



## SPECIAL MEETING OF THE LADY LAKE TOWN COMMISSION

**DATE:** Thursday, June 9, 2016  
**TIME:** 6:00 p.m.  
**PLACE:** Town Hall Commission Chambers  
409 Fennell Blvd., Lady Lake, Florida

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

### AGENDA\*

**\*\* Please Note: Due to the rescheduling of the 06-06-2016 meeting the agenda cover sheets still reflect that date\*\***

- A. CALL TO ORDER:** Mayor Ruth Kussard
- B. PROCEDURAL:** *Citizens are encouraged to participate in the Town of Lady Lake meetings. Speakers will be limited to three (3) minutes. Additional time may be granted by the Mayor. Citizen groups are asked to name a spokesperson and the Mayor, at his/her discretion, may allow longer than three minutes. Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and put your cell phone on silent mode.*
- C. PLEDGE OF ALLEGIANCE:** Mayor Ruth Kussard
- D. INVOCATION<sup>1</sup>:** Pastor James Keough – Congregational Church of The Villages
- E. ROLL CALL**
- F. PUBLIC HEARING:**
1. TEFRA Hearing – Omega Communities, LLC (Pg. 4)
  2. Resolution No. 2016-106 – First/Final Reading – TEFRA - Approving the Issuance by the Capital Trust Agency of its Senior Living Revenue Bonds for the Purpose of Internal Revenue Code (Kris Kollgaard) (Pg. 6)
- G. ANNOUNCEMENT:**
3. Announcement of Qualifying Period from 12 Noon on June 20, 2016 to 12 Noon on June 24, 2016 for the Office of Town Commissioner for Wards 2 & 4 for the General Election on November 8, 2016 (Mayor Kussard) (Pg. 14)

## **H. PUBLIC COMMENTS<sup>2</sup>**

### **I. CONSENT<sup>3</sup>:**

4. Minutes – May 16, 2016 – Regular Commission Meeting (Pg. 15)
5. Consideration of Approval of the Second Amendment to the Interlocal Agreement for the Amenity Authority Committee to Allow the Ability for Early Voting during the Landowner Elections, and any future Landowner Elections (Kris Kollgaard) (Pg. 27)
6. Consideration of Application to the Bulletproof Vest Partnership Initiative for Sworn Police Personnel Vest Purchases and Replacements (Chris McKinstry) (Pg. 37)

### **J. OLD BUSINESS:**

### **K. NEW BUSINESS:**

7. Consideration for the Lady Lake Kiwanis Club to Utilize the Community Building and the Junior Baseball Field on July 29<sup>th</sup> and 30<sup>th</sup> to Host Their Christmas in July Event to Benefit Children in Need with School Supplies (Mike Burske) (Pg. 41)
8. Consideration of the Purchase of Five New In-Car Video Systems to Replace Obsolete Equipment with Funding to be Accomplished by a Budget Transaction from 1200 – Regular Pay to 5210 – General Operating (Chris McKinstry) (Pg. 43)
9. Consideration of Offer from Amber Byrne to Purchase Town-Owned Vacant Lots Located at 217 Skyline Drive, 221 Skyline Drive, and 224 Longview Avenue (Kris Kollgaard) (Pg. 51)

### **L. TOWN ATTORNEY'S REPORT:**

10. Ordinance No. 2016-11 – Second/Final Reading (Tabled from 5/16/16) – Annexation – The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness – from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Five Lots Consisting of Approximately 0.64 +/- Acres of Land, Located in Orange Blossom Gardens Unit, 1, 3 and 3.1b. (Thad Carroll) (Pg. 76)
11. Ordinance No. 2016-12 – Second/Final Reading (Tabled from 5/16/16) – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness – from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Five Lots Consisting of Approximately 0.64 +/- Acres of Land, Located in Orange Blossom Gardens Unit, 1, 3 and 3.1b. (Thad Carroll) (Pg. 125)
12. Ordinance No. 2016-13 – Second/Final Reading (Tabled from 5/16/16) – Rezoning – The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for Five (5) Lots of Approximately

0.64 +/- Acres – Located within Located Within Orange Blossom Gardens Units 1, 3, And 3.1b. (Thad Carroll) (Pg. 184)

13. Ordinance No. 2016-17 – Second/Final Reading – Revisions to the Land Development Regulations Chapter 17, Sign Regulations; Amending Sections 17-2. - Permitting Requirements, 17-3. - General Requirements, 17-4. - Permanent Signs, and 17-5. Temporary Signs (Thad Carroll) (Pg. 222)

**M. TOWN MANAGER’S REPORT:**

14. Consideration of Rescheduling the First Commission Meeting in July to Wednesday, July 6, 2016 Due to the 4<sup>th</sup> of July Holiday (Kris Kollgaard) (Pg. 235)

**N. MAYOR/COMMISSIONER’S REPORT:**

**O. PUBLIC COMMENTS<sup>4</sup>**

**P. ADJOURN**

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

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

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

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

NS/Word/Town Clerk/Agendas - Commission Meeting – 06-09-2016

---

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

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

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

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

**TEFRA HEARING PROCEDURES  
(Omega Communities, LLC)**

**F-1**

**(1) Could you please describe the facility to be financed with the Bonds?**

The Bonds are being issued for the purpose of financing, refinancing or reimbursing the costs of the acquisition, construction, equipping and development activities associated with a senior living rental facility of approximately 164,157 square feet expected to consist of approximately 145 independent living beds, approximately 29 assisted living beds and approximately 24 memory care beds and associated common spaces, located or to be located on the approximately 7.5 acres on the north side of E. County Road 466 approximately three hundred (300) feet east of the intersection of E. County Road 466 and NE 90<sup>th</sup> Street, Lady Lake, Lake County, Florida 32159, which shall be hereinafter referred to as the Senior Living Facility, within the corporate limits of the Town of Lady Lake, in the State of Florida.

**2) How will the Bond proceeds be used?**

The proceeds of the Bonds will be loaned to Omega Communities, LLC, a Delaware limited liability company, or one or more of its affiliates, who shall be hereinafter referred to as the Borrower, for the purpose of (i) financing, refinancing or reimbursing the Borrower for the costs of the Senior Living Facility, (ii) funding any necessary reserves, and (iii) paying costs associated with the issuance of the Bonds

**3) What is the public purpose for the Bond Issue?**

The Town Commission has determined, based solely upon representations and information provided by the Borrower, that the issuance of the Bonds to finance the Senior Living Facility: (i) is appropriate to the needs and circumstances of, and will make a significant contribution to, the economic growth of the Town of Lady Lake, (ii) will provide or preserve gainful employment, (iii) will protect the environment, or (iv) will serve a public purpose by advancing the economic prosperity, the public health, or the general welfare of the State of Florida and its people.

**4) Will the Capital Trust Agency or the City be responsible for repaying the Bonds?**

The Bonds will expressly state that none of the Capital Trust Agency, the Town of Lady Lake, the City of Gulf Breeze, the State of Florida, or any other municipality, political subdivision, or public agency of the State of Florida is liable to pay the principal of or interest on the Bonds.

**5) What is the maximum amount of tax-exempt Bonds that will be issued?**

The maximum amount of tax-exempt Bonds to be issued to provide funds for the facility will be approximately \$46,000,000.

**THE AUDIENCE SHOULD BE ASKED:**

- 1) Are there any persons who wish to speak for or against the Bonds or the facility to be financed thereby?
- 2) Have any written communications been received (read into record).

**THEN CONCLUDE THE PUBLIC HEARING.**

**RESOLUTION 2016-106**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA, APPROVING, SOLELY FOR THE PURPOSES OF SECTION 147(F) OF THE INTERNAL REVENUE CODE AND SECTION 163.01, FLORIDA STATUTES, THE ISSUANCE BY THE CAPITAL TRUST AGENCY OF ITS SENIOR LIVING REVENUE BONDS (LADY LAKE SENIOR LIVING FACILITY PROJECT), SERIES 2016, IN ONE OR MORE SERIES PURSUANT TO A PLAN OF FINANCE, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$46,000,000, FOR THE PURPOSE OF FINANCING THE COSTS OF A SENIOR LIVING FACILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town Commission has been informed that the Capital Trust Agency (the "Issuer") proposes to issue a principal amount not exceeding \$46,000,000 of its Senior Living Revenue Bonds (Lady Lake Senior Living Facility Project), Series 2016, in one or more series (the "Bonds"), the proceeds of which will be loaned to Omega Communities, LLC, or any one or more of its affiliates (as applicable, the "Borrower") for the purpose of: (i) financing, refinancing or reimbursing the Borrower for the costs of the acquisition, construction, equipping and development activities associated with a senior living rental facility of approximately 164,157 square feet expected to consist of approximately 145 independent living beds, approximately 29 assisted living beds and approximately 24 memory care beds and associated common spaces, located or to be located on the approximately 7.5 acres on the north side of E. County Road 466 approximately three hundred (300) feet east of the intersection of E. County Road 466 and NE 90<sup>th</sup> Street, Lady Lake, Lake County, Florida 32159 (the "Senior Living Facility"), within the corporate limits of the Town of Lady Lake, Florida (the "Town"); (ii) funding any necessary reserves, and (iii) paying costs associated with the issuance of the Bonds; and

**WHEREAS**, in order to finance the costs of the Senior Living Facility from the proceeds of the Bonds on a tax-exempt basis, it is necessary to hold a public hearing and approve the issuance of the Bonds for the purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and Section 163.01, Florida Statutes, as amended (the "Interlocal Act"); and

**WHEREAS**, a public hearing was held by the Town Commission on the date hereof, following notice by publication in the Orlando Sentinel on May 13, 2016, at least fourteen days prior to the date hereof (the "Notice"), during which comments and discussions concerning the issuance of the Bonds by the Issuer to lend the proceeds thereof to the Borrower to pay costs of the Senior Living Facility were requested and heard, as required by Section 147(f) of the Code; and

**WHEREAS**, the Borrower and the Issuer have requested the Town Commission approve the issuance of the Bonds for purposes of Section 147(f) of the Code and the Interlocal Act; and

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA THAT:**

1  
2 SECTION 1. Findings. The Town Commission hereby finds, determines and declares as  
3 follows:  
4

5 A. Pursuant to the Notice published in the *Orlando Sentinel*, a newspaper of general  
6 circulation in the Town, not less than fourteen (14) days prior to the date hereof, a public hearing  
7 was held before the Town Commission, as required by Section 147(f) of the Code on the date  
8 hereof. The public hearing provided a reasonable opportunity for interested persons to express  
9 their views, both orally and in writing, on the proposed issuance of the Bonds, the location and  
10 nature of the Senior Living Facility and its operation by the Borrower. The location of the public  
11 hearing, under the applicable facts and circumstances, is convenient for the residents of the Town.  
12 A proof of publication of such Notice is attached hereto as Exhibit A and minutes of such public  
13 hearing will be kept on file with the Town Clerk and are hereby incorporated herein by reference.  
14

15 B. The Town Commission is the elected legislative body of the Town, and the Town  
16 has jurisdiction over the entire area in which the Senior Living Facility is or will be located.  
17

18 C. The Town Commission has determined, based solely upon representations and  
19 information provided by the Borrower, that the issuance of the Bonds to finance the Senior Living  
20 Facility: (i) is appropriate to the needs and circumstances of, and will make a significant  
21 contribution to, the economic growth of the Town, (ii) will provide or preserve gainful  
22 employment, (iii) will protect the environment, or (iv) will serve a public purpose by advancing  
23 the economic prosperity, the public health, or the general welfare of the State of Florida (the  
24 "State") and its people.  
25

26 D. Based solely upon representations and information provided by the Borrower, the  
27 Town will be able to cope satisfactorily with the impact of the Senior Living Facility and will be  
28 able to provide, or cause to be provided when needed, the public facilities, including utilities and  
29 public services, that will be necessary for the construction, operation, repair, and maintenance of  
30 the Senior Living Facility and on account of any increases in population or other circumstances  
31 resulting therefrom.  
32

33 SECTION 2. Approval for Purposes of Section 147(f) of the Code. For the purposes of  
34 Section 147(f) of the Code, the Town Commission hereby approves the issuance of the Bonds by  
35 the Issuer in one or more series, in an aggregate principal amount not exceeding \$46,000,000.  
36

37 SECTION 3. Approval for Purposes of the Interlocal Act.  
38

39 A. For the purposes of the Interlocal Act, the Town authorizes the Issuer to issue the  
40 Bonds in a principal amount not exceeding \$46,000,000 and to loan the proceeds thereof to the  
41 Borrower to finance or refinance the Senior Living Facility. The Issuer is hereby authorized to  
42 exercise all powers relating to the issuance of the Bonds vested in the Town pursuant to the  
43 Constitution and the laws of the State and to do all things within the jurisdiction of the Town which  
44 are necessary or convenient for the issuance of the Bonds and the financing or refinancing of the  
45 Senior Living Facility to the same extent as if the Town were issuing its own obligations for such

1 purposes without any further authorization from the Town to exercise such powers or to take such  
2 actions.

3  
4 B. The Town shall not be liable for any costs of issuing the Bonds or the costs incurred  
5 by it in connection with the preparation, review, execution or approval of any documentation or  
6 opinions required to be delivered in connection therewith by the Town or counsel to any of them.  
7 All of such costs shall be paid from the proceeds of the Bonds or from other moneys of the  
8 Borrower.

9  
10 C. The Bonds shall not constitute an indebtedness or liability of the Town.

11  
12 SECTION 4. Payment of Fees and Costs by Borrower. The fees and expenses of the Town  
13 shall be paid by the Borrower in the manner and to the extent mutually agreed upon by the officials  
14 of the Town and the Borrower at or prior to issuance of the Bonds.

15  
16 SECTION 5. No Liability or Endorsement. The Town shall have no obligation with  
17 respect to the Bonds, and the approval given herein by the Town Commission shall not be deemed  
18 or construed to create any obligation or liability, pecuniary or otherwise, of the Town, in  
19 connection with either the Bonds or the Senior Living Facility in any respect whatsoever and the  
20 Issuer shall so provide in the documents related to the issuance of the Bonds. The general credit  
21 or taxing power of the Town and the State or any political subdivision or public agency thereof  
22 shall not be pledged to the payment of the Bonds. No statement, representation or recital made  
23 herein shall be deemed to constitute a legal conclusion or a determination by the Town that any  
24 particular action or proposed action is required, authorized or permitted under the laws of the State  
25 or the United States.

26  
27 No recourse under or upon any obligation, covenant or agreement of this Resolution or the  
28 Bonds or any agreement executed in connection with the Bonds, or for any claim based thereon or  
29 otherwise in respect thereof, shall be had against any Town Commission Members, the Mayor, the  
30 Town Manager, the Town Clerk, the Financial Services Director, the Town Engineer or the Town  
31 Attorney, or any other Town staff or professionals retained by the Town in connection with the  
32 issuance of the Bonds, as such, past, present or future, either directly or through the Town, it being  
33 expressly understood (a) that no personal liability whatsoever shall attach to, or is or shall be  
34 incurred by, the Town Commission Members, the Mayor, the Town Manager, the Town Clerk, the  
35 Financial Services Director, the Town Engineer or the Town Attorney or any other Town Staff or  
36 professionals retained by the Town in connection with the issuance of the Bonds, as such, under  
37 or by reason of the obligations, covenants or agreements contained in this Resolution or implied  
38 therefrom, and (b) that any and all such personal liability, either at common law or in equity or by  
39 constitution or statute, of, and any and all such rights and claims against, every such Town  
40 Commission Member, the Mayor, the Town Manager, the Town Clerk, the Financial Services  
41 Director, the Town Engineer or the Town Attorney or any other Town staff or professionals  
42 retained by the Town in connection with the issuance of the Bonds, as such, are waived and  
43 released as a condition of, and as a consideration for, the execution of this Resolution on the part  
44 of the Town.

1 The approval given herein shall not be construed as: (i) an endorsement of the  
2 creditworthiness of the Borrower or the financial viability of the Senior Living Facility, (ii) a  
3 recommendation to any prospective purchaser to purchase the Bonds, (iii) an evaluation of the  
4 likelihood of the repayment of the debt service on the Bonds, or (iv) approval of any necessary  
5 rezoning applications or approval or acquiescence to the alteration of existing zoning or land use  
6 nor approval for any other regulatory permits relating to the Senior Living Facility, and the Town  
7 Commission shall not be construed by reason of its adoption of this Resolution to make any  
8 endorsement, finding or recommendation or to have waived any right of the Town Commission or  
9 to have estopped the Town Commission from asserting any rights or responsibilities it may have  
10 in such regard.

11  
12 SECTION 6. Indemnification. The receipt of the Indemnification Certificate of the  
13 Borrower attached hereto as Exhibit B and incorporated hereby by reference is a material  
14 inducement to the Town in granting the approvals set forth herein.

