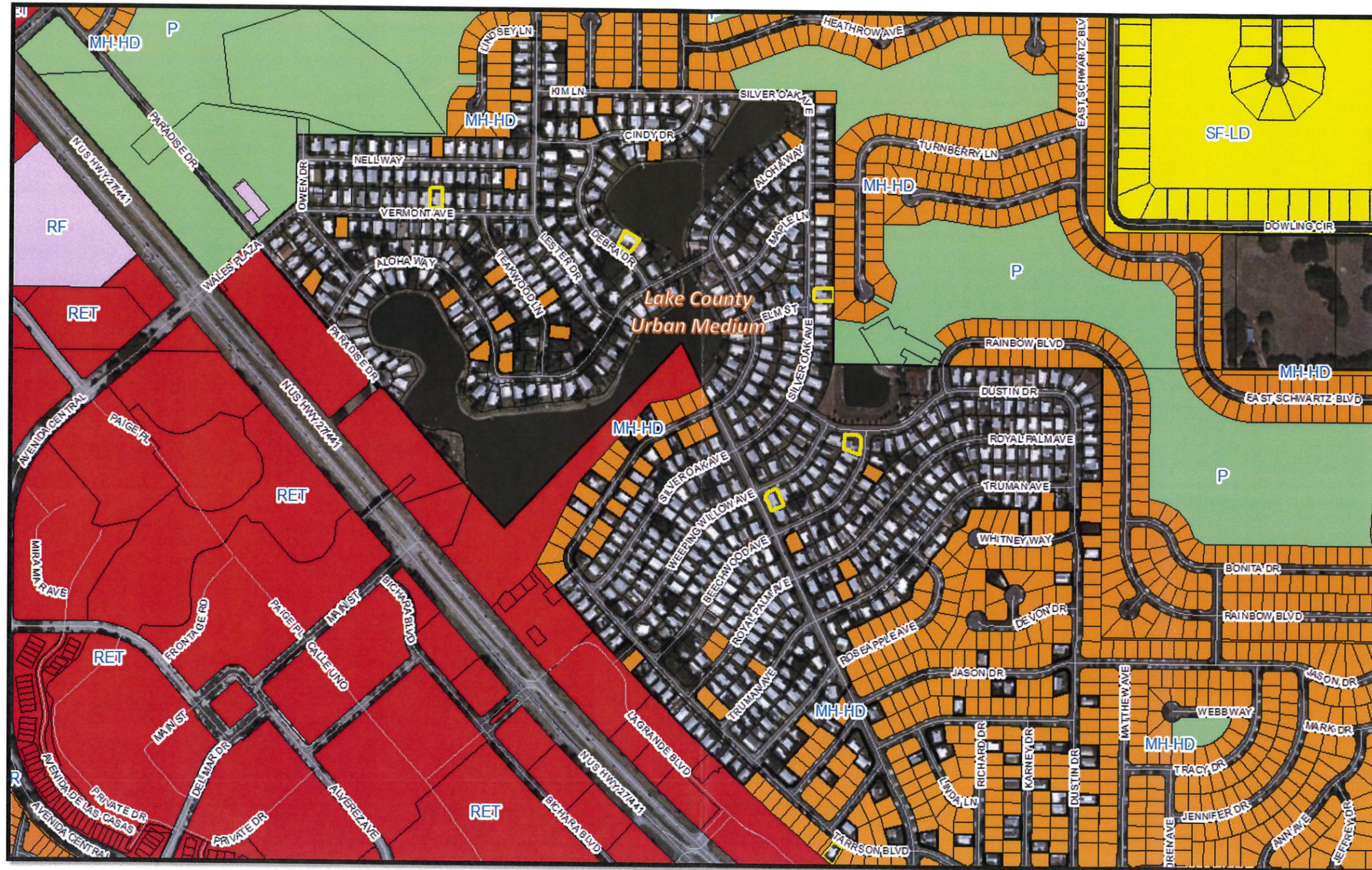
Parks and Recreation

- The annexation, small scale future land use amendment, and the rezoning applications will not cause P&R Level of Service to be exceeded since the project is for the replacement of existing homes. Additionally, The Villages provides its residents with all Park and Recreation Amenities.