15  
16  
17 [Remainder of Page Intentionally Left Blank]  
18  
19

1 SECTION 7. Effective Date. This Resolution shall take effect immediately upon its  
2 adoption.  
3

4  
5 **RESOLVED** this 6<sup>th</sup> day of May, 2016, in Lady Lake, Florida, by the Lady Lake Town  
6 Commission.  
7

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

10  
11  
12 \_\_\_\_\_  
13 Ruth Kussard, Mayor  
14

15  
16  
17 ATTEST:

18  
19 \_\_\_\_\_  
20 Kristen Kollgaard, Town Clerk  
21

22  
23 APPROVED AS TO FORM:

24  
25  
26  
27 \_\_\_\_\_  
28 Derek Schroth, Town Attorney  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40

## Exhibit A - Proof of Publication

Published Daily  
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF LAKE

Before the undersigned authority personally appeared

Maria Torres / Ingrid Quiles, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, Monday, June 6th, 2016 at 6pm was published in said newspaper in the issues of May 13, 2016.

Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Ingrid Quiles

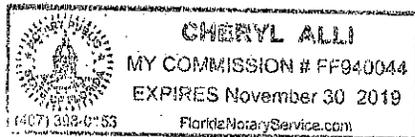
Printed Name of Affiant

Sworn to and subscribed before me on this 13 day of May, 2016, by above Affiant, who is personally known to me ( X ) or who has produced identification ( ).

Signature of Notary Public

CHERYL ALLIE

Name of Notary, Typed, Printed, or Stamped



**NOTICE OF PUBLIC HEARING**

The Capital Budget Agency (the "CTA") has been requested by Ormea Communities, L.L.C. a Delaware limited liability company or one or more of its affiliates (as applicable, the "Borrower") to issue Senior Living Revenue Bonds (Lady Lake Senior Living Facility Project) Series 2016, in one or more series, in an aggregate principal amount not to exceed \$6,000,000 (the "Bonds").

For the purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), notice is hereby given that the Town Commission (the "Town") of the Town of Lady Lake, Florida, will hold a public meeting and hearing at 6:00 p.m., or as soon thereafter as practicable, on June 6, 2016, in the Commission Chambers, Lady Lake Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159, to consider authorization of the issuance of the Bonds to provide funds to be loaned by the CTA to the Borrower for the purpose of financing the refunding of financing the purchase of the costs of the acquisition, construction, equipping and development activities associated with a senior care facility of approximately 164,157 square feet, expected to consist of approximately 125 independent living beds, approximately 29 assisted living beds, and approximately 27 memory care beds, and associated common spaces, located or to be located on the approximately 7.5 acres on the north side of County Road 466, approximately 1,100 feet east of the intersection of E. County Road 466 and NE 90th Street, Lady Lake, Lake County, Florida 32159 (the "Senior Living Facility") within the corporate limits of the Town of Lady Lake, Florida (the "Town"), in the State of Florida (the "State"); (ii) funding any necessary reserves; and (iii) paying costs associated with the issuance of the Bonds.

The plan of finance contemplates that the CTA will issue not exceeding \$6,000,000 in aggregate principal amount of the Bonds in one or more installments or series and loan the proceeds of such Bonds to the Borrower to provide funds for the Senior Living Facility. The Senior Living Facility will be owned by the Borrower. The initial manager of the Senior Living Facility will be Greenbrier Development, L.L.C. a Texas limited liability company (the "Manager").

The Town will neither issue, nor be obligated in any manner on, the Bonds.

The Bonds, when issued, will be special limited obligations of the CTA payable solely out of the revenues, income and receipts pledged to the payment thereof and derived from financing agreements with the Borrower, and the CTA will not be obligated to pay the principal of premium, if any, or interest on the Bonds except from the payments of the Borrower. The Bonds will not constitute (i) a debt liability or obligation of the CTA, the Town, the State or any political subdivision, public agency or municipality thereof; (ii) a pledge of the full faith and credit of the CTA, the Town, the State, or any political subdivision, public agency or municipality thereof; or (iii) a pledge of the taxing power of the Town, the State, or any political subdivision, public agency or municipality thereof within the meaning of any constitutional or statutory provision. The CTA has no taxing power.

At the time and place fixed for said public hearing, all who appear will be given an opportunity to express their views for or against the proposal to approve the issuance of said Bonds and the plan of finance. Prior to said public hearing, written comments may be delivered to the Office of the Town Clerk, Lady Lake Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159. All persons are advised that if they decide to appeal any decision made by the Town with respect to any matters considered at this meeting, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. All interested persons are invited to present their comments at the time and place set forth above.

**IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS WHO ARE DISABLED AND WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS PUBLIC HEARING BECAUSE OF THAT DISABILITY SHOULD CONTACT KRISTEN KOELGAARD, TOWN CLERK, LADY LAKE, FLORIDA (352) 751-1501.**

05418092 5/13/2016

**EXHIBIT B - INDEMNIFICATION CERTIFICATE OF THE BORROWER**

INDEMNIFICATION CERTIFICATE OF THE BORROWER

The undersigned hereby certifies that he or she is authorized to execute and deliver this Indemnification Certificate of the Borrower and further represents, on behalf of Omega Communities, LLC, or any one or more of its affiliates (as applicable, the "Borrower"), the following:

- (1) At the request of the Borrower, the Capital Trust Agency (the "Issuer") proposes to issue a principal amount not exceeding \$44,000,000 of its Senior Living Revenue Bonds (Lady Lake Senior Living Facility Project), Series 2016A (the "Bonds"), the proceeds of which will be loaned to the Borrower for the purpose of: (i) financing, refinancing or reimbursing the Borrower for the costs of the acquisition, construction, equipping and development activities associated with a senior living rental facility of approximately 164,157 square feet expected to consist of approximately 145 independent living beds, approximately 29 assisted living beds and approximately 24 memory care beds and associated common spaces, located or to be located on the approximately 7.5 acres on the north side of E. County Road 466 approximately three hundred (300) feet east of the intersection of E. County Road 466 and NE 90<sup>th</sup> Street, Lady Lake, Lake County, Florida 32159 (the "Senior Living Facility"), within the corporate limits of the Town of Lady Lake, Florida (the "Town"), in the State of Florida (the "State"), (ii) funding any necessary reserves, and (iii) paying costs associated with the issuance of the Bonds;
- (2) In order to finance the costs of the Senior Living Facility from the proceeds of the Bonds on a tax-exempt basis, it is necessary to hold a public hearing and approve the issuance of the Bonds for the purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and Section 163.01, Florida Statutes, as amended (the "Interlocal Act");
- (3) The Borrower has requested the Town Commission hold such public hearing and approve the issuance of the Bonds for purposes of Section 147(f) of the Code and the Interlocal Act; and
- (4) The Town desires indemnification from the Borrower as a material inducement to the Town holding such hearing and granting the foregoing approval.

[Remainder of Page Intentionally Left Blank]

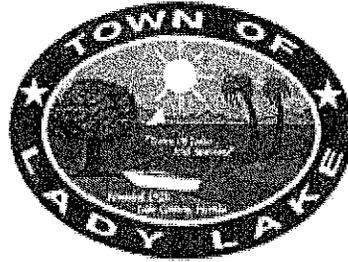
NOW THEREFORE, THE UNDERSIGNED, ON BEHALF OF THE BORROWER, DOES HEREBY: Agree to defend the Town and its officials, employees, attorneys and agents and the members of the Town Commission, and hold the Town and its officials, employees, attorneys and agents and the members of the Town Commission, harmless against any and all claims, losses, liabilities or damages to property or any injury or death of any person or persons occurring in connection with the issuance of the Bonds or the acquisition, construction, equipping or operation of the Senior Living Facility by or on behalf of the Borrower, including in the case of any and all negligence of such indemnitee, or in any way growing out of or resulting from the Senior Living Facility or from the issuance, sale or delivery of the Bonds, including, but not limited to, liabilities or costs arising under the Internal Revenue Code of 1986, as amended, the Securities Act of 1933, the Securities Exchange Act of 1934 or any applicable securities law of the State of Florida, including, without limitation, all costs and expenses of the Town, including reasonable attorneys' fees, incurred in connection therewith.

IN WITNESS WHEREOF, the Borrower has executed this Indemnification Certificate of the Borrower this 20th day of May, 2016.

LADY LAKE LIVING SLC, LLC, a  
Delaware limited liability company,

By:   
Name: James A. Taylor, Jr.  
Its: Chief Operating Officer

[Signature Page | Indemnification Certificate of the Borrower]



**There is hereby declared a general election for the offices of Town Commissioner for Wards Two and Four for which an election shall be held on November 8, 2016, in Lady Lake, Florida.**

**Candidates for the office of Town Commissioner for Wards Two and Four of the Town of Lady Lake, Florida must qualify for office by filing a written petition pursuant to Section 10.02 of the Town of Lady Lake Charter with the Town Clerk, to be submitted beginning June 20, 2016 at 12:00 noon and ending June 24, 2016 at 12:00 noon.**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51

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

**1-4**

May 16, 2016

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

**A. CALL TO ORDER:** Mayor Ruth Kussard

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

**C. PLEDGE OF ALLEGIANCE**

**D. INVOCATION:** Pastor Keith Johnson, Chapel of Christian Faith

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

**STAFF MEMBERS PRESENT:** Tia O'Neal, Human Resource Director, representing the Town Manager; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C. T. Eagle, Public Works Director; Chief Chris McKinstry, Police Department; Pam Winegardner, Finance Director; Julia Harris, Administrative Assistant to Town Manager; and Nancy Slaton, Deputy Town Clerk

**F. PUBLIC COMMENTS:** Mayor Kussard asked if there were any comments at this time.

- Judy Glasel of Ricardo Ave. commented in reference to the Lady Lake Outpatient Clinic. She stated she attended the public meeting this past Tuesday and was very impressed with the group as they answered a lot of questions. She stated the Town needs the kind of doctors they will have. Ms. Glasel stated although she was not in favor of this before, she is now, and is happy they are willing to address the issue of the road to the best of their ability.

- Larry Edwards of 171 Palermo Ct. reported that he was also originally opposed to the construction of the new orthopedic center on Rolling Acres Road, but is now in favor since learning that the developers of this clinic have agreed to an enhanced entrance/exit configuration that would minimize the potential congestion on this road. He stated this would facilitate an easy on/off traffic pattern to the center, and suggested the Commission approved a construction variance. Mr. Edwards stated he would like to see the construction of the new entrance as soon as possible as a show of good faith, as it could be an example of

1 the minimum requirements the Town of Lady Lake would want to see for future requests of  
2 this nature. He stated the failure of Rolling Acres Road remains a thorn in the Town's side  
3 and should be addressed by the Commission with a specific plan of action.

4  
5 **G. PROCLAMATION:**

6  
7 **1. Proclaiming May 27<sup>th</sup> & 28<sup>th</sup>, 2016 as "Poppy Days" in the Town of Lady Lake (Mayor  
8 Kussard/Carol Pirone-Udell - American Legion Auxiliary Unit 347)**

9  
10 Mayor Ruth Kussard read the proclamation proclaiming May 27<sup>th</sup> and 28<sup>th</sup> as "Poppy Days" in the  
11 Town of Lady Lake and presented it to Carol Pirone-Udell and Rose Trippodo of the American  
12 Legion Auxiliary Unit 347.

13  
14 **H. CONSENT:**

15  
16 **2. Minutes – May 2, 2016 – Commission Workshop Meeting**  
17 **– May 2, 2016 – Regular Commission Meeting**

18  
19 **3. Consideration for Approval of a "Food for Fines" Program Sponsored by the Lake**  
20 **County Library System from May 16-28, 2016 (Marsha Brinson)**

21  
22 The background summary for this agenda item is on file in the Clerk's Office. It states that summer  
23 is a critical time for libraries serving children and families through the Summer Reading Programs,  
24 which impacts thousands of children. Studies have shown that children who take part in library  
25 programs reduce the impact of "summer slide" and return to school with a reading level at or above  
26 when they finished the previous spring.

27  
28 Library fines can be a hindrance to children trying to check materials out for the summer. The goal  
29 is to help in clearing fines off of children's cards so they can fully participate in summer reading  
30 programs. Library cards are blocked when fines exceed a specific dollar amount - \$10.00 for all  
31 branch libraries and most member libraries, and \$5.00 at Fruitland Park Library.

32  
33 This program will also benefit area aid organizations that identify summer as a critical time when  
34 they need food donations. All food items collected at the Lady Lake Library would stay in Lady  
35 Lake.

36  
37 The Lady Lake Public Library sponsored a "Food for Fines" program in the month of December,  
38 2015. It was very successful; nine large boxes and several bags of food were donated to the  
39 Christian Food Pantry in Lady Lake. Many families had records cleared and are now able to use the  
40 library, smaller fines were forgiven, and lost materials were recovered.

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

44  
45 *Upon a motion by Commissioner Richards and a second by Commissioner Hannan, the*  
46 *Commission approved Consent Items #H-2 and #H-3 by a vote of 5 to 0.*

47  
48 **I. OLD BUSINESS:** No old business.

49  
50 **J. NEW BUSINESS:**

1 **4. Consideration of the SPRG of Florida Lady Lake Outpatient Clinical Building Major**  
2 **Site Plan - Phase I – MJSP 03/16-002 – A Development Proposing a 26,540-Square-Foot**  
3 **Multi-Specialty Medical Facility to be Constructed Along Rolling Acres Road on a +/- 9.77-**  
4 **Acre Parcel – Located at 539 Rolling Acres Road (Thad Carroll)**  
5

6 Town Planner Wendy Then gave the background summary for this agenda item (on file in the  
7 Clerk's office). She noted that this is a new name since the first application, and stated that George  
8 Huddleston with Littlejohn Engineering Associates, Inc., has submitted a site plan application for a  
9 9.77 +/- acre parcel located at 539 Rolling Acres Road. The applicant proposes the construction of  
10 a 26,540-square-foot building for a multi-specialty clinic facility. The property is zoned Industrial,  
11 which permits the proposed medical office/clinic use. The Future Land Use Map designation for  
12 the site is Industrial (I). This particular piece of property is located just south of The Villages  
13 Industrial Center and north of the Citizen's First Bank Processing Center and the Fort Knox Storage  
14 Facility. This is one of the few remaining undeveloped properties on that section of Rolling Acres  
15 Road north of Highway 466. The property is expected to be developed in two phases.

16  
17 An aerial view of the property, maps showing the zoning of the property and adjacent properties,  
18 and photos of the property in its current state were shown.  
19

20 Ms. Then noted that supplementary items to J-4 of the Commission packet were sent out this  
21 morning. The first was the satisfactory review of the site plan by Neel-Schaffer, engineering  
22 consultants; the review for another project was inadvertently placed in your packet for the item.  
23

24 The second attachment, an e-mail by the MPO was received on Friday. Though staff had a verbal  
25 okay from the MPO on the project, they wanted to include it in writing as well, and it was not  
26 available at the time the packets went out.  
27

28 The site plan was reviewed to determine if it is in compliance with the Land Development  
29 Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental  
30 protection and commercial design standards. The applications were determined to be in compliance  
31 with the Land Development Regulations (LDRs) and the Comprehensive Plan.  
32

33 The engineering plans submitted, consisting of 33 sheets, are drawn on 24"x36" sheets and certified  
34 by Christopher S. Grammier, Professional Engineer with Littlejohn, are dated May 9, 2016.  
35 Landscaping and irrigation plans submitted, consisting of eight sheets and certified by Jay R. Hood,  
36 Registered Landscape Architect with Littlejohn, are dated May 9, 2016. Reviews were completed  
37 for the Town by Town staff, Neel-Schaffer Engineering, Daniel Hickey with The Villages Fire  
38 Department, and Building Official Dallas Foss. The following items were included in the packet:  
39

- 40 1. Site Plan Review completed by Growth Management on 04/28/2016 (Satisfied).
- 41 2. Review No. 2 for the general site development completed by Neel-Schaffer Engineering, dated  
42 04/27/2016 (Satisfied).
- 43 3. Review by Fire Inspector Daniel Hickey dated 04/19/2016 (Satisfied).
- 44 4. Review by Building Official Dallas Foss dated 04/26/2016 (Satisfied).
- 45 5. St. Johns Water Management District Permit No. 145706-1 dated 04/22/2016 (Satisfied).
- 46

47 Renderings of the proposed building, site plan with revised entrance/exit, and landscaping plans  
48 were reviewed.  
49

50 Ms. Then reviewed the *Commercial Design Standards*: The site plan and façade elevations for the  
51 Specialty Orthopedic Center were included with the packet. In accordance with the Land

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

4  
5 The Specialty Orthopedic Center Facility exhibits a Modern Architectural Design style featuring  
6 white cement plaster, metal wall panels, split face concrete block, glass doors and windows  
7 throughout the different exterior wall elevations of the building.