Stormwater

- Project will be required to adhere to any applicable SJRWMD guidelines and Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

FUTURE LAND USE MAP





PLANNING AND ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: June 13, 2016

SUBJECT: Ordinance 2016-20 - Rezoning of Property Being 0.88 +/- Acres of Land Owned by the Villages of Lake-Sumter, Inc. from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8), Referenced by Alternate Keys 1672465, 3238575, 2523271, 2534672, 2800526, and 2701188; Six (6) Lots Which Are Located Within Orange Blossom Gardens Units 2, 3.1b, And 4 Within Lake County, Florida.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

1. Motion to forward Ordinance No. 2016-20, Rezoning 0.88 ± Acres of Property consisting of 6 lots – Located within Orange Blossom Gardens Units 2, 3.1B, and 4 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. 2016-20, rezoning 0.88 ± Acres of Property consisting of 6 lots – Located within Orange Blossom Gardens Units 2, 3.1B, and 4 within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) to the Town Commission with the recommendation of denial.

Staff is in support of Motion Number 1

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc, has filed an application to rezone properties consisting of 6 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Gardens Subdivisions Units 2, 3.1B, and 4. The application involves rezoning 0.88 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). The MX-8 designation is consistent with the other lots in the Villages which are presently in the Town of Lady Lake's jurisdiction. The proposed properties are as follows:

- 1015 Vermont Avenue
- 1305 Debra Drive

- 828 Silver Oak Avenue
- 816 Weeping Willow Avenue
- 1240 Dustin Drive
- 812 Tarrson Boulevard

The Rezoning application was received on Thursday, May 5, 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 (98) within 150' of the property of the proposed annexation were mailed on Thursday, May 26, 2016. The properties were also posted Tuesday, May 31, 2016.

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions and survey information have been included with the submitted application. The zoning designation of the subject properties and adjacent properties are as follows:

Zoning

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

NOTE: 812 Tarrson Boulevard abuts CP (Planned Commercial to the west)

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-20, 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 2016-20 for first reading on Wednesday, July 6, 2016 at 6:00 p.m. The second and final reading will be held on Monday, July 18, 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 *[Signature]* Submitted *6/16/16* Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

WJ *6/16/16* TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER *[Signature]* Approved Agenda Item for: *6/13/16* Date *6/16/16*

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification

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ORDINANCE NO. 2016-20

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY BEING 0.88 ± ACRES OF LAND OWNED BY THE VILLAGES OF LAKE-SUMTER, INC.; REFERENCED BY ALTERNATE KEYS 1672465, 3238575, 2523271, 2534672, 2800526, AND 2701188, SIX (6) LOTS, WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNIT 2, 3.1B, AND 4 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).

1 **Section 2. Severability.** The provisions of this Ordinance are declared to be separable and if
2 any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be
3 invalid or unconstitutional, such decision shall not effect the validity of the remaining sections,
4 sentences, clauses or phrases of this Ordinance, but they shall remain in effect, it being the
5 legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.
6

7 **Section 3. Effective Date.** This Ordinance shall become effective immediately upon its
8 passage by the Town Commission, except as limited by the provisions of Section 171.06, Florida
9 Statutes, as said provisions pertain to newly annexed property and the final adoption of a
10 Comprehensive Plan Amendment by the Town Commission.
11

12 **PASSED AND ORDAINED** this **18th** day of **July, 2016**, in the regular session of the
13 Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second/Final
14 Reading.
15

16 **TOWN OF LADY LAKE, FLORIDA**

17
18
19
20 _____
21 Ruth Kussard, Mayor

22 ATTEST:

23
24
25 _____
26 Kristen Kollgaard, Town Clerk
27

28
29 APPROVED AS TO FORM:

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31
32 _____
33 Derek Schroth, Town Attorney
34

EXHIBIT "A"
Legal Descriptions and Map

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Parcel ID #: 06-18-24-0200-0000-2000
Lot 20, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20,
Pages 58 and 59, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0200-000-12900
Lot 129, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book
20, Pages 58 and 59, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-24000
Lot 240, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat
Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-27100
Lot 271, Unit 3-1 B, Orange Blossom Gardens, according to the plat thereof recorded in Plat
Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-27900
Lot 279, Unit 3- 1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat
Book 25, Page 33, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06-18-24-0375-000-46800
Lot 468, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book
26, Pages 55 and 56, Public Records of Lake County, Florida.

**TOWN OF LADY LAKE
REZONING APPLICATION**

Alternate Key Number See attached list.