- 8
- 9 ➤ Primary entrance oriented towards the public right-of-way featuring a Portico.
- 10 ➤ Substantial architectural elements that projects/recesses from the building.
- 11 ➤ Facades includes changes in place, arcades, change in compatible material, changes in  
12 texture, doors and windows.
- 13 ➤ Primary façade features public entrances, roof treatments, awnings, and landscaping.
- 14 ➤ Secondary and rear entrances include architectural embellishments such as awnings and  
15 landscaping.
- 16 ➤ All glazing is transparent.
- 17 ➤ Rooftops consists of steeped parapets of different colored material.

18  
19 Ms. Then reviewed the tree requirements: In accordance with Chapter 10-Landscape and Tree  
20 Protection, the site is required to provide 931.2 tree caliper inches based on its 5.82-acre site  
21 development area (160"x 5.82 acres). The landscaping tree proposal breakdown is as follows:

22	Existing trees to remain	271.0 tree caliper inches
23	Proposed canopy & understory trees	735.5 tree caliper inches
24	Total tree caliper inches	1006.5 tree caliper inches

25  
26  
27 The applicant is providing more than the required on-site tree caliper inches. It was noted that a 65"  
28 history oak tree is proposed to be preserved and no historic trees are proposed to be removed for  
29 this development.

30  
31 Ms. Then stated the applicant is pursuing the following landscaping waivers:

- 32
- 33 • In accordance to Chapter 10, Section 10-3. b).B).4)., the *North* Elevation requires "Class D"  
34 Landscaping Buffer - 40 feet minimum width with eight canopy trees, six understory trees and  
35 a continuous hedge or an approved fence or wall.

36  
37 The applicant is required to provide 56 canopy trees and 35 understory trees.

38  
39 Request: The applicant is requesting a waiver for 13 canopy trees and to reduce the buffer  
40 width from 40 feet to 20 feet.

41  
42 Justification: Buffer width reduction has been requested due to modern building layout to  
43 meet commercial design standards and to accommodate parking spaces needed for Phase I.

- 44
- 45 • In accordance to Chapter 10, Section 10-3. b).B).3)., the *South* Elevation requires "Class C"  
46 Landscaping Buffer - 30 feet minimum width with six canopy trees, four understory trees and a  
47 continuous hedge or an approved fence or wall.

48  
49 The applicant is required to provide 42 canopy trees and 28 understory trees.

1 Request: The applicant is requesting a waiver for seven canopy trees, two understory trees  
2 and to reduce the buffer width from 30 feet to 20 feet.  
3

4 Justification: Buffer width reduction has been requested due to modern building layout to  
5 meet commercial design standards and to accommodate parking spaces needed for Phase I.  
6

7 Comments:  
8

9 As stated, the applicant is proposing a medical office/clinic; such a use would regularly require only  
10 a Landscaping Buffer Class "A" along the boundaries if assigned under the Heavy Commercial  
11 (HC) zoning district, in which this proposed use would be permitted. However, due to the property  
12 having an Industrial Zoning designation, the project is required to provide Landscaping Buffer  
13 Class D for the north elevation and Landscaping Buffer Class C for the South elevation; which are  
14 40 feet and 30 feet in width respectively, and require extensive plant material.  
15

16 Overall, the plan material that has been proposed on-site for approximately 700 lineal feet would be  
17 the equivalent of Landscaping Buffer Class C; which is far beyond what is currently featured on  
18 adjacent and surrounding sites.  
19

20 Ms. Then reported the application was received on March 22, 2016; the Technical Review  
21 Committee members individually reviewed the application on Friday, April 8, 2016, and provided  
22 outstanding comments regarding the Site Plan application. The Parks, Recreation and Tree  
23 Advisory Committee reviewed the application on Wednesday, April 13, 2016, and recommended  
24 approval with a 5-0 vote. At the Special Conceptual Town Commission Workshop held on  
25 Monday, April 18, 2016 at 5:15 p.m., the Town Commission voted 3-2 to move forward with site  
26 plan application for final consideration.  
27

28 Ms. Then stated the applicants are present and include the engineer, traffic engineer, project  
29 manager and property owners if there are any questions.  
30

31 Mayor Kussard reported that she met with Mr. Husebo and Mr. Roth concerning this project, and  
32 that they have gone out of their way to address residents' concerns regarding traffic on Rolling  
33 Acres Road. She stated they have even met with County Commissioners and County staff  
34 regarding the widening of Rolling Acres Road. She also attended the public meeting this past  
35 Tuesday regarding this project, and all residents now seem to be in favor of the orthopedic center  
36 after the meeting. Mayor Kussard stated she is now in favor of this project.  
37

38 Commissioner Hannan reported that he has also spoken with the developer and his associates, and is  
39 impressed with this project.  
40

41 Commissioner Richards asked staff what they meant by stating that the applicant has met  
42 concurrency to the best practicable standard possible; asking what is lacking.  
43

44 Ms. Then reported that staff received an email from the MPO on Friday regarding concurrency on  
45 the road.  
46

47 Growth Management Director Thad Carroll reported it does not meet the Town's concurrency  
48 standard for Level of Service D regarding concurrency with road, so it does fail concurrency. He  
49 stated, however, that because the road is already failing, this project cannot be required to mitigate  
50 to a standard that is passing.  
51

1 Commissioner Richards asked staff if they would waive the concurrency if this project was over  
2 capacity for water and sewer.

3  
4 Mr. Carroll replied that it is his understanding that the developer would have to put in the necessary  
5 improvements to meet concurrency on that issue. He stated that the statute as it reads regarding  
6 concurrency and bringing roads up to level of service, as well as the MPO's opinion, is that the  
7 Town cannot require a developer to bring the road up to a passing standard if it is already failing.

8  
9 Commissioner Richards stated he is asking the County to bring the road up to level of service, not  
10 the developer. He stated he understands this project would be good for the community with high  
11 paying jobs, but property taxes paid by the developer evens out with the Town providing services.  
12 He stated the residents would have to accept more traffic on a road that is already in failure, and the  
13 Town has been asking that this road be widened since 1997. Commissioner Richards stated he  
14 cannot in good conscience vote for something that will cause more grief. He stated he received a  
15 call from the County stating they would try to fast-track the road improvements, but asked how they  
16 could do this if they have no money as they are not collecting impact fees and have no money for  
17 the infrastructure that goes along with the development. He stated he is for the project, if it was to  
18 be located on a road that is passing.

19  
20 Commissioner Holden agreed with Commissioner Richards comments about the road, and stated  
21 that roads all over the county are falling and suggested the county raise gasoline taxes a few cents to  
22 cover improvement. He stated outside of this, he is in favor of this project.

23  
24 Town Attorney Derek Schroth suggested that public comment be allowed on this item given the fact  
25 that waivers are requested.

26  
27 Mayor Kussard asked if there were any further questions or comments regarding this project. There  
28 were no further questions or comments.

29  
30 *Commissioner Richards made a motion to table the SPRG of Florida Lady Lake Outpatient Clinical*  
31 *Building Major Site Plan - Phase I - MJSP 03/16-002 until such time that Town staff can meet with*  
32 *the County and get some resolution to the road failure. This motion died for lack of a second.*

33  
34 *Upon a motion by Commissioner Hannan and a second by Commissioner Holden, the*  
35 *Commission approved the SPRG of Florida Lady Lake Outpatient Clinical Building Major Site*  
36 *Plan - Phase I - MJSP 03/16-002 by the following roll call vote:*

<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>HANNAN</i>	<i>YES</i>
<i>RICHARDS</i>	<i>NO</i>
<i>KUSSARD</i>	<i>YES</i>

37  
38  
39  
40  
41  
42  
43  
44 **5. Consideration of Contract Award to Construct the Final Phase of Wastewater**  
45 **Treatment Plant No. 2 Aeration Improvements (Bid No. 2016-0002) (C.T. Eagle)**

46  
47 Public Works Director C. T. Eagle gave the background summary for this agenda item (on file in  
48 the Clerk's office). He stated that the Town identified a number of projects within the 2014  
49 Wastewater & Reuse Master Plan and the Town has completed one phase of these improvements.  
50 Town Commission approved bidding out the second and final phase of this work in February of  
51 2016. This phase work will complete the system for operation by adding the necessary redundant

blower, rehabilitating the influent structure, replacing the clarifier drive, electrical improvements, and other miscellaneous improvements at the site. The Public Works Director would request that contingency funds be approved up to the contract amount for any change orders that may arise as a part of this contract. If the funds are not utilized, they will remain in Utilities Retained Earnings. Contingency funds allow the project to keep moving forward without work stoppage for additional funding approval from Town Commission.

Mr. Eagle stated that Greg Lang from Mittauer & Associates is present if there are any questions.

*Upon a motion by Commissioner Holden and a second by Commissioner Vincent, the Commission approved the U.S. Water services Corporation bid in the amount of \$286,136.00 (base bid only), and the requested contingency funds, by a vote of 5 to 0.*

**K. TOWN ATTORNEY’S REPORT:**

Town Attorney Derek Schroth clarified that public comment is not normally permitted under New Business, but when a waiver is requested, it makes this meeting a quasi-judicial hearing because it is a deviation from the Town’s codes.

**6. Resolution No. 2016-104 – First/Final Reading – Declaration of Qualifying Dates for the Office of Town Commissioner for Wards Two and Four for the November 8, 2016 General Election, and Authorization to Request that the Lake County Supervisor of Elections Conduct the Election (Nancy Slaton)**

Deputy Town Clerk Nancy Slaton gave the background summary for this agenda item (on file in the Clerk’s Office). She stated that a request is being made by the Town Clerk to adopt Resolution No. 2016-104, which announces the qualifying dates for Town Commissioner candidates for the general election to be held on November 8, 2016. The qualifying period will begin June 20, 2016 at 12:00 noon, and end on June 24, 2016 at 12:00 noon.

In addition, a request is being made to authorize the Town Clerk to request that Emogene Stegall, Supervisor of Elections for Lake County, conduct the November 8, 2016 general election for the Town of Lady Lake.

Mayor Kussard asked if there were any questions or comments from the audience, and hearing none, asked for a motion.

*Upon a motion by Commissioner Hannan and a second by Commissioner Holden, the Commission approved Resolution No. 2016-104, declaring the qualifying dates for the November 8, 2016 General Election, by the following roll call vote:*

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

*Upon a motion by Commissioner Hannan and a second by Commissioner Holden, the Commission approved the Authorization for the Town Clerk to request that the Lake County Supervisor of Elections conduct the general election for the Town by the following roll call vote:*

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

7. **Ordinance No. 2016-11 – Second/Final Reading – Annexation – The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness – from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Five Lots Consisting of Approximately 0.64 +/- Acres of Land, Located in Orange Blossom Gardens Unit, 1, 3 and 3.1b. (Thad Carroll)**

The second/final reading of this ordinance was tabled until the June 6, 2016 meeting at the request of The Villages.

8. **Ordinance No. 2016-12 – Second/Final Reading – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness – from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Five Lots Consisting of Approximately 0.64 +/- Acres of Land, Located in Orange Blossom Gardens Unit, 1, 3 and 3.1b. (Thad Carroll)**

The second/final reading of this ordinance was tabled until the June 6, 2016 meeting at the request of The Villages.

9. **Ordinance No. 2016-13 – Second/Final Reading – Rezoning – The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for Five (5) Lots of Approximately 0.64 +/- Acres – Located within Located Within Orange Blossom Gardens Units 1, 3, And 3.1b. (Thad Carroll)**

The second/final reading of this ordinance was tabled until the June 6, 2016 meeting.

10. **Ordinance No. 2016-17 – First Reading – Revisions to the Land Development Regulations Chapter 17, Sign Regulations; Amending Sections 17-2. - Permitting Requirements, 17-3. - General Requirements, 17-4. - Permanent Signs, and 17-5. Temporary Signs (Thad Carroll)**

Town Attorney Derek Schroth read the ordinance by title only.

Town Planner Wendy Then gave the background summary for this agenda item (on file in the Clerk’s office). She stated that on October 5, 2009, Town Commission approved Ordinance No. 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 reported that it has been almost seven years since the sign Code have been amended, and as staff has been progressively working with the sign Code provisions, particularly our Code Enforcement, Growth Management Dept., and even Public Works, Town staff has been directed to revise certain sections of Chapter 17 that continuously result in variance applications; issues which appear to be more the norm rather than the exception.

1 Ms. Then reviewed the most recent past sign variance requests as follows, pointing out that only  
 2 one was denied for Insight Credit Union:  
 3

Resolution No.	Project Name	Variance Requested
		<b>SECONDARY WALL SIGNAGE</b>
2015-113	Verizon Wireless	Secondary Wall Signage- Approved
2015-110	Stein Mart	Secondary Wall Signage- Approved
2015-104	Ulta Beauty	Secondary Wall Signage- Approved
2015-102	Sunset Professional Plaza	Secondary Wall Signage- Approved
2010-108	Insight Credit Union	Secondary Wall Signage- Denied.
2008-133	CFT Retail Center	Secondary Wall Signage (along Rolling Acres Rd.)-Approved
		<b>ADDITIONAL WALL SIGNAGE</b>
2015-111	Stein Mart	Increase Wall Signage-Approved
2011-105	Villages Rehab Center	Increase Copy Area- Approved

4  
 5 In addition, the changes made under section 17-2 will help clarify permitting requirements and  
 6 diminish conflicts in the interpretations to the Sign Code, thus communicating a better  
 7 understanding to our citizens and the general public of our regulations. Ms. Then stated these  
 8 changes specify additional signs exempt from permitting such as construction signs, governmental  
 9 flags, and non-political flags.

10  
 11 Ms. Then reported the proposed revision of 17-3 will increase wall signage size from ten to 20  
 12 percent of the square footage of the façade. This change has been proposed to accommodate  
 13 buildings that require parapet(s) as per the Commercial Design Standard Regulations and to provide  
 14 more proportionality between large facades and wall signage.

15  
 16 Ms. Then stated the proposed revisions on 17-4 aim to allow flexibility for businesses to select  
 17 which façade to place wall signage as long as the sign proposal adheres to maximum square footage  
 18 allowed and is placed on exterior elevations facing the public street or the patron’s parking areas.  
 19 The types of variance requests that were shown in the previously reviewed slide are what would be  
 20 effected by this change. The proposed amendments are as follows:

- 21  
 22 Wall Signage: Two sq. ft. per lineal foot of building frontage on a public street, with up to 200 sq.  
 23 ft. maximum, or 20% of square footage of the façade; whichever is greater.
- 24 - Single Use Development: b)1)B) Applicants may be allowed an additional wall, awning,  
 25 marquee, or projecting sign on secondary façades facing the public street and/or along facades  
 26 which face the patrons’ parking area.
  - 27 - Multi-tenant Development: b)2)G) Individual tenants may be allowed to display an additional  
 28 wall, awning, marquee, or projecting sign on a secondary façade facing the public street and/or  
 29 along facades which face the patrons’ parking area.

30  
 31 Commissioner Vincent commented that there was another variance request by a church that was  
 32 denied that was not shown on this list.

33  
 34 Ms. Then explained that St. Alban’s Church brought a conceptual plan for a wall sign to the  
 35 Commission to receive Commission feedback prior to applying for a variance and expending  
 36 monies for the application. The application was never submitted and fees were not paid.

1 Ms. Then reported that amendments to section 17-5 will extend the display of promotional banners  
2 and/or feather flags one additional time a year for a maximum of four times a year per each  
3 business, and provides for additional banners and feather flags (up to one banner and feather flag  
4 per frontage or two feather flags per frontage). Overall, the proposed amendments to Chapter 17 -  
5 Sign Regulations seek to align and reconcile existing practices with the written provisions of the  
6 Code.

7  
8 The Planning and Zoning Board recommended approval with a 3-0 vote at the meeting held on  
9 Monday, May 9, 2016. The Town Commission is scheduled to hear Ordinance No. 2016-17 for  
10 second/final reading on Monday, June 6, 2016.

11  
12 Ms. Then stated that staff is open to suggestions or direction by the Commission on proposed  
13 changes to the language for this document prior to its passage.

14  
15 Commissioner Richards stated that these changes will make it easier, and the other Commissioners  
16 agreed.

17  
18 Growth Management Director Thad Carroll clarified that St. Albans Church did come before the  
19 Commission for their feedback on a wall sign prior to applying for a variance. He stated that the  
20 amended language in the proposed document this evening still does not address the issue facing the  
21 church, and they would still need a variance for what they wanted. He stated the proposed language  
22 would need to change as the church's property does not immediately abut a right-of-way or public  
23 road, although it fronts a public road, and there is a vast distance between the church and the  
24 highway because of a retention area.

25  
26 Mr. Carroll asked the Commission for feedback on how to craft an ordinance that states that a sign  
27 in plain public view from a public right-of-way shall be permitted on a secondary façade without  
28 opening it up to argument if even a portion of the façade can be seen from a corridor. He stated that  
29 he spoke with the Town Attorney regarding this and a suggestion could be that if 50% or greater of  
30 the façade is visible from the public road at all time, etc.

31  
32 Commissioner Richards commented that the church already faces a public street, and that is the  
33 language of the ordinance already.

34  
35 Mr. Carroll stated the church is not adjacent to the street.

36  
37 Commissioner Hannan suggested phrasing it as "facing the street with no obstructions".

38  
39 Mr. Schroth stated it seems it would be allowed the way the ordinance is currently written.

40  
41 Mr. Carroll stated it is the way it is written in the proposal, but it opens up that if the wall were to  
42 face Hwy 466, despite what is in front of it, then they would be entitled to a secondary wall sign.  
43 He suggested the language "facing a public street in an unobstructed manner".

44  
45 Ms. Then suggested defining the term "facing a public street" as well, with perhaps an unobstructed  
46 percentage included in the language.

47  
48 Mr. Schroth agreed that the language could be tweaked to include a percentage of unobstructed  
49 view from the public street prior to the second/final reading, and the Commissioners agreed.

1 Mayor Kussard asked if there were any questions or comments from the audience, and hearing  
2 none, asked for a motion.  
3

4 *Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the*  
5 *Commission approved the first reading of Ordinance No. 2016-17, with modifications to include*  
6 *language as discussed prior to the second reading, by the following roll call vote:*  
7

8	<i>HOLDEN</i>	<i>YES</i>
9	<i>VINCENT</i>	<i>YES</i>
10	<i>HANNAN</i>	<i>YES</i>
11	<i>RICHARDS</i>	<i>YES</i>
12	<i>KUSSARD</i>	<i>YES</i>

13  
14 **M. TOWN MANAGER'S REPORT:**

15  
16 Human Resource Director Tia O'Neal reported that Town Manager Kris Kollgaard is on vacation  
17 and will return this Wednesday, May 18, 2016, and all is well.  
18

19 **N. MAYOR/COMMISSIONER'S REPORT:**

20  
21 Commissioner Hannan reported that HB 7125, which took effect in 2012, resulted in lost business  
22 tax receipt revenue for the Town; approximately \$7,000 per year. He stated that he and other  
23 Commissioners met with Representative Dennis Baxley last week, who is running for the Florida  
24 Senate seat against Representative O'Toole. Commissioner Hannan stated Mr. Baxley currently  
25 owns a business here in The Villages and was a Belleview Commissioner, Mayor and a member of  
26 the House of Representatives. He stated the other representatives do not understand local  
27 government issues and finances, and he verbally endorsed Mr. Baxley for the Florida Senate.  
28

29 Commissioner Richards and Mayor Kussard commented that they did not know if that is allowed.  
30

31 Commissioner Hannan stated he contacted the Town Attorney to see if he could do this.  
32

33 Town Attorney Derek Schroth stated Commissioner Hannan has the first amendment right to use  
34 his time for endorsements and it is not prohibited unless the Town were to draw up a policy against  
35 it.  
36

37 Mayor Kussard commented that the new speed limit sign on Chula Vista Avenue is one of the best  
38 investments this town has made, and she has heard a lot of positive input from the residents. The  
39 sign is portable and can be moved around. She suggested that the town should purchase more in the  
40 future.  
41

42 Ms. O'Neal stated that she believed the sign cost approximately \$4,500-\$5,000, and it would need  
43 to be formally approved by the Commission since it is a non-budgeted capital item.  
44

45 Commissioner Holden commented that it is a lot of money for one item and that someone unhappy  
46 with it could throw something at it and break it.  
47

48 Chief Chris McKinstry commented from the audience that the sign is fairly secure.  
49

50 **O. PUBLIC COMMENTS:**  
51

1  
2  
3  
4  
5  
6  
7  
8  
9

Mayor Kussard asked if there were any further questions or comments. There were no comments.

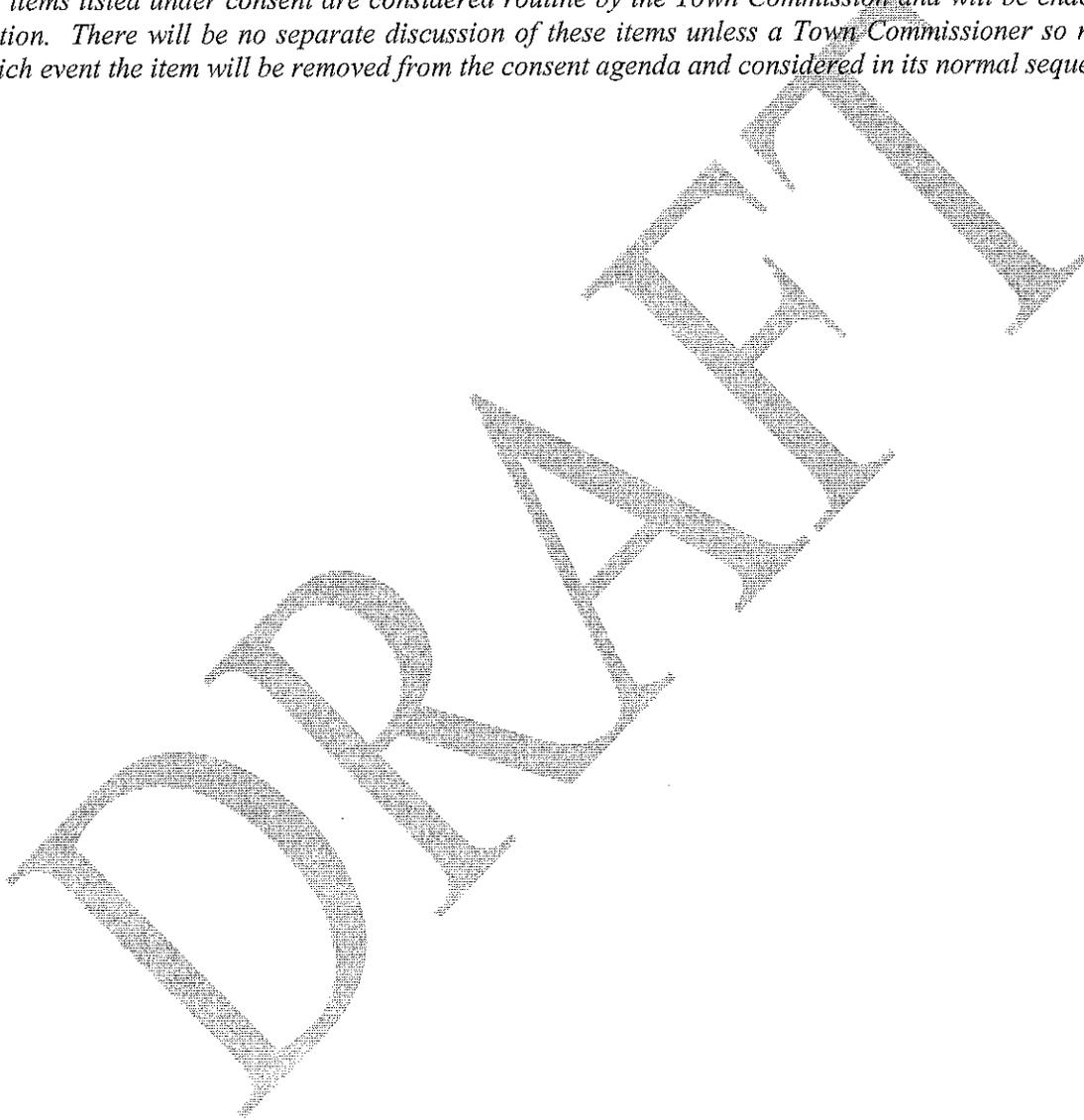
**P. ADJOURN:** The meeting was adjourned at 6:53 p.m.

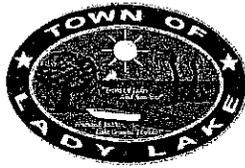
\_\_\_\_\_  
Kristen Kollgaard, Town Clerk

\_\_\_\_\_  
Ruth Kussard, Mayor

\_\_\_\_\_  
Minutes transcribed by Nancy Slaton, Deputy Town Clerk

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





1-5

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: June 6, 2016

SUBJECT: Consideration of approval of the Second Amendment to the Interlocal Agreement for the Amenity Authority Committee, to allow the ability for early voting during the Landowner Elections, and any future Landowner Elections.

DEPARTMENT: Town Manager

STAFF RECOMMENDED MOTION: Approval of the Second Amendment to the Interlocal Agreement, to allow the ability for early voting during the Landowner Elections, and any future Landowner Elections.

SUMMARY: The First Amendment to the Interlocal Governmental Agreement with the Amenity Authority Committee (AAC) was first approved in May of 2010 by the VCCDD District 1 - 4 and the Lady Lake Town Commission to provide the ability for absentee voting during the Landowner Elections.

Since that time, they have requested, and received approval of the Second Amendment to the Interlocal Governmental Agreement from the VCCDD and District 1 - 4 to provide the ability for early voting during the upcoming November Landowner Election and any future Landowner Elections. As a party to this agreement, the Amenity Authority Committee is respectfully requesting that the Town of Lady Lake approve the Second Amendment to the Interlocal Agreement.

FISCAL IMPACT: N/A

- [ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other/ Memorandum of Agreement

[ ] Support Documents

DEPARTMENT HEAD Submitted 5/24/16 Date

HR Approved as to form Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN MANAGER 

Approved Agenda Item for: 6/6/16 Date 5/24/16

---

**COMMISSION ACTION:**

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

**The Villages®**  
Community Development Districts

RECEIVED  
MAY 23 2016  
Town of Lady Lake  
Town Manager's Office

May 18, 2016

Ms. Kristen Kollgaard  
Town Manager  
Town of Lady Lake, Florida  
409 Fennell Boulevard  
Lady Lake, Florida 32159

Dear Ms. Kollgaard,

In May of 2010 a request was made by the Amenity Authority Committee (AAC), and approved by the Village Center Community Development District (VCCDD), Districts 1 – 4 and the Lady Lake Town Commission, to approve the First Amendment to the Interlocal Governmental Agreement to Create an Amenity Authority Committee to provide the ability for absentee voting during the Landowner Elections held to elect individuals to this Committee.

During the May Board Meetings the AAC requested, and received approval of, the Second Amendment to the Interlocal Governmental Agreement from the VCCDD and Districts 1 – 4 to provide the ability for early voting during the upcoming November Landowner Election, and any future Landowner Elections. As a party to this Agreement the District is requesting that the Lady Lake Town Commission consider approval of the Second Amendment to the Interlocal Agreement.

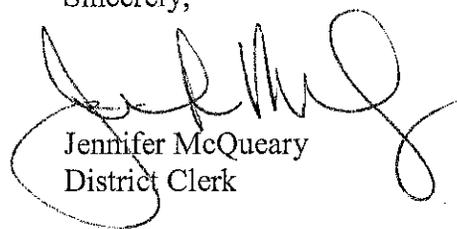
If the Commission has any questions about the amendment to the agreement please feel contact Janet Tutt, District Manager at (352) 751-3939.

Once approval of the Second Amendment to the Interlocal Agreement is received please have the attached agreements executed and notarized and returned to my attention at the below address:

Village Community Development Districts  
District Office  
984 Old Mill Run  
The Villages, Florida 32162

If I can provide any further assistance please do not hesitate to contact me at (352) 751-3939.

Sincerely,



Jennifer McQueary  
District Clerk

SECOND AMENDMENT TO INTERLOCAL  
GOVERNMENTAL AGREEMENT TO CREATE AN  
AMENITY AUTHORITY AS A COMMITTEE OF  
VILLAGE CENTER COMMUNITY DEVELOPMENT  
DISTRICT

This Second Amendment To The Interlocal Governmental Agreement To Create And Amenity Authority As A Committee Of Village Center Community Development District Dated April 18, 2008 ("Second Amendment"), Is Made Effective This \_\_\_\_\_ Day Of \_\_\_\_\_, 2016, By And Among Village Center Community Development District (Center District), Village Community Development District No. 1 (District 1), Village Community Development District No. 2 (District 2), Village Community Development District No. 3 (District 3), Village Community Development District No. 4 (District 4), And Town Of Lady Lake, Florida (Town) Hereinafter Sometimes Collectively Referred To As "Parties".

RECITALS

WHEREAS, a class action lawsuit was filed in the Circuit Court in and for the Fifth Judicial Circuit, in and for Lake County, Florida, Case No. 2007 CA 003177, by certain named plaintiffs and on behalf of others against certain defendants in which the lawsuit was resolved by that Order Granting Final Class Certification and Approving Settlement of Class Action entered by Judge Lawrence J. Semento on March 24, 2008; and

WHEREAS, a Settlement Agreement was filed with the Court on or about January 4, 2008, with accompanying exhibits of which Exhibit B was the Interlocal Governmental Agreement to Create and Amenity Authority as a Committee of Village Center Community Development District dated April 8, 2008, hereinafter referred to as the "Interlocal Agreement"; and

WHEREAS, the First Amendment to the Interlocal Governmental Agreement to create an Amenity Authority as a Committee of Village Center Community Development District was approved by all parties on May 17, 2010 to modify the last sentence of paragraph 4 on page 3 of 13 to state as follows: "Voting will take place either in person or through an Amenity Authority Committee approved absentee ballot process."

WHEREAS, the parties to the Interlocal Agreement, pursuant to paragraph 15 thereof, desire to approve a second amendment to modify the last sentence of paragraph 4 on page 3 of 13 of the Interlocal Agreement to state as follows: "Voting will take place either in person or through an Amenity Committee approved absentee ballot or early voting process", and

WHEREAS, the named Plaintiffs in the class action have consented to the Amendment without being joined in this Second Amendment and the Defendants, The Villages of Lake-Sumter, Inc. and H. Gary Morse, have consented to the Amendment without being joined by the Second Amendment; and

WHEREAS, it is agreed that the terms and conditions of the amendment or modification to paragraph 4 of the Interlocal Agreement is set forth below:

NOW, THEREFORE, in consideration of the foregoing Recitals and of the mutual covenants and promises contained herein, the Parties hereto agree as follows:

1. The above Recitals are true and correct.
2. The last sentence of paragraph 4 of the Interlocal Agreement which states, "Voting will take place either in person or through an Amenity Authority Committee approved absentee ballot process." Is hereby amended or modified to read as follows:

Voting will take place either in person or through an Amenity Committee approved absentee ballot or early voting process.

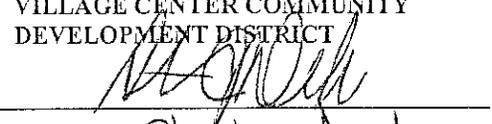
3. All of the terms, conditions and provisions of the Interlocal Agreement shall remain in full force and effect except as amended or modified above.

IN WITNESS WHEREOF, the parties have executed this Second Amendment which shall become effective on this day and year first written above.

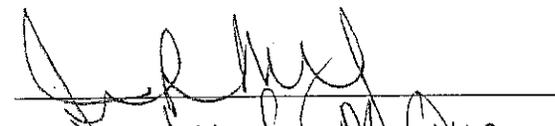
ATTEST:

  
\_\_\_\_\_  
Print Name: Jennifer McQueen  
Title: District Clerk

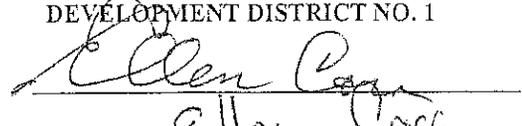
VILLAGE CENTER COMMUNITY  
DEVELOPMENT DISTRICT

  
\_\_\_\_\_  
Print Name: Stephen Drake  
Title: Chairman

ATTEST:

  
\_\_\_\_\_  
Print Name: Jennifer McQueen  
Title: District Clerk

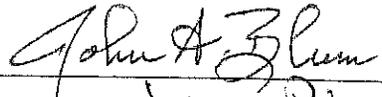
VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 1

  
\_\_\_\_\_  
Print Name: Ellen Cora  
Title: Chairman

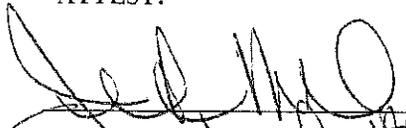
ATTEST:

  
Print Name: James K. McQuay  
Title: District Clerk

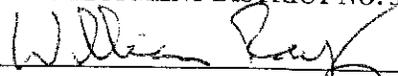
VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 2

  
Print Name: John Blum  
Title: Chairman

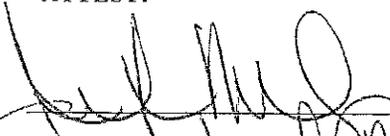
ATTEST:

  
Print Name: James K. McQuay  
Title: District Clerk

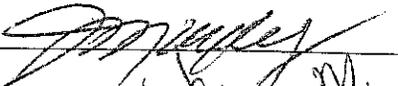
VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 3

  
Print Name: William Ray  
Title: Chairman

ATTEST:

  
Print Name: James K. McQuay  
Title: District Clerk

VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 4

  
Print Name: James Murphy  
Title: Chairman

ATTEST:

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

TOWN OF LADY LAKE, FLORIDA

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

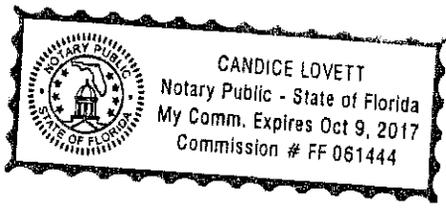
STATE OF FLORIDA

COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of May, 2016, by Stephen Drake as Chairman of and on behalf of **VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT** for the purposes expressed herein.