1. Owner's Name: The Villages of Lake-Sumter, Inc.
Mailing Address: 1020 Lake Sumter Landing, The Villages, FL 32162
Email Address: See below.
Telephone #: See below.
2. Applicant's Name: The Villages of Lake-Sumter, Inc. - Martin L. Dzuro, VP
Mailing Address: 1045 Lake Sumter Landing, The Villages, FL 32162
Email Address: marty.dzuro@thevillages.com
Telephone #: (352) 753-6262
3. Applicant is: Owner Agent Purchaser Lessee Optionee
4. Property Address/Location: See attached list.
5. Legal Description of Property to be rezoned: See attached list.
6. The property is located in the vicinity of the following streets:
Northeast of US 441, North of Griffin Ave.
7. Area of Property: 38,353 Square feet Acres 0.88
8. Utilities: Central Water Central Sewer Well Septic Tank
9. Existing zoning of property: Lake County: RM - Residential Medium
10. Requested zoning of property: Lady Lake: MX-8 - Mixed Single Family

Note: If the requested zoning is a Planned Unit Development (PUD), indicate type:
 Residential, Commercial, Industrial, Mixed Use, and refer to the
requirements of the preliminary development plan and see Chapter of the LDR
Code. If the rezoning is to Manufactured Homes High Density (MH-9), a Master Park
Plan shall be submitted.
11. Number, square footage and present use of the existing structures on the property;
None.
12. Proposed use the property: Residential

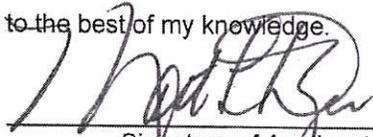
13. Has any land use application been file within last year in connection with this property?
___ Yes X No. If yes, briefly describe the nature of the request and the date
when it was done:

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

Applications shall include a legal description of the property, sketch or survey of the property,
Proof of ownership and authorization from if represented by an agent or contract purchaser.
If the rezoning request is not consistent with the Future Land Use classification, a
Comprehensive Plan Amendment must be approved prior to the rezoning.

Rezoning Fees:
Rezoning (except PUD, PFD, CP)
PUD
PFD/CP
Substantial Alterations (PUDS) Fees Paid: \$2,500.00

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



Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND FIFTY (50)
COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND
DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT.
ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE
PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:
Date Application Received: 5/5/16 Received by: T. Carroll
Fees Paid: \$2500.00

APPLICANT'S AFFIDAVIT

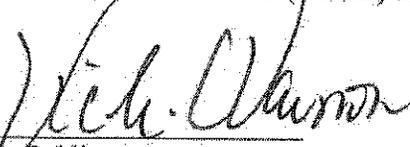
**STATE OF FLORIDA
COUNTY OF LAKE**

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

- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
- (2) That the submittal requirements for the application have been completed and attached hereto as part of this application.
- (3) That the applicant desires Rezoning to the MX-8 zoning classification to allow: Mixed Single Family
- (4) That the sign cards will be posted at least seven (7) days prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.


Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 30 day of May, 2016, by Martin L. Dzuro, who is personally known to me or who has produced as identification and who did (did not) take an oath.


Notary Public Vicki C. Varnon

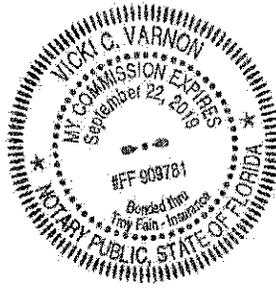


Exhibit A

Parcel ID #: 06-18-24-0200-0000-2000

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

Parcel ID #: 06-18-24-0200-000-12900

Lot 129, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 and 59, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-24000

Lot 240, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-27100

Lot 271, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-27900

Lot 279, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0375-000-46800

Lot 468, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 and 56, Public Records of Lake County, Florida.