Candice Lovett  
NOTARY PUBLIC- STATE OF FLORIDA

Print Name: \_\_\_\_\_  
Serial/Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Personally known: \_\_\_\_\_  
Or Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_



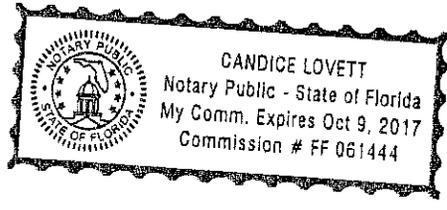
STATE OF FLORIDA

COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of May, 2016, by Ellen Cora as Chairman of and on behalf of **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1** for the purposes expressed herein.

Candice Lovett  
NOTARY PUBLIC- STATE OF FLORIDA

Print Name: \_\_\_\_\_  
Serial/Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Personally known: \_\_\_\_\_  
Or Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_



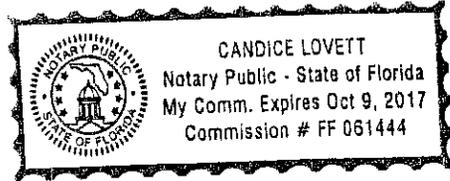
STATE OF FLORIDA

COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of May, 2016, by John Blum as Chairman of and on behalf of VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 2 for the purposes expressed herein.

Candice Lovett  
NOTARY PUBLIC- STATE OF FLORIDA

Print Name: \_\_\_\_\_  
Serial/Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Personally known: \_\_\_\_\_  
Or Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_



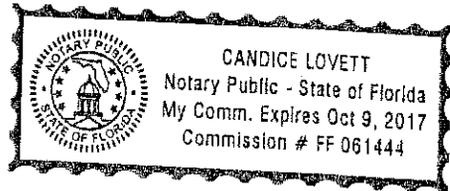
STATE OF FLORIDA

COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of May, 2016, by William Ray as Chairman of and on behalf of VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 3 for the purposes expressed herein.

Candice Lovett  
NOTARY PUBLIC- STATE OF FLORIDA

Print Name: \_\_\_\_\_  
Serial/Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Personally known: \_\_\_\_\_  
Or Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_

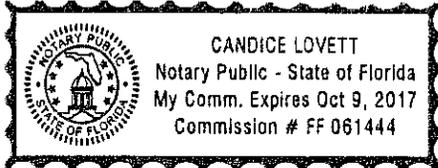


STATE OF FLORIDA

COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of May, 2016, by James Murphy as Chairman of and on behalf of **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4** for the purposes expressed herein.

Candice Lovett  
NOTARY PUBLIC- STATE OF FLORIDA



Print Name: \_\_\_\_\_  
Serial/Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Personally known: \_\_\_\_\_  
Or Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_

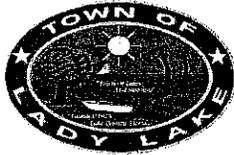
STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_ as \_\_\_\_\_ of and on behalf of **TOWN OF LADY LAKE, FLORIDA** for the purposes expressed herein.

\_\_\_\_\_  
NOTARY PUBLIC- STATE OF FLORIDA

Print Name: \_\_\_\_\_  
Serial/Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Personally known: \_\_\_\_\_  
Or Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_



TOWN COMMISSION AGENDA ITEM

1-6

REQUESTED COMMISSION MEETING DATE:

June 6, 2016

SUBJECT: Application to the Bulletproof Vest Partnership Initiative for Sworn Police Personnel vest purchases and replacements.

DEPARTMENT: POLICE

STAFF RECOMMENDED MOTION: Approval to accept if awarded, the Bulletproof Vest Partnership Initiative for the 2017 open solicitation period.

SUMMARY: Staff is requesting approval to accept if awarded, the 2017 U.S. Department of Justice Bulletproof Vest Partnership Initiative. The Bulletproof Vest Partnership Initiative is a 50%/50% grant that provides assistance to local law enforcement agencies with the purchase of new vests or replacement vests coming out of warranty. Vests carry a 5 year warranty.

The Police Department anticipates the need to purchase twelve new/replacement vests. The average cost per vest is \$850.00 for an estimated total of \$10,200.

Funding decisions are made within 3 months after the application period closes.

FISCAL IMPACT: \$5100 (FY 16-17)

- [ ] Capital Budget
[X] Operating
[ ] Other

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

[ ] Other

[x] Support Documents -BVP Information

DEPARTMENT HEAD Submitted [Signature] Date 5/18/2016

HR Approved as to Form [Signature] Date

FINANCE DEPARTMENT [Signature] Approved as to Budget Requirements Date 5/25/16

TOWN MANAGER [Signature] Approved Agenda Item for: 6/6/16 Date 5/31/16

COMMISSION ACTION:

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

Reviewed [Signature]



# BJA Fact Sheet

FS 000396 • UPDATED MAY 2014

BUREAU OF JUSTICE ASSISTANCE • OFFICE OF JUSTICE PROGRAMS

DENISE E. O'DONNELL, DIRECTOR

## Bulletproof Vest Partnership Initiative

By Joseph Husted, BJA Policy Advisor, and  
Linda Hammond-Deckard, BJA Policy Advisor

### Program Overview

Enacted in 1998 by the Bulletproof Vest Partnership Grant Act (Public Law 105-181) and reauthorized by the Bulletproof Act of 2000 (Public Law 106-517), the Bulletproof Vest Partnership (BVP) Program is a U.S. Department of Justice initiative designed to provide critical resources to state, local, and tribal jurisdictions for the sole purpose of purchasing bullet-resistant body armor for sworn law enforcement officers. Administered by the Office of Justice Programs' Bureau of Justice Assistance (BJA) since 1999, BVP has awarded \$375 million to over 13,000 jurisdictions throughout the nation to assist them in purchasing more than 1.1 million bulletproof vests.<sup>1</sup>

Through the BVP Program, states, units of local government, and tribal governments are reimbursed for up to 50 percent of the cost of each unit of eligible body armor purchased for law enforcement officers.<sup>2</sup> Under current legislation, jurisdictions with fewer than 100,000 residents receive priority funding, up to 50 percent of the amount they request. Any remaining funds are distributed on a pro rata basis to jurisdictions with more than 100,000 residents. In order to qualify for this reimbursement, body armor must comply with the most current National Institute of Justice (NIJ) body armor standards, as of the date the body armor was ordered. Information pertaining to the current NIJ standards is available online at the following web page: [www.ojp.gov/nij/topics/technology/body-armor](http://www.ojp.gov/nij/topics/technology/body-armor).

The period for submitting applications for BVP funds normally begins during the first quarter of the calendar year.

<sup>1</sup> Office of Justice Programs, retrieved July 29, 2013 from [www.ojp.gov/bvpbasi](http://www.ojp.gov/bvpbasi).

<sup>2</sup> The term *law enforcement officer* refers to any officer, agent, or employee of a state, unit of local government, or federally recognized Indian tribe authorized by law or by a government agency to prevent, detect, or investigate any violation of criminal law, or to supervise criminal offenders. This encompasses full-time, part-time, and auxiliary personnel, whether paid or volunteer, and includes police officers, sheriffs' deputies, correctional officers, parole and probation officers, and pre-trial services officers.

<sup>3</sup> National Law Enforcement and Corrections Technology Center, retrieved July 29, 2013 from [www.justnet.org/body\\_armor/index.html](http://www.justnet.org/body_armor/index.html).

<sup>4</sup> IACP/DuPont™ Kevlar® Survivors' Club®, retrieved July 29, 2013 from [www2.dupont.com/Kevlar/en\\_US/uses\\_apps/protection\\_vests/survivors\\_club.html](http://www2.dupont.com/Kevlar/en_US/uses_apps/protection_vests/survivors_club.html).

<sup>5</sup> Office of Justice Programs, retrieved July 29, 2013 from [www.ojp.gov/bvpbasi](http://www.ojp.gov/bvpbasi).

### MESSAGE FROM THE DIRECTOR

For 30 years, bullet-resistant body armor has protected law enforcement officers from ballistic and non-ballistic incidents.<sup>3</sup> As recorded by the IACP/DuPont™ Kevlar® Survivors' Club®, more than 3,000 officers have survived potentially fatal and/or disabling injuries because they were wearing body armor.<sup>4</sup> Based on data collected and recorded by Bureau of Justice Assistance (BJA) staff, in Fiscal Year (FY) 2012, protective vests were directly attributable to saving the lives of at least 33 law enforcement and corrections officers in 20 different states—an increase of 13.7 percent over FY 2011.<sup>5</sup>

As a partner with law enforcement agencies across the United States, BJA

*continued on p. 2*

### KEY POINTS

- The Bulletproof Vest Partnership initiative provides critical resources to state, local, and tribal jurisdictions for the sole purpose of purchasing body armor for sworn law enforcement officers.
- BVP reimburses jurisdictions for up to 50 percent of the cost of each unit of eligible body armor purchased for law enforcement officers.
- All purchased body armor must comply with the most current National Institute of Justice's body armor standards, available at [www.ojp.gov/nij/topics/technology/body-armor](http://www.ojp.gov/nij/topics/technology/body-armor).
- Applications for BVP funds must be submitted during the annual open application period.

*continued on p. 2*

## VESTS/VPP (cont.)

takes the issue of officer safety very seriously. The consistent wearing of body armor is similar to the use of seatbelts and should be given the same priority by every jurisdiction. *Body armor, like seatbelts, saves lives.* Beginning in FY 2011, in order to receive BVP funds, every law enforcement agency must have a written mandatory body armor wear policy. A focus on safety should be maintained at all levels within the organization and be reinforced through supervision, training, and policy. We all must strive to reduce preventable injuries and deaths.

We at BJA are honored to administer this program as a way to serve our public safety officers and keep them safe, just as they protect each of us every day.

## KEY POINTS (cont.)

- Beginning in FY 2009, during the payment request process, jurisdictions may request, based on financial hardship, a waiver of the 50 percent match requirement. Jurisdictions that request the waiver must cite the nature of the financial hardship and maintain documentation pertaining to the hardship.
- To receive BVP funds, every law enforcement agency **must** implement a written mandatory body armor wear policy. A *mandatory wear concepts and issues paper* and a *model policy* are available by contacting the BVP Customer Support Center at vests@usdoj.gov or toll free at 1-877-758-3787. Only jurisdictions or law enforcement agencies eligible for the BVP Program may receive the *model policy* and *issues paper*.
- More information about the BVP Program is available at [www.ojp.gov/bvpbasi](http://www.ojp.gov/bvpbasi).

## CONTACT US

Bulletproof Vest Partnership Initiative  
Bureau of Justice Assistance  
Office of Justice Programs  
310 Seventh Street NW  
Washington, DC 20531  
Toll free: 1-877-758-3787  
E-mail: vests@usdoj.gov  
Web site: [www.ojp.gov/bvpbasi](http://www.ojp.gov/bvpbasi)

\*FS~000396\*

## Application and Funding Process

The entire application-through-payment process for the BVP Program is managed via the online BVP system. To participate in BVP, state, local, and tribal jurisdictions must follow five steps:

1. **Register as a Jurisdiction:** Jurisdictions that have never participated in BVP can register at any time throughout the year by contacting BVP Customer Support at 1-877-758-3787 or via e-mail at vests@usdoj.gov. Only jurisdictions are eligible to receive funding through the BVP Program. If an eligible jurisdiction (states, some counties, and larger local municipalities) has more than one law enforcement agency (LEA), each LEA should register in the BVP system and create its own application, and the aggregate application will be submitted by the jurisdiction on behalf of all of its LEAs. Once registered with the BVP Program, jurisdictions are responsible for regularly updating their own critical information.
2. **Register and Associate a User ID:** BVP users must register for a new BVP account/user ID and associate it with an existing agency before agency details can be viewed. Users can register for the BVP Program at the following web site: <https://grants.ojp.usdoj.gov/bvp/login/userRegistration.jsp>.
3. **Submit Application:** For information on how to apply for funding, please e-mail vests@usdoj.gov. When submitting an application, jurisdictions must make sure to identify the total number, type, and projected cost of vests for all eligible, participating law enforcement officers. Applications may be submitted only during the annual, 6-week open application period.

Funding decisions are made within 3 months after the application period closes. Applicants are notified via e-mail regarding approved funding levels. Unlike other payment programs, funds are not disbursed until the vests are received and the jurisdiction submits a request for payment through the BVP system.

4. **Purchase Vests:** BVP funds may only be used to purchase vests that meet the current NIJ bullet- and stab-resistant body armor standards. Lists of vest models that meet the current NIJ standards are available at the following web pages: [www.justnet.org/body\\_armor/index.html](http://www.justnet.org/body_armor/index.html).

**Special Note:** BVP funds can be used to purchase only one vest per officer during the jurisdiction's stated replacement cycle. BVP funds may be used toward the purchase of tactical-level vests, but if a tactical-level vest is purchased for an officer, it must be the officer's primary vest; a regular-duty vest cannot be purchased for the same officer, during the same replacement cycle, using BVP funds.

5. **Submit Receipt Information:** Once vests are received, jurisdictions can submit a request for payment through the BVP system at [www.ojp.gov/bvpbasi](http://www.ojp.gov/bvpbasi). Recipients have up to 2 years from the date of the award to submit payment requests. Once the payment request is submitted, BJA reviews the request for accuracy and processes payments on a monthly schedule.



GT Distributors - Austin  
 P.O. Box 16080  
 Austin TX 78761  
 (512) 451-8298 Ext. 0000

Quote	QTE0032338
Date	5/26/2016
Page:	1

**Bill To:**

Lady Lake Police Department  
 423 Fennell Blvd.  
 Jan Miller  
 Lady Lake FL 32159

**Ship To:**

Lady Lake Police Department  
 423 Fennell Blvd.  
 Jan Miller  
 Lady Lake FL 32159

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Reg Ship Date	Master No.
VEST	LADY LAKE PD	DP	FACTORY DIRECT	NET 30	0/0/0000	1,463,583

Quantity	Item Number	Description	UOM	Unit Price	Ext. Price
1	SC-SX02-II-M-SC*	Second Chance SCA Cut SX02 Level II, Male, !  Vest comes with 2 black carriers, 1soft trauma insert & 1 strap kit. Pricing for this vest is per the FL State Contract 680-850-11-1.	EA	\$702.75	\$702.75
1	DGG-MISC*	External Carrier Package  This item supplied by DGG.	Each	\$136.69	\$136.69

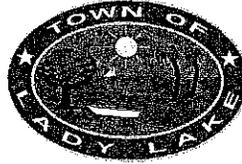
Example Quote

All returns must be authorized by GT Distributors. Interest charges on past due invoices at the maximum rate allowed by law.

Your salesperson is Jocelyn Fultz. Thank You.

Jan Miller - jmillers@ladylake.org

Subtotal	\$839.44
Misc	\$0.00
Tax	\$0.00
Freight	\$10.00
<b>Total</b>	<b>\$849.44</b>



K-7

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: June 6, 2016

SUBJECT: Consideration for the Lady Lake Kiwanis Club to Utilize the Community Building and the Junior Baseball Field on July 29th and 30th to Host Their Christmas in July Event to Benefit Children in Need with School Supplies

DEPARTMENT: Parks and Recreation Department

RECOMMENDED MOTION: Approval for the Lady Lake Kiwanis Club to Utilize the Community Building and the Junior Baseball Field on July 29th and 30th to Host Their Christmas in July Event to Benefit Children in Need with School Supplies

SUMMARY: The Lady Lake Kiwanis are looking to utilize the Community Building and the Junior Baseball Field to stuff backpacks with school supplies and other items to help students go back to school. You will see in the attached e-mail that they will have food for the volunteers. They do not have a firm goal at this time of how many backpacks they will provide but it should be for at least 67 students from The Villages Elementary.

FISCAL IMPACT: No fiscal impact.