ExN _____
Rec _____
Doc _____
Int _____
Total _____

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08371

RETURN

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Warranty Deed

This Warranty Deed made this 26th day of February, 2016 between Charles Fislser and Barbara Fislser, husband and wife, individually and as Trustees of the Charles F. Fislser Revocable Living Trust under Agreement dated October 27, 2010, whose post office address is 471 Gaskin Lane, The Villages, FL 32162, grantor, and The Villages of Lake-Sumter, inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240200-000-02000

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

Together with the Manufactured Home, bearing VIN # 02614562G thereon. The Titles have been retired.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

Jeanmarie Nickol
Witness Name: Jeanmarie Nickol

Charles Fislser
Charles Fislser, Individually and as Trustee of the Charles F. Fislser Revocable Living Trust under Agreement dated October 27, 2010

Barbara Fislser
Barbara Fislser, Individually and as Trustee of the Charles F. Fislser Revocable Living Trust under Agreement dated October 27, 2010

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 26th day of February, 2016, by Charles Fislser and Barbara Fislser, husband and wife, individually and as Trustees of the Charles F. Fislser Revocable Living Trust under Agreement dated October 27, 2010, who [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]



TERESA NORVELL
MY COMMISSION # FF 180928
EXPIRES: June 8, 2018
Banded thru Budget Notary Services

Teresa Norvell
Notary Public
Printed Name: _____
My Commission Expires: _____

Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08614

Doc# _____
Int# _____
Total# _____

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of April, 2016 between William H. Miller, III, a single man, individually and as Trustee of the William H. Miller Trust under Agreement dated March 8, 2010, whose post office address is 1801 Calvert Street NW, Apt 505, Washington, DC 20009, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240200-000-12900

Lot 129, Unit 2, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 20, Pages 58 through 59, Public Records of Lake County, Florida.

Together with a 1990 HOME Manufactured Home, ID# HCFL11341A & # HCFL11341B, Florida Title 48458401 & 48429184 bearing Real Property Decals # R386334 & # R386335 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

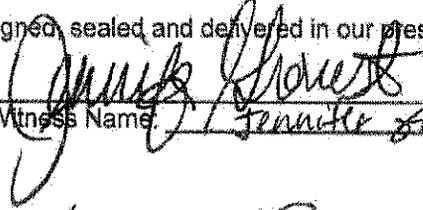
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:


Witness Name: Jennie Crowder


William H. Miller, III, individually and as Trustee of the William H. Miller Trust under Agreement dated March 8, 2010


Witness Name: LEONARD L. PISANO

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 1st day of April, 2016 by William H. Miller, III, a single man, individually and as Trustee of the William H. Miller Trust under Agreement dated March 8, 2010 who I 1 is personally

87000



Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08503

Ex: 10
Rec: _____
Doc: _____
Int: _____
Total: _____

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 10th day of March, 2016 between Robert G. Riendeau and Joyce J. Riendeau, husband and wife, whose post office address is 17706 SE 89th Keating Terrace, The Villages, FL 32162, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240360-000-24000

Lot 240, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 33 through 35, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 10L12984 thereon. The Titles have been retired.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

Robert G. Riendeau
Robert G. Riendeau

Jeanmarie Nichol
Witness Name: Jeanmarie Nichol

Joyce J. Riendeau
Joyce J. Riendeau

State of Florida
County of Lake

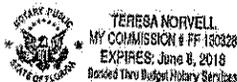
The foregoing instrument was acknowledged before me this 10th day of March, 2016, by Robert G. Riendeau and Joyce J. Riendeau, husband and wife, who [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Teresa Norvell
Notary Public

Printed Name: _____

My Commission Expires: _____



RET

DATE _____
Rec W
Doc _____
Int _____
Paid _____

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLIn Burnsed
1026 Lake Sumter Landing
The Villages, FL 32162
File No.: P08548

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of March, 2016 between Donald A. Jones and Christine C. Jones, husband and wife, whose post office address is 515 Tarrson Blvd, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee;

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

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

PARCEL ID #: 0618240350-000-27100

Lot 271, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:

Jennifer Grovesteen
Witness Name: JENNIFER GROVESTEEN

Donald A. Jones
Donald A. Jones

JANICE SCHORNFELDT
Witness Name: JANICE SCHORNFELDT

Christine C. Jones
Christine C. Jones

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 15th day of March, 2016 by Donald A. Jones and Christine C. Jones, husband and wife, who are personally known or have produced a driver's license as identification.

[Notary Seal]

JENNIFER GROVESTEEN
MY COMMISSION # FF 007224
EXPIRES: December 5, 2019
Bonded thru Budget Notary Services

Jennifer Grovesteen
Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/19

RETURN

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McL In Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08431

EXN
Rep
Dde
Int
Total

[Space Above This Line For Recording Date]

Warranty Deed

This Warranty Deed made this 15th day of April, 2016 between Agnes P. Poynton, a single woman, individually and as Trustee of the Agnes P. Poynton Trust, whose post office address is 1240 Dustin Drive, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-27900

Lot 279, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # 02630147 AR & BR thereon. The Titles have been retired.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:

Jennifer Groves
Witness Name: Jennifer Groves

Agnes P. Poynton
Agnes P. Poynton, individually and as Trustee of the Agnes P. Poynton Trust

D. Brigitte Fleetwood
Witness Name: D. Brigitte Fleetwood

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 15th day of April, 2016 by Agnes P. Poynton, a single woman, individually and as Trustee of the Agnes P. Poynton Trust, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Jennifer Groves
Notary Public

Printed Name: Jennifer Groves

My Commission Expires: 12/31/19



2000 

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McL in Burns
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08421

Exh/ 10
Rec/ 10
Doc/ 10
Int/ 10
Total/ 10

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 4th day of March, 2016 between Randall B. Pritchard, a married man, whose post office address is 205 Canova Drive, New Smyrna Beach, FL 32169, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240376-000-46800

Lot 468, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public Records of Lake County, Florida.

Together with a 1984 GEORGIE Manufactured Home, ID# N12082A & # N12082B, Florida Title 40387852 & 40342651 bearing Real Property Decals # R225094 & # R225095 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

NEITHER THE GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE DEPENDENT UPON SAID GRANTOR, RESIDES ON THE ABOVE DESCRIBED PROPERTY, AND THE SAME DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS THE SAME IS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

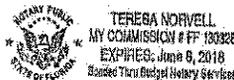
Randall B. Pritchard
Randall B. Pritchard

Donna J. Fenster
Witness Name: Donna J. Fenster

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 4th day of March, 2016; by Randall B. Pritchard, a married man, who is personally known or has produced a driver's license as identification.

[Notary Seal]



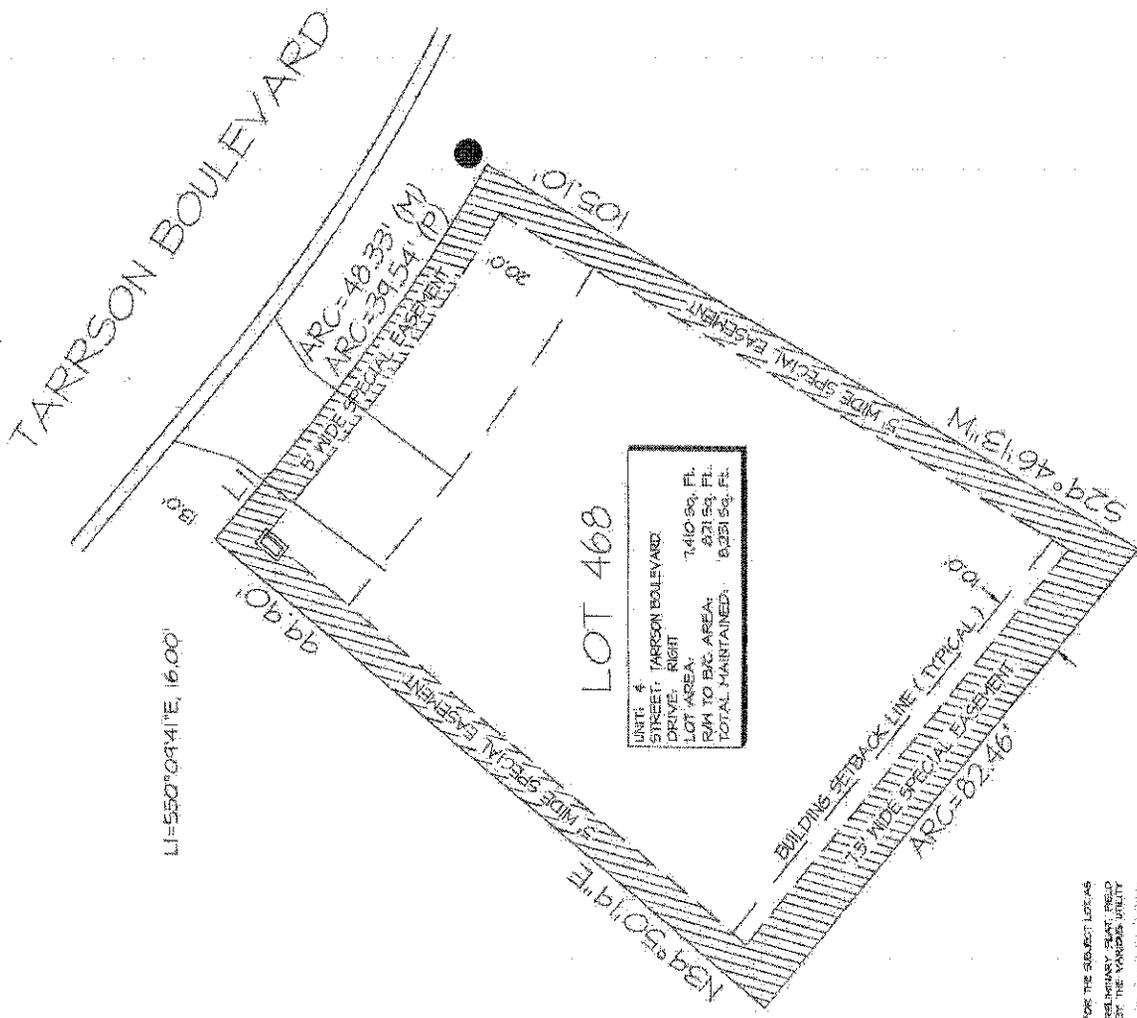
Teresa Norvell
Notary Public
Printed Name: _____
My Commission Expires: _____