- [ ] Capital Budget
[ ] Operating
[ ] Other (Revenue)

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

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

Handwritten notes and signatures: DEPARTMENT HEAD [Signature] Submitted 05/31/16 Date 06/06/16; FINANCE DEPARTMENT Approved as to Budget Requirements Date; HR Approved as to Form Date; TOWN ATTORNEY Approved as to Form and Legality Date; TOWN MANAGER [Signature] Approved Agenda Item for: 6/6/16 Date 6/5/16

COMMISSION ACTION:

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

Deborah Tinsley <dduly@aol.com>

Tue 5/17/2016 4:15 PM

To:

Kris Kollgaard;

Mike Burske;

...

Cc:

cleve.tinsley.kiwanis@gmail.com;

...

You replied on 5/24/2016 8:43 AM.

Kris,

Will we be able to use the community building both on the 29th and 30th of July for the packing of backpacks and the VIP tickets? Also our Aktion club is running us out of the locker we originally put in the building can we add another one in the back room?

Mike,

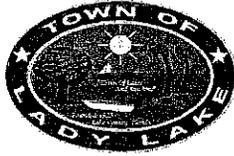
Are we all set for using the ball field for the 30th of July? Also can we borrow some tables and chairs for the event? Mom & Dad's Restaurant has just stepped up to provide the food but it's sit down type of food so we need eating tables.

To both of you:

The Family in Transitions group has mailed out letters to families identified in the Lady Lake area and as we get responses we'll have a better idea of the numbers. Preliminarily, they have identified 67 students with Villages Elementary that they are sending the letters to. However, until we know what additional children that are in higher or lower grades that will be also included we don't know the actual numbers. I am hoping by the middle of June or earlier we will have a better number to provide.

Thanks for you both continually supporting us in our endeavors,

Deb Tinsley



## TOWN COMMISSION AGENDA ITEM

# K-8

REQUESTED COMMISSION MEETING DATE:

June 6, 2016

---

**SUBJECT:** Consideration of the purchase of five (5) new in-car video systems to replace obsolete equipment with funding to be accomplished by a budget transaction from 1200 Regular Pay to 5210 General Operating.

**DEPARTMENT: POLICE**

---

**STAFF RECOMMENDED MOTION:** Approval of the purchase of five (5) new in-car video systems from Dana Safety Supply to replace obsolete equipment with funding to be accomplished by a budget transaction from 1200 Regular Pay to 5210 General Operating.

---

**SUMMARY:** All marked police patrol vehicles are equipped with an in-car video camera system. They are either the new Road Runner video system, or one of two ICop video systems. The older of the ICop machines are almost ten years old and are beginning to fail. We are having difficulty, or unable, to get replacement parts. We have nine of these units currently deployed in our fleet. Five are in use on a daily basis, and four are in pool cars that are scheduled to be auctioned next fiscal year.

In regards to the older ICop system, whenever the vehicle is turned on, the older ICop requires the camera system to complete a boot-up cycle prior to the operator being prompted to enter a code. This must occur before the ICop will allow the operator to manually turn on the camera or even recognize any trigger event such as emergency lights being activated.

Our current policy dictates when video must be on and a flaw in the older ICop system causes a potential unintended policy violation if an officer immediately responds to an emergency call and does not wait for the camera to complete a boot up cycle and enter a passcode. No one, especially someone who is in desperate need of assistance, wants an officer being delayed responding to an emergency call by having to wait a minute or more for the boot up cycle to complete before driving just to be compliant with policy. The manufacturer has advised us that there is no way to circumvent the boot-up and passcode process with the older camera system. Additionally, the obsolete and limited storage capability of the ICop system can cause the system to fail if the hard drive is full. Downloading the ICop video requires the removal of the entire hard drive to upload the contents to our ICOP video server. Recognizing these problems, starting two years ago we began transitioning to the Road Runner video system. That particular system is extremely simple and secure. When the car engine is turned on the video system auto boots and begins recording, and continues recording as long as the vehicle remains running. There are no user controls to manipulate or alter.

With recent retirements, the vacant positions have created unused funds that will not be needed to pay employee salaries this fiscal year. It is staff's recommendation that we use those funds to immediately replace the five older ICop machines that are in daily service to ensure the integrity of our video systems. The installation of new Road Runner system in five vehicles is a total \$23,869.

FISCAL IMPACT: \$23,869.00

(Budget transaction form describing funding source)

- Capital Budget
- Operating
- Other

ATTACHMENTS:  Ordinance     Resolution     Budget Resolution

Other

Support Documents – Three (3) quotes- \$23,869 – Dana Safety Supply  
\$25,225 - Chief Law Enforcement Supply  
\$26,722 - Apollo Video Technology

DEPARTMENT HEAD                      Submitted                       Date 05/24/2016

HR    Approved as to Form                      Date

FINANCE DEPARTMENT  Approved as to Budget Requirements    Date 5/25/16

TOWN MANAGER  Approved Agenda Item for: 6/6/16    Date 5/31/16

  
Reviewed

COMMISSION ACTION:

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

**TOWN OF LADY LAKE  
BUDGET TRANSACTION FORM FY2015**

TO: Finance

DATE: 6/6/2016

FROM: Police Department

TRANS NO : \_\_\_\_\_

FUND	ACCOUNT	DEPT	ACCT DESCRIPTION	INCREASE	(DECREASE)
REV					
001					
EXP					
001	2101-521-1200	Police	Regular Pay		\$25,000
001	2101-521-5210	Police	General Operating	\$25,000	

**JUSTIFICATION:** Replace five obsolete ICop video systems with Apollo

**Required Authorization/Approval**

**Town Commission Action Required**  
 From Fund Balance  
 Transfer of Budget Between Funds  
 Transfer of Budget Between Departments - Anything  
 Within Department - Capital  
 Increasing total revenue and expenditure bottom-line budget

**Town Manager**  
 Transfer of Budget Within Department  
 - Operating & Personal Services

**Department Heads**  
 Transfer of Budget Within Operating  
 - Not Capital or Personal Services  
 - With Town Manager Approval

**TOWN COMMISSION ACTION:**  
 Approved  
 Disapproved      **DATE:** \_\_\_\_\_  
**Agenda Item #** \_\_\_\_\_

6/6/2016  
 \_\_\_\_\_  
 Department Head Signature and Date

\_\_\_\_\_  
 Town Manager Signature and Date

**Finance Dept. Action:**

Amendatory Required  
 Disapproved  
 Approved      **Finance Director    Date**

**DATA ENTRY ACTION:**  
 Accounting Period: \_\_\_\_\_  
 Posted by: \_\_\_\_\_  
 Data Entry Date: \_\_\_\_\_

DANA SAFETY SUPPLY, INC  
 5221 W. MARKET ST  
 GREENSBORO, NC 27409

# Sales Quote

Telephone: 800-845-0405

Sales Quote No.	177510-B
Customer No.	LADY LAKE

Bill To
TOWN OF LADY LAKE POLICE DEPARTMENT FINANCE DEPT 409 FENNEL BLVD LADY LAKE, FL 32159

Ship To
DANA SAFETY SUPPLY 4832 NORH ORANGE BLOSSOM TRAIL ORLANDO, FL 32810

Contact: JAN MILLER  
 Telephone: 352-751-1560  
 E-mail:

Contact:  
 Telephone:  
 E-mail:

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method	
05/05/16	GROUND	QUOTED FREIGHT		NET30	
Entered By	Salesperson	Ordered By	Resale Number		
MIKE	MIKE NOLAND - ORLANDO	CHIEF MCKINSTRY	85-8012643865c-6		
Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
5	5	Y	RR-GPS18 AVT GPS KIT FOR ROAD RUNNER IN CAR VIDEO SYSTEM Warehouse: ORLAN	158.5500	792.75
5	5	Y	RR-C225 AVT WIDE ANGLE CAMERA, NON-IR Warehouse: ORLAN	184.1500	920.75
5	5	Y	RR-CIR225 APOLLO REAR FACING CAMERA WITH IR AND AUDIO Warehouse: ORLAN	184.1500	920.75
10	10	Y	RR-ICCA25 APOLLO CAMERA CABLE ASSEMBLY 25' AUDIO/VIDEO/POWER Warehouse: ORLAN	30.4900	304.90
5	5	Y	RR-LE24-1000 <b>APOLLO ROADRUNNER LE SYSTEM</b> Warehouse: ORLAN	3,871.9500	19,359.75
5	5	Y	DVR SYSTEM, RAPLUS SOFTWARE, POWER CABLE, 25" AUDIO CABLE, REMOVEABLE 1.0 TB HDD, 270X ZOOM CAMERA 2.4 GHZ WIRELESS KIT MISC REMOVE CURRENT I COP SYSTEM Warehouse: ORLAN	65.0000	325.00

Print Date	05/09/16
Print Time	07:44:33 PM
Page No.	1

Printed By: MIKE

Continued on Next Page

DANA SAFETY SUPPLY, INC  
 5221 W. MARKET ST  
 GREENSBORO, NC 27409

# Sales Quote

Telephone: 800-845-0405

Sales Quote No.	177510-B
Customer No.	LADY LAKE

Bill To
TOWN OF LADY LAKE POLICE DEPARTMENT FINANCE DEPT 409 FENNEL BLVD LADY LAKE, FL 32159

Ship To
DANA SAFETY SUPPLY 4832 NORH ORANGE BLOSSOM TRAIL ORLANDO, FL 32810

Contact: JAN MILLER  
 Telephone: 352-751-1560  
 E-mail:

Contact:  
 Telephone:  
 E-mail:

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method	
05/05/16	GROUND	QUOTED FREIGHT		NET30	
Entered By		Salesperson	Ordered By	Resale Number	
MIKE		MIKE NOLAND - ORLANDO	CHIEF MCKINSTRY	85-8012643865c-6	
Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
5	5	Y	INSTALL ON SITE <b>ON SITE INSTALLATION OF EQUIPMENT</b> Warehouse: ORLAN PER CUSTOMERS REQUEST	195.0000	975.00
5	5	Y	INSTALL KIT MISC INSTALLATION SUPPLIES I.E. Warehouse: ORLAN LOOM, WIRE, HARDWARE, CONNECTORS, BREAKER, ETC *****	35.0000	175.00
			Approved By: _____ <input type="checkbox"/> Approve All Items & Quantities <b>Quote Good for 30 Days</b>		

Print Date	05/09/16
Print Time	07:44:33 PM
Page No.	2

Subtotal	23,773.90
Freight	95.00
<b>Order Total</b>	<b>23,868.90</b>

Printed By: MIKE



Remit To:  
 Chief Supply  
 PO Box 602763  
 Charlotte, NC 28260-2763

P 800.733.9281  
 F 704.548.0399  
[www.chiefsupply.com](http://www.chiefsupply.com)

Order Quote

Your Quote# 165575  
 Quote Date 04/21/16  
 Your account rep is : DALE MUSSLEWHITE  
 Order taken by : Jon Sizemore

Account# 300276  
 LADY LAKE POLICE DEPARTMENT  
 FINANCE DEPT  
 409 FENNELL BLVD  
 LADY LAKE, FL 32159-3158

Ship-to 0  
~~LADY LAKE POLICE DEPARTMENT  
 C/O STROBES -R-US  
 2681 HAMMONDVILLE RD  
 POMPANO BEACH, FL 33069-1513~~

Contract: None  
 Ship via PREPAID & ADD-UPS GROUND from CHARLOTTE, NC warehouse.

PartNo	Description	UM	QtyOrd	UnitPrc	Extension
XSPSPCL	RR-GPS18 - GPS KIT GPS RECEIVER AND ISM INTERFACE SMALL MAGNETIC	EA	5	167.000	835.00
XSPSPCL	RR-C225 - Camera Color w/ Audio Recording 2.5mm lens - Wide Angle Camera	EA	5	200.000	1,000.00
XSPSPCL	RR-CIR225 - Camera IR Illumination Day/Night Color w/ Audio Recording 2.5mm len	EA	5	200.000	1,000.00
XSPSPCL	RR-ICCA25 - 25' Camera Cable Assembly Video & Power / Video Power & Audio	EA	10	32.000	320.00
XSPSPCL	RR-LE24-1000 - RoadRunner Law Enforcement Sys (RoadRunner Digital Video Recorder	EA	5	4,100.000	20,500.00
DROPSHIP	SHIP FROM VENDOR TO CUSTOMER	EA	1	0.000	0.00
				Sub Total	23,655.00
				Freight	95.00
				Handling	
				Tax	
				Total	23750.00

BASED ON QUANTITIES QUOTE GOOD UNTIL JULY 1ST. ORDER FOR 1TB APOLLO VIDEO ROADRUNNER SYSTEM CONSISTING OF 2.4GHZ AUDIO KIT; IR BACK SEAT

Add installation from DSS 1,475.00

TOTAL COST 25,225.00

CAMERA; AND NON IR REAR WINDOW CAMERA. SOFTWARE WITH LIFETIME UPDATES AT NO ADDITIONAL CHARGE. STANDARD DVR WARRANTY IS THREE YEARS WITH 1 YR ON ALL OTHER COMPONENTS. EXTENDED WARRANTIES AVAILABLE ARE AVAILABLE AT ADDITIONAL COST. PLEASE FEEL FREE TO CONTACT ME WITH ANY QUESTIONS YOU MAY HAVE. THANK YOU. JONATHAN SIZEMORE 800.326.4019 x4617 [JSIZEMORE@LAWSUPPLY.COM](mailto:JSIZEMORE@LAWSUPPLY.COM)

WE ARE AN EQUAL OPPORTUNITY EMPLOYER.  
THANK YOU FOR YOUR CONTINUED BUSINESS.  
THIS QUOTE IS AUTHORIZED BY DALE MUSSLEWHITE

**Quote good until July 1<sup>st</sup> 2016 based on quantities. After July 1<sup>st</sup>, please call your representative to confirm pricing and re-issue the quote. Standard freight charges apply unless otherwise specified.**

I understand that any returns are subject to the return policies of the manufacturer (up to a 50% restocking charge) plus shipping and handling fees. I acknowledge that all items that are customized to a customer's specifications (includes but is not limited to badges, gun racks, embroidery, screen printing, heat press, and helmet fronts) cannot be returned unless it is the vendor's error. All customized items are required to be approved by the customer for accuracy prior to the order being submitted to the manufacturer. My written or electronic approval of this order as presented here confirms that I accept these terms and agree to pay all fees attributed to any error on my part. I confirm that I am an authorized purchaser and commit to forward any invoice for prompt payment processing.

I understand that terms of payment are NET-30.

x \_\_\_\_\_

This email message is for the sole use of the intended recipient and may contain proprietary and confidential information. Any unauthorized review, use, disclosure or distribution of its contents or other information is prohibited. If you are not an intended recipient, please contact the sender and destroy all copies of the original message.



www.apollovideo.com

Quotation #: A-160398

Date: 5/19/2016  
 Payment Terms: Net 15 w/ Signed PO  
 Shipping Terms: FOB Origin  
 Sales Rep: Harry White  
 Project Info.: Lady Lake PD

Bill to: Lady Lake Police Dept  
 Andrew Crogan  
 423 Fennell Blvd.  
 Lady Lake FL 32159

Tel: (352) 751-1560  
 Fax/Email:

Line	Qty	Model	Description	Unit Price	Ext. Price
1	5	RR-LE24-1000	RoadRunner Law Enforcement Sys (RoadRunner Digital Video Recorder, RsM Software, Power Cable, 25' Audio Cable Assembly, Removable 1.0TB Hard Disk Drive, 270x Zoom Camera with Mount, 2.4Ghz Wireless Audio Kit)	\$4,082.00	\$20,410.00
2	5	RR-GPS	GPS Kit, GPS Receiver with iSM (Interactive Speed and Mapping) Interface	\$167.00	\$835.00
3	5	RR-CIR225	Camera, IR Illumination, Day/Night Color w/ Audio Recording, 2.5mm lens	\$194.00	\$970.00
4	5	RR-C225	Camera, Color w/ Audio Recording, 2.5mm lens	\$194.00	\$970.00
5	5	RR-ICCA15	Camera Cable Assembly, Video, Power & Audio, 15'	\$32.00	\$160.00
6	5	RR-ICC15	Camera Cable Assembly, Video & Power, 15'	\$32.00	\$32.00
7	5	AVT-INSTALL	Installation of system	\$453.00	\$2,265.00
8	1	AVT-INSTALL	Deployment fee (installation of less than 20 systems)	\$1,080.00	\$1,080.00
<b>Subtotal:</b>				<b>\$26,722.00</b>	

**The RoadRunner system includes:**

- Standard 2-Year warranty for all components (extended warranty options are available upon request)
- Unlimited technical support at no additional charge
- License-free RsM™ (RoadRunner Secure Management) Software with lifetime updates at no additional charge

*Prices and terms are guaranteed for 30 days. All prices are in US dollars. Freight charges, installation charges and taxes (if applicable) are additional and may not be included in this quotation. All returns are subject to a 20% re-stocking fee.*



K-9

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: June 6, 2016

SUBJECT: Consideration of Offer from Amber Byrne to Purchase Town-Owned Vacant Lots Located at 217 Skyline Drive, 221 Skyline Drive, and 224 Longview Avenue

DEPARTMENT: Town Manager

STAFF RECOMMENDED MOTION:

- 1. Motion to accept the offer from Amber Byrne to purchase the Town-owned vacant lots located at 217 Skyline Drive and 221 Skyline Drive in the amount of \$5,000.00 per lot for a total of \$10,000, and
2. Motion to deny the offer from Amber Byrne to purchase the Town-owned vacant lot located at 224 Longview Avenue in the amount of \$7,000.00,
or
3. Motion to approve the offer from Amber Byrne to purchase the Town-owned vacant lot located at 224 Longview Avenue in the amount of \$7,000.00.