LEGEND:

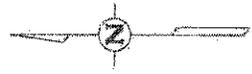
- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) CABLE TV, PEDestal / 7" OR 4" ROUND
- (E) TELEPHONE PEDestal / 4" OR 12" ROUND
- (E) ELECTRIC PEDestal / 20"X30" PAD
- (E) ELECTRIC TRANSFORMER / 30"X30" PAD
- (E) ELECTRIC FEED THROUGH CABINET
- (M) UTILITY VALVE
- (M) WATER VALVE
- (M) FIRE HYDRANT
- (M) STORM DRAIN
- (M) VALLEY GUTTER INLET
- (M) CATCH BASIN
- (M) MANHOLE
- (M) LINE EXTENDER PEDestal / 12"X20"X18"
- (M) TRUNK AND PEDestal / 12"X20"X18"
- (M) SWITCH GEAR / 7' X 7'
- (M) POWER SUPPLY / 20"X28"X36"
- (M) BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE STATE AND FEDERAL GOVERNMENT ARE SHOWN IN THIS PLAN. THE INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC, LIGHT, GAS, WATER, SEWER, TELEPHONE, TELEVISION, CABLE TELEVISION, TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE SHALL BE THE RESPONSIBILITY OF THE OWNER OF SUCH EASEMENT OR AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO THE PROVIDER. THE PROVIDER SHALL BE RESPONSIBLE FOR REPAIRING THE UTILITIES AND FOR THE MAINTENANCE OF SUCH UTILITIES. HOWEVER, THESE UTILITY PROVIDERS MAY USE THE RIGHT OF WAY TO INSTALL AND MAINTAIN UTILITY EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE



UNITS: 4	STREET: TARRSON BOULEVARD	LOT AREA: 7,410 SQ. FT.
DRIVE: RIGHT	ROOM TO BIC AREA: 4,221 SQ. FT.	TOTAL MAINTAINED: 8,231 SQ. FT.