SUMMARY: Amber Byrne has made the Town an offer of \$5,000.00 for the vacant lot located at 217 Skyline Drive (AK# 1440033) and \$5,000.00 for the vacant lot at 221 Skyline Drive (AK# 2616415). Ms. Byrne has also offered \$7,000.00 for 224 Longview Avenue (AK#1794871). The vacant property at 224 Longview Avenue is owned by the Town and is not currently on the market as the Commission decided to hold on to this property in 2012 because of its potential to become commercial in the future. Attached is the information on the properties along with photographs. If the Commission approves the sale of the two or three properties, then staff will work with the Town Attorney and will bring the contract(s) to the next Commission meeting for final approval.

FISCAL IMPACT: Undetermined at this time. [ ] Capital Budget [ ] Operating [ ] Other

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

[X] Other - Spreadsheet and Property Appraiser's information and Photographs

DEPARTMENT HEAD [Signature] Submitted 5/21/16 Date
HR Approved as to Form Date
FINANCE DEPARTMENT Approved as to Budget Requirements Date
TOWN MANAGER [Signature] Approved Agenda Item for: 6/6/16 Date 5/21/16

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



221 Skyline DR



221 skyline DR



217 Skyline Drive



217 Skyline DR

## Kris Kollgaard

---

**From:** Kris Kollgaard  
**Sent:** Wednesday, May 18, 2016 3:54 PM  
**To:** 'keypointgc'  
**Subject:** RE: RE:

Good Afternoon Amber,

I received your offer and I will be glad to pass it on to our Town Commission. Due to the Sunshine Law, the Commissioners have to discuss any Town business at a public meeting, I will put this on the agenda for our next Commission Meeting which is June 6<sup>th</sup> at 6:00 p.m. You are welcome to attend the meeting if you like. I will give you a call in a couple of days to confirm everything, if you have any questions don't hesitate to contact me. Take care, Kris

Kristen Kollgaard  
Town Manager  
Town of Lady Lake  
(352) 751-1545  
[kkollgaard@ladylake.org](mailto:kkollgaard@ladylake.org)

Note: The Lady Lake Town Hall hours are Monday - Thursday 7:30 am - 6:00 pm

Fla. Stat. 668.6076 "Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

**From:** keypointgc [mailto:keypointgc@gmail.com]  
**Sent:** Wednesday, May 18, 2016 6:43 AM  
**To:** Kris Kollgaard <[kkollgaard@ladylake.org](mailto:kkollgaard@ladylake.org)>  
**Subject:** RE:

Hello! We are wanting to make an offer of \$ 17,000 cash for all 3 properties. The 2 residential properties at \$5,000 each and the commercial property at \$ 7,000. Please let us know when you hear something.

Thank You,  
Amber Byrne  
352-504-5040

----- Original message -----

From: Kris Kollgaard <[kkollgaard@ladylake.org](mailto:kkollgaard@ladylake.org)>  
Date: 5/4/2016 9:58 AM (GMT-05:00)  
To: amber byrne <[keypointgc@gmail.com](mailto:keypointgc@gmail.com)>  
Subject: RE:

Hi Amber,

No, the Town does not own 112 Mark Street (we used to and we sold it in 2013). We own 217 Skyline, 221 Skyline, and 224 Longview. I am not sure if the Commission will want to sell 224 Longview, they had thought about keeping it for potential commercial development. Have a good day. Kris

Kristen Kollgaard

Town Manager

Town of Lady Lake

(352) 751-1545

[kkollgaard@ladylake.org](mailto:kkollgaard@ladylake.org)

Note: The Lady Lake Town Hall hours are Monday - Thursday 7:30 am - 6:00 pm

Fla. Stat. 668.6076 "Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

**From:** amber byrne [<mailto:keypointgc@gmail.com>]

**Sent:** Wednesday, May 04, 2016 9:31 AM

**To:** Kris Kollgaard <[kkollgaard@ladylake.org](mailto:kkollgaard@ladylake.org)>

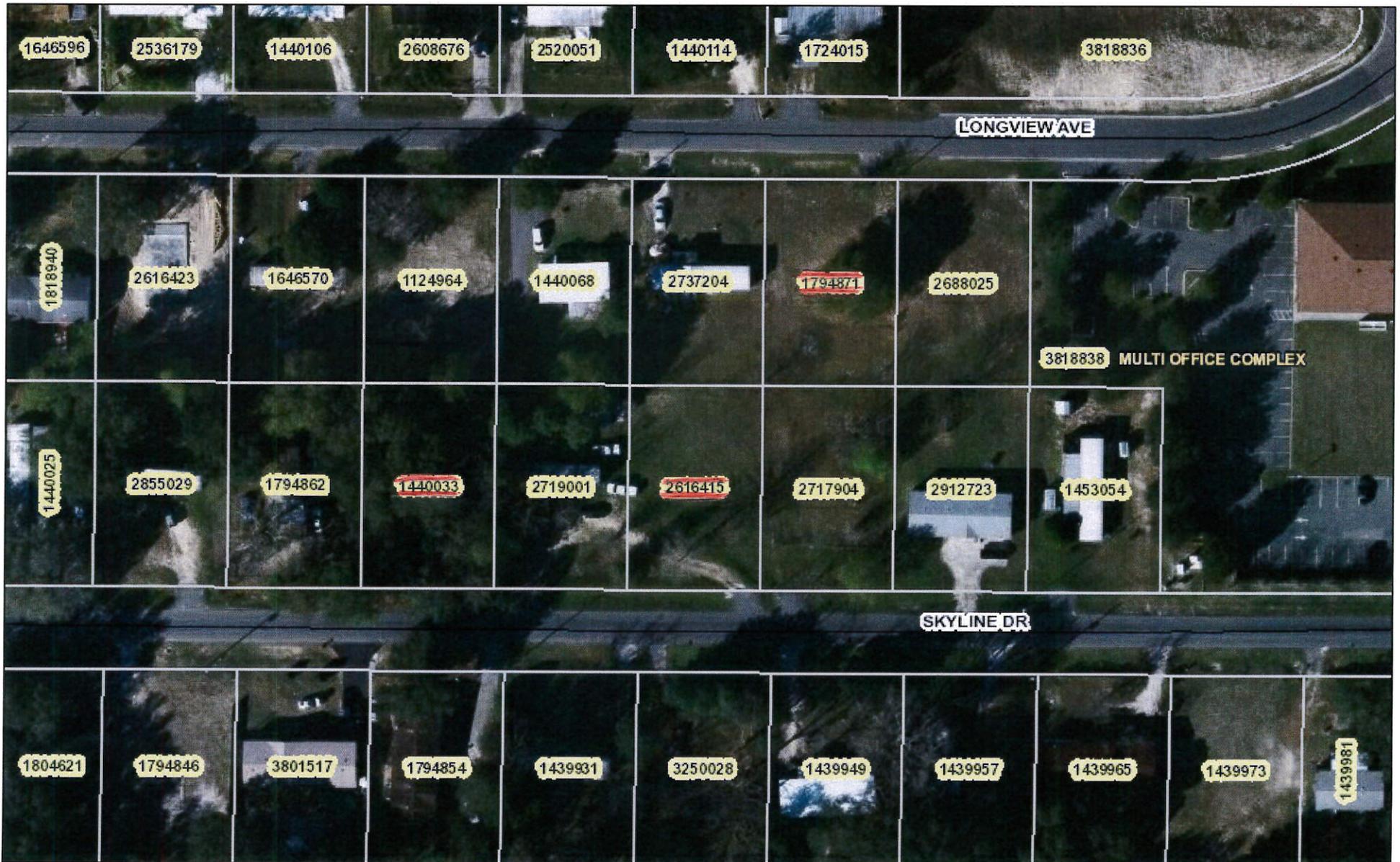
**Subject:**

The Code Enforcement Dept was not showing Lady Lake as the owner for the address 112 Mark St. Can you let me know if that was the correct address?

Thanks

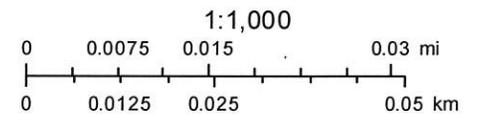
Amber

SKYLINE PROPERTIES										
PRINCIPALS, FEES, EXPENSES										
2013 SOLD TO				HABITAT	GRUBB	HABITAT	HABITAT	HABITAT	TOLL	
	217 SKYLINE	221 SKYLINE	215 MORNINGSIDE	112 MARK	810 SUMMIT	802 SUMMIT	214 LONGVIEW	224 LONGVIEW	TOTALS	
AK#	1440033	2616415	2562242	2790474	1724066	1440211	2616423	1794871		
PAVING ASS'MT PRINCIPAL	2399.60	2437.27	2694.56	2908.90	2263.78	2169.01	2449.60	2449.60	19772.32	
INTEREST	2768.57	2709.46	3768.92	3237.35	3017.98	1675.68	3373.73	3032.86	23584.55	
ATTY FEES PAID	5160.08	4649.74	5116.4	4200.02	3788.33	8851.08	4625.91	5086.7	41478.26	
TAXES PAID	6724.44	9271.59		8845.81			4981.91	1023.32	30847.07	
TAXES PAID 3-30-10			8441.28		3392.86	5912.14			17746.28	
MOWING 9/09	ALL PRO	30	30	30	30	30	30	30	240	
MOWING 7/10	GUNTER	50	50	50	50	50	50	50	400	
MOWING 9/7/10	GUNTER	50	50	50	50	50	50	50	400	
UTILITIES	1715.23	259.49				1576.47	2054.62		5605.81	
CE ABATEMENTS	725	200				1130	450	360	2865	
CE ADMIN FEES	195	65				325	260	260	1105	
EXTERMINATING	ORKIN				30				30	
BOARD-UP	GUNTER				500				500	
DEMOLITION	ER CONTRACT	1238	1238	1238	1238	1238			6190	
ASBETOS INSPECT	ACM ENGIN	338	338	338	338	338			1690	
SEPTIC TANK ABANDONMENT	ER CONTRACT	100	100	100	100	100			500	
REALTY FEES 7/15/10	LL REALTY	250	250	250	250	250	250	250	2000	
	21743.92	21648.55	22077.16	21248.08	15048.95	22019.38	18575.77	12592.48	154954.29	
			SOLD	SOLD	SOLD	SOLD	SOLD	TOLL		
			6100.00	6100.00	6100.00	6100.00	6100.00			
OTHER FORECLOSED PROPERTIES-BOTH SOLD										
	412 HITCHCOCK	217 ANN								
	AK#1584906	AK#2602848								
TAXES PD 3/30/10	1331.41	3960.66								
ATTY FEES PAID	5613.81	4014.72								
MOWING										
CE ABATEMENTS										
CE ADMIN FEES	130.00									
UTILITIES	0	323.68								
REALTY FEES	250.00	250.00								
MOWING 7/10	GUNTER	50.00	50.00							
MOWING 9/10	GUNTER		50.00							
	7375.22	8649.06								
PROPERTY SOLD	SOLD /17000.00	SOLD/8500.00								



May 24, 2016

- County Boundary
- Property Name
- Surrounding Counties
- Street Names
- Tax Parcels Alternate Key
- Local Streets
- Tax Parcels



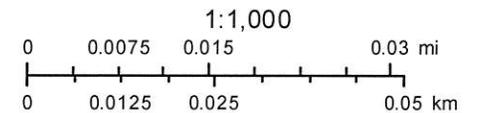


May 24, 2016

-  County Boundary
-  Street Names
-  Local Streets

-  Property Name
-  Tax Parcels Alternate Key
-  Tax Parcels

-  Surrounding Counties



### General Information

<b>Owner Name:</b>	TOWN OF LADY LAKE	<b>Alternate Key:</b>	1440033
<b>Mailing Address:</b>	409 FENNELL BLVD LADY LAKE, FL 32159 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	28-18-24-050000C00900
		<b>Millage Group and City:</b>	00LL (Lady Lake)
		<b>Total Millage Rate:</b>	18.70410
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	217 SKYLINE DR LADY LAKE FL 32159 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	LADY LAKE, SKYLINE HILLS LOT 9, BLK C PB 16 PG 32   ORB 3742 PG 1325		

### Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT GOVT MUNICIPAL (8089)	0	0		1	LT	\$0.00	\$6,800.00

### Miscellaneous Improvements

There is no improvement information to display.

### Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">733 / 1724</a>	9/1/1981	Quit Claim Deed	Unqualified	Improved	\$1.00
<a href="#">792 / 2095</a>	2/1/1983	Quit Claim Deed	Unqualified	Improved	\$1.00
<a href="#">877 / 2122</a>	5/1/1986	Quit Claim Deed	Unqualified	Improved	\$1.00
<a href="#">1424 / 896</a>	3/1/1996	Warranty Deed	Unqualified	Improved	\$6,000.00
<a href="#">3742 / 1325</a>	3/10/2009	Certificate of Title	Unqualified	Improved	\$100.00
<a href="#">NO / DATA</a>	3/1/1984	AGMT/Contract Deed	Unqualified	Improved	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#)

### Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$6,800	\$6,800	\$0	5.30510	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$6,800	\$6,800	\$0	0.46290	\$0.00
LAKE COUNTY MSTU FIRE	\$6,800	\$6,800	\$0	0.47040	\$0.00
SCHOOL BOARD STATE	\$6,800	\$6,800	\$0	5.69700	\$0.00
SCHOOL BOARD LOCAL	\$6,800	\$6,800	\$0	1.50000	\$0.00
TOWN OF LADY LAKE	\$6,800	\$6,800	\$0	3.55100	\$0.00
	\$6,800	\$6,800	\$0	0.30230	\$0.00

ST JOHNS RIVER FL WATER MGMT DIST					
LAKE COUNTY VOTED DEBT SERVICE	\$6,800	\$6,800	\$0	0.16000	\$0.00
LAKE COUNTY WATER AUTHORITY	\$6,800	\$6,800	\$0	0.25540	\$0.00
NORTH LAKE HOSPITAL DIST	\$6,800	\$6,800	\$0	1.00000	\$0.00
				<b>Total:</b> 18.7041	<b>Total:</b> \$0.00

### Exemptions Information

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

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

### Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$127.20**

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

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

Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Agricultural Classification	<a href="#">Learn More</a>	<a href="#">View the Law</a>

### Assessment Reduction Savings ⓘ

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



Due to the tax certificate sale, which is in progress, we are unable to accept payments for 2015 real estate taxes. We anticipate sale reconciliation to occur on or before June 15, 2016 at which time payments will again be accepted. We apologize for any inconvenience this may have caused.

2007 Roll Details — Real Estate Account #2818240500-00C-00900

[Print this page](#)

Real Estate Account #2818240500-00C-00900 [Parcel details](#) [Latest bill](#) [Full bill history](#)

2015	...	2008	2007	2006	...	1997
<b>NO TAXES DUE</b>		PAID	PAID	PAID		PAID

**PAID** 2009-03-23 \$1,137.37  
 Receipt #2008-8003895

Owner: MOBILE HOMES DAY & DAILEY INC  
 336 W BURLEIGH BLVD  
 TAVARES, FL 32778  
 Situs: (unknown)

Account number: 2818240500-00C-00900  
 Alternate Key: 1440033  
 Millage code: 00LL  
 Millage rate: 16.9329  
 Assessed value: 32,347

GIS - Property Appraiser

2007 Annual bill

[View](#)

Ad valorem: \$547.72  
 Non-ad valorem: \$351.00  
 Total Discountable: 898.72  
 No Discount NAVA: 0.00  
 Total tax:

Legal description

LADY LAKE, SKYLINE HILLS LOT 9, BLK C PB 16 PG 32ORB 1424 PG 896

Location

Book, page, item: --  
 Geo number: 2418280500-00C-00900  
 Property class: 02  
 Range: 24  
 Township: 18  
 Section: 28



Due to the tax certificate sale, which is in progress, we are unable to accept payments for 2015 real estate taxes. We anticipate sale reconciliation to occur on or before June 15, 2016 at which time payments will again be accepted. We apologize for any inconvenience this may have caused.