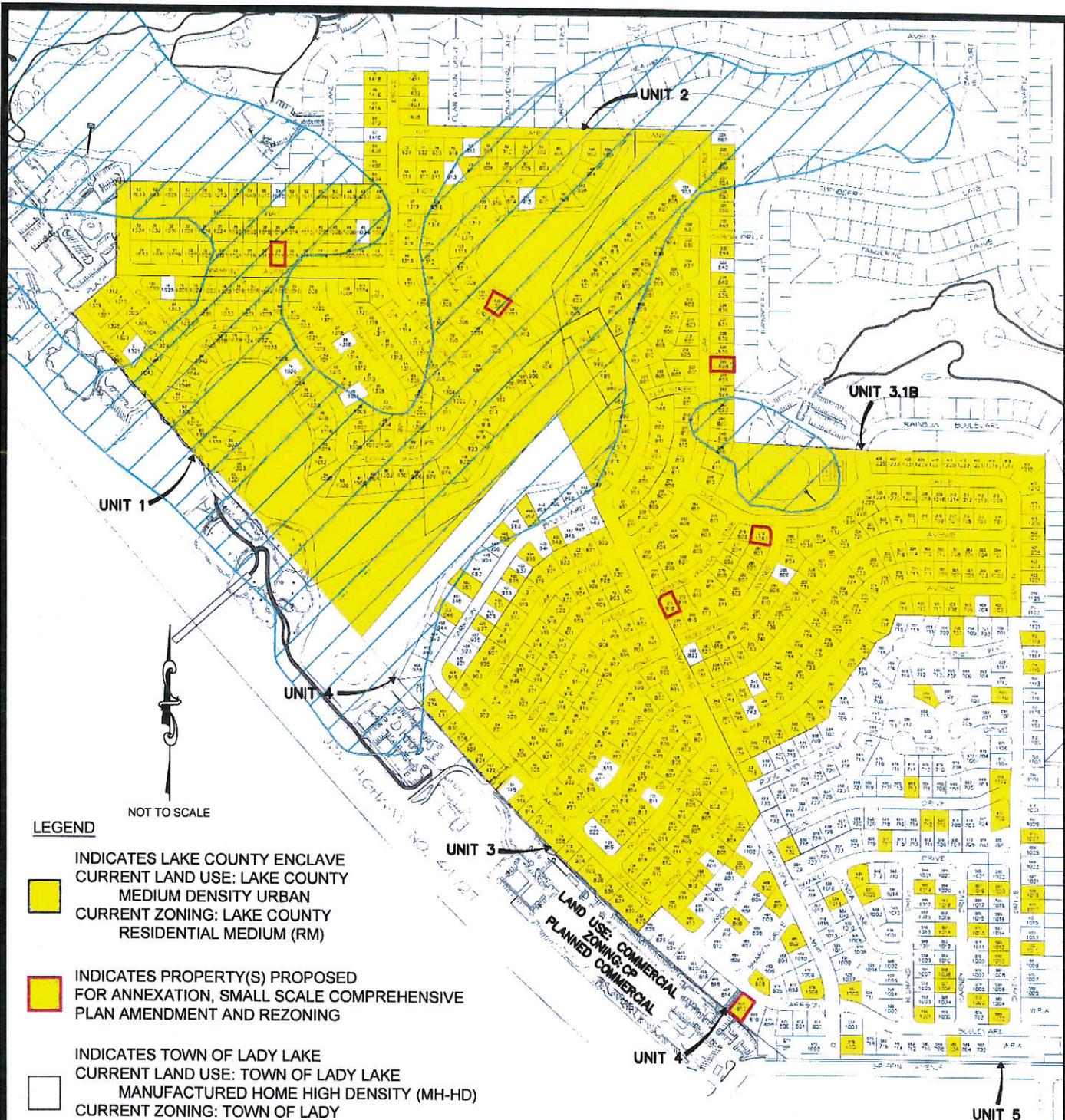


SCALE: 1/16"=1'



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

THIS IS NOT A SURVEY
 THE INFORMATION SHOWN HEREIN IS INTENDED TO SHOW PRELIMINARY INFORMATION FOR THE SUBJECT LOC AS SHOWN HEREON.
 THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY FIELD FIELD SURVEYING AND IS NOT A FINAL SURVEY. THE INFORMATION IS SUBJECT TO CHANGE BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
 THE VILLAGES OF LARGO PARTNER, INC. CHANCE BLOSSOM BANISHING, ARNETT SURVEYING & MAPPING, INC. AND THE VILLAGES OF LARGO PARTNER, INC. ARE NOT RESPONSIBLE FOR THE ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SHEET.



LEGEND

NOT TO SCALE

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

10 — LOT NUMBER
 100 — 911 NUMBER

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

MAY 3, 2016

Arnett
 Environmental, LLC

1036 Lake Summit Landing The Villages, FL 32162
 Tel No: (352)753-4147 Fax No: (352)753-1296
 Certificate of Authorization Number: 217495

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG2	20		1015 Vermont Avenue	1672465	20/58-59
2	OBG2	129		1305 Debra Drive	3238575	20/58-59
3	OBG3.1B	240		828 Silver Oak Avenue	2523271	25/33
4	OBG3.1B	271		816 Weeping Willow Avenue	2534672	25/33
5	OBG3.1B	279		1240 Dustin Drive	2800526	25/33
6	OBG4	468		812 Tarrson Blvd.	2701188	26/55-56

ZONING MAP