2015 Roll Details — Real Estate Account At 217 SKYLINE DR

Real Estate Account #2818240500-00C-00900

Parcel details

Latest bill

Full bill history

Print this page

2015	2014	2013	2012	...	1997
NO TAXES DUE	NO TAXES DUE	NO TAXES DUE	NO TAXES DUE		PAID

No taxes due

Owner: TOWN OF LADY LAKE  
 409 FENNEL BLVD  
 LADY LAKE, FL 32159  
 Situs: 217 SKYLINE DR

Account number: 2818240500-00C-00900  
 Alternate Key: 1440033  
 Millage code: 00LL  
 Millage rate: 18.7041

Assessed value: 6,800  
 School assessed value: 6,800

Exemptions

MUNICIPAL: 6,800

Property Appraiser - GIS

2015 Annual bill

View

Ad valorem: \$0.00  
 Non-ad valorem: \$0.00  
 Total Discountable: 0.00  
 No Discount NAVA: 0.00  
 Total tax:

Legal description

LADY LAKE, SKYLINE HILLS LOT 9, BLK C PB 16 PG 32ORB 3742 PG 1325

Location

Book, page, item: -  
 Geo number: 2418280500-00C-00900

### General Information

<b>Owner Name:</b>	TOWN OF LADY LAKE	<b>Alternate Key:</b>	2616415
<b>Mailing Address:</b>	409 FENNELL BLVD LADY LAKE, FL 32159 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	28-18-24-050000C01100
		<b>Millage Group and City:</b>	00LL (Lady Lake)
		<b>Total Millage Rate:</b>	18.70410
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	221 SKYLINE DR LADY LAKE FL 32159 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	LADY LAKE SKYLINE HILLS LOT 11 BLK C PB 16 PG 32   ORB 3742 PG 303		

### Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT GOVT MUNICIPAL (8089)	0	0		1	LT	\$0.00	\$6,800.00

### Miscellaneous Improvements

There is no improvement information to display.

### Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">843 / 1468</a>	6/1/1985	AGMT/Contract Deed	Unqualified	Improved	\$1.00
<a href="#">956 / 2269</a>	3/1/1987	AGMT/Contract Deed	Unqualified	Improved	\$0.00
<a href="#">959 / 1196</a>	3/1/1988	Warranty Deed	Qualified	Improved	\$5,011.00
<a href="#">1142 / 467</a>	8/1/1991	Quit Claim Deed	Unqualified	Improved	\$0.00
<a href="#">1194 / 1101</a>	9/1/1991	AGMT/Contract Deed	Qualified	Improved	\$16,500.00
<a href="#">3742 / 303</a>	3/9/2009	Certificate of Title	Unqualified	Improved	\$100.00

[Click here to search for mortgages, liens, and other legal documents.](#)

### Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$6,800	\$6,800	\$0	5.30510	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$6,800	\$6,800	\$0	0.46290	\$0.00
LAKE COUNTY MSTU FIRE	\$6,800	\$6,800	\$0	0.47040	\$0.00
SCHOOL BOARD STATE	\$6,800	\$6,800	\$0	5.69700	\$0.00
SCHOOL BOARD LOCAL	\$6,800	\$6,800	\$0	1.50000	\$0.00
TOWN OF LADY LAKE	\$6,800	\$6,800	\$0	3.55100	\$0.00

ST JOHNS RIVER FL WATER MGMT DIST	\$6,800	\$6,800	\$0	0.30230	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$6,800	\$6,800	\$0	0.16000	\$0.00
LAKE COUNTY WATER AUTHORITY	\$6,800	\$6,800	\$0	0.25540	\$0.00
NORTH LAKE HOSPITAL DIST	\$6,800	\$6,800	\$0	1.00000	\$0.00
				<b>Total:</b> 18.7041	<b>Total: \$0.00</b>

### Exemptions Information

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

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

### Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$127.20**

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

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

Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Agricultural Classification	<a href="#">Learn More</a>	<a href="#">View the Law</a>

### Assessment Reduction Savings ⓘ

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



Due to the tax certificate sale, which is in progress, we are unable to accept payments for 2015 real estate taxes. We anticipate sale reconciliation to occur on or before June 15, 2016 at which time payments will again be accepted. We apologize for any inconvenience this may have caused.

2015 Roll Details — Real Estate Account At 221 SKYLINE DR

[Print this page](#)

Real Estate Account #2818240500-00C-01100 [Parcel details](#) [Latest bill](#) [Full bill history](#)

2015	2014	2013	2012	...	1998
NO TAXES DUE	NO TAXES DUE	NO TAXES DUE	NO TAXES DUE		PAID

No taxes due

Owner: TOWN OF LADY LAKE  
409 FENNELL BLVD  
LADY LAKE, FL 32159  
Situs: 221 SKYLINE DR

Account number: 2818240500-00C-01100  
Alternate Key: 2616415  
Millage code: 00LL  
Millage rate: 18.7041

Assessed value: 6,800  
School assessed value: 6,800

Exemptions

MUNICIPAL: 6,800

Property Appraiser - GIS  
2015 Annual bill

[View](#)

Ad valorem: \$0.00  
Non-ad valorem: \$0.00  
Total Discountable: 0.00  
No Discount NAVA: 0.00  
Total tax:

Legal description

LADY LAKE SKYLINE HILLS LOT 11 BLK C PB 16 PG 32ORB 3742 PG 303

Location

Book, page, item: --  
Geo number: 2418280500-00C-01100



Due to the tax certificate sale, which is in progress, we are unable to accept payments for 2015 real estate taxes. We anticipate sale reconciliation to occur on or before June 15, 2016 at which time payments will again be accepted. We apologize for any inconvenience this may have caused.

2008 Roll Details — Real Estate Account At SKYLINE DR

Real Estate Account #2818240500-00C-01100

Parcel details

Latest bill

Full bill history

Print this page

2015	...	2009	2008	2007	...	1998
NO TAXES DUE		NO TAXES DUE	PAID	PAID		PAID

**PAID** 2009-03-23 \$1,058.43  
Receipt #2008-8003896

Owner: HORNER TERRY L & LAURA J  
18973 SE 105TH PL  
OCKLAWAHA, FL 32179  
Situs: SKYLINE DR

Account number: 2818240500-00C-01100  
Alternate Key: 2616415  
Millage code: 00LL  
Millage rate: 17.7813  
Assessed value: 41,022

Property Appraiser - GIS

2008 Annual bill

View

Ad valorem: \$729.43  
Non-ad valorem: \$329.00  
Total Discountable: 1058.43  
No Discount NAVA: 0.00  
Total tax:

Legal description

LADY LAKE SKYLINE HILLS, LOT 11, BLK C PB 16 PG 32ORB 1194 PG 1101

Location

Book, page, item: --  
Geo number: 2418280500-00C-01100  
Property class: 02  
Range: 24  
Township: 18  
Section: 28

*Town was going to help*

**General Information**

<b>Owner Name:</b>	TOWN OF LADY LAKE	<b>Alternate Key:</b>	1794871
<b>Mailing Address:</b>	409 FENNEL BLVD LADY LAKE, FL 32159 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	28-18-24-050000C03000
		<b>Millage Group and City:</b>	00LL (Lady Lake)
		<b>Total Millage Rate:</b>	18.70410
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	LONGVIEW AVE LADY LAKE FL 32159 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	LADY LAKE, SKYLINE HILLS LOT 30 BLK C PB 16 PG 32   ORB 3733 PG 2238		

**Land Data**

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT GOVT MUNICIPAL (8089)	0	0		1	LT	\$0.00	\$6,800.00

**Miscellaneous Improvements**

There is no improvement information to display.

**Sales History**

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">861 / 1409</a>	10/1/1985	AGMT/Contract Deed	Unqualified	Improved	\$0.00
<a href="#">2867 / 1955</a>	6/22/2005	Tax Deed	Unqualified	Vacant	\$7,400.00
<a href="#">3733 / 2238</a>	2/5/2009	Certificate of Title	Unqualified	Vacant	\$100.00

[Click here to search for mortgages, liens, and other legal documents.](#)

**Values and Estimated Ad Valorem Taxes**

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$6,800	\$6,800	\$0	5.30510	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$6,800	\$6,800	\$0	0.46290	\$0.00
LAKE COUNTY MSTU FIRE	\$6,800	\$6,800	\$0	0.47040	\$0.00
SCHOOL BOARD STATE	\$6,800	\$6,800	\$0	5.69700	\$0.00
SCHOOL BOARD LOCAL	\$6,800	\$6,800	\$0	1.50000	\$0.00
TOWN OF LADY LAKE	\$6,800	\$6,800	\$0	3.55100	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$6,800	\$6,800	\$0	0.30230	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$6,800	\$6,800	\$0	0.16000	\$0.00

LAKE COUNTY WATER AUTHORITY	\$6,800	\$6,800	\$0	0.25540	\$0.00
NORTH LAKE HOSPITAL DIST	\$6,800	\$6,800	\$0	1.00000	\$0.00
				<b>Total:</b> 18.7041	<b>Total:</b> \$0.00

### Exemptions Information

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

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

### Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$127.20**

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

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

Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Agricultural Classification	<a href="#">Learn More</a>	<a href="#">View the Law</a>

### **Assessment Reduction Savings ⓘ**

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



Due to the tax certificate sale, which is in progress, we are unable to accept payments for 2015 real estate taxes. We anticipate sale reconciliation to occur on or before June 15, 2016 at which time payments will again be accepted. We apologize for any inconvenience this may have caused.

2015 Roll Details — Real Estate Account At LONGVIEW AVE

Real Estate Account #2818240500-00C-03000

Parcel details

Latest bill

Full bill history

Print this page

2015	2014	2013	2012	...	1994
NO TAXES DUE	NO TAXES DUE	NO TAXES DUE	NO TAXES DUE		PAID

No taxes due

Owner: TOWN OF LADY LAKE  
409 FENNELL BLVD  
LADY LAKE, FL 32159  
Situs: LONGVIEW AVE

Account number: 2818240500-00C-03000

Alternate Key: 1794871

Millage code: 00LL

Millage rate: 18.7041

Assessed value: 6,800

School assessed value: 6,800

Exemptions

MUNICIPAL: 6,800

Property Appraiser - GIS

2015 Annual bill

View

Ad valorem: \$0.00  
Non-ad valorem: \$0.00  
Total Discountable: 0.00  
No Discount NAVA: 0.00  
Total tax:

Legal description

LADY LAKE, SKYLINE HILLS LOT 30 BLK C PB 16 PG 32ORB 3733 PG 2238

Location

Book, page, item: --

Geo number: 2418280500-00C-03000



Due to the tax certificate sale, which is in progress, we are unable to accept payments for 2015 real estate taxes. We anticipate sale reconciliation to occur on or before June 15, 2016 at which time payments will again be accepted. We apologize for any inconvenience this may have caused.

2007 Roll Details — Real Estate Account #2818240500-00C-03000

Real Estate Account #2818240500-00C-03000

Parcel details

Latest bill

Full bill history

Print this page

2015	...	2008	2007	2006	...	1994
<b>NO TAXES DUE</b>		<b>PAID</b>	<b>PAID</b>	<b>PAID</b>		<b>PAID</b>

**PAID** 2009-03-23 \$424.57  
Receipt #2008-8003894

Owner: CAPE ISLAND INC  
1217 CAPE CORAL PKY PMB 237  
CAPE CORAL, FL 33904  
Situs: (unknown)

Account number: 2818240500-00C-03000  
Alternate Key: 1794871  
Millage code: 00LL  
Millage rate: 16.9329  
Assessed value: 18,972

Property Appraiser - GIS

2007 Annual bill

View

Ad valorem: \$321.24  
Non-ad valorem: \$0.00  
Total Discountable: 321.24  
No Discount NAVA: 0.00  
Total tax:

Legal description

LADY LAKE, SKYLINE HILLS LOT 30 BLK C PB 16 PG 32ORB 2867 PG 1955

Location

Book, page, item: --  
Geo number: 2418280500-00C-03000  
Property class: 00  
Range: 24  
Township: 18  
Section: 28



**L-10**

## TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: JUNE 6, 2016 – Second/Final Reading

*Continued from the May 16, 2016 Meeting*

---

**SUBJECT:** Ordinance 2016-11 – Annexation of Property Being 0.64 +/- Acres of Land Owned by the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, referenced by Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921; 5 Lots, Which Are Located Within Orange Blossom Gardens Units 1, 3, And 3.1b

**DEPARTMENT:** GROWTH MANAGEMENT

---

### STAFF RECOMMENDED MOTIONS:

Staff Recommends approval of Ordinance 2016-11- The Villages of Lake-Sumter, Inc. John and Patricia Porto, And Pamela A. Barsness – Requesting Annexation of 5 lots consisting of approximately 0.64 +/- acres of land which are located within Orange Blossom Gardens Units 1, 3, and 3.1B within Lake County, Florida.

---

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed applications to annex properties consisting of 5 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The annexation application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 5 lots are spread out along different roads and include the following addresses:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

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

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

The annexation application was received on Monday, February 29, 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 (70) within 150 feet of the properties proposed by annexation request were mailed Thursday, March 24, 2016. The properties were also posted Thursday, March 24, 2016.

**Past Actions:**

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-11, and determined the application to be complete and ready for transmittal to the P&Z Board.

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

At the May 2, 2016 meeting, the **Town Commission** voted 5-0 for approval of Ordinance 2016-11 upon First Reading.

At the May 16, 2016 meeting, Ordinance 2016-11 was tabled until the June 6, 2016 meeting.

---

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

Capital Budget                       Operating                       Other

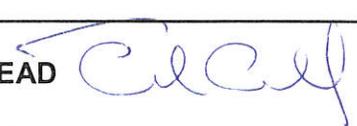
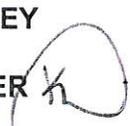
---

**ATTACHMENTS:**     Ordinance(s)     Resolution     Budget Resolution

Other

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

---

<b>DEPARTMENT HEAD</b>		<b>Submitted</b>	5/31/16	<b>Date</b>
<b>FINANCE DEPARTMENT</b>		<b>Approved as to Budget Requirements</b>		<b>Date</b>
<b>TOWN ATTORNEY</b>		<b>Approved as to Form and Legality</b>		<b>Date</b>
<b>TOWN MANAGER</b>		<b>Approved Agenda Item for:</b>	6/16/16	<b>Date</b>

WJ 5/31/16

---

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

**ORDINANCE NO. 2016-11**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VOLUNTARILY ANNEXING PROPERTY BEING 0.64 +/- ACRES OF LAND OWNED BY THE VILLAGES OF LAKE-SUMTER, INC., JOHN AND PATRICIA PORTO, AND PAMELA A. BARNES; REFERENCED BY ALTERNATE KEYS 1482461, 2717963, 2717831, 2665947, 1483921; 5 LOTS WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNITS 1, 3, AND 3.1B WITHIN LAKE COUNTY, FLORIDA; PROVIDING FOR REDEFINITION OF THE LAND BOUNDARIES OF THE TOWN OF LADY LAKE; PROVIDING FOR FILING OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION IN ACCORDANCE WITH LAW.**

Be it ordained and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida, as follows:

**Section 1.** Pursuant to and under the authority of the provisions of Florida Statute 171.205 and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake, Florida, the Town of Lady Lake does hereby annex property being 0.64 +/- acres in the unincorporated area of Lake County, Florida; existing as both contiguous and non-contiguous to the Town, more particularly described in Exhibit "A".

**Section 2.** Upon final passage and adoption of this Ordinance, a copy hereof shall be filed with the Clerk of the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida, and also a copy shall be filed with the Department of State of the State of Florida.

**Section 3.** Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

**Section 4.** That all property, real and personal, within said annexed property described herein, as provided by this Ordinance, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties, and privileges of the said Town of Lady Lake, Florida, and the said rezoned property shall be liable proportionately, for all of the present outstanding and existing, as well as future indebtedness to the Town of Lady Lake, Florida, and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now and hereafter constitute its Charter, shall apply to and have the same force and effect on such annexed territory as if all such annexed territory had been a part of the Town of Lady Lake, Florida at the time of the passage and approval of said laws and ordinances.

**Section 5.** This Ordinance shall become effective upon its adoption.

**Section 6.** In accordance with the provisions of Section 171.062, Florida Statutes, the property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and County zoning regulations until the Town adopts a Comprehensive Plan Amendment to include this annexed parcel on the Future Land Use Map Series of the Town's Comprehensive Plan.

**PASSED AND ORDAINED** by the Town Commission of the Town of Lady Lake, Florida, this 6<sup>th</sup> day of June, 2016.

**TOWN OF LADY LAKE, FLORIDA**

\_\_\_\_\_  
Ruth Kussard, Mayor

ATTEST:

\_\_\_\_\_  
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Derek Schroth, Town Attorney

Passed on First Reading: \_\_\_\_\_

Passed on Second/Final Reading: \_\_\_\_\_

**EXHIBIT "A"**  
**Legal Descriptions and Map**

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.

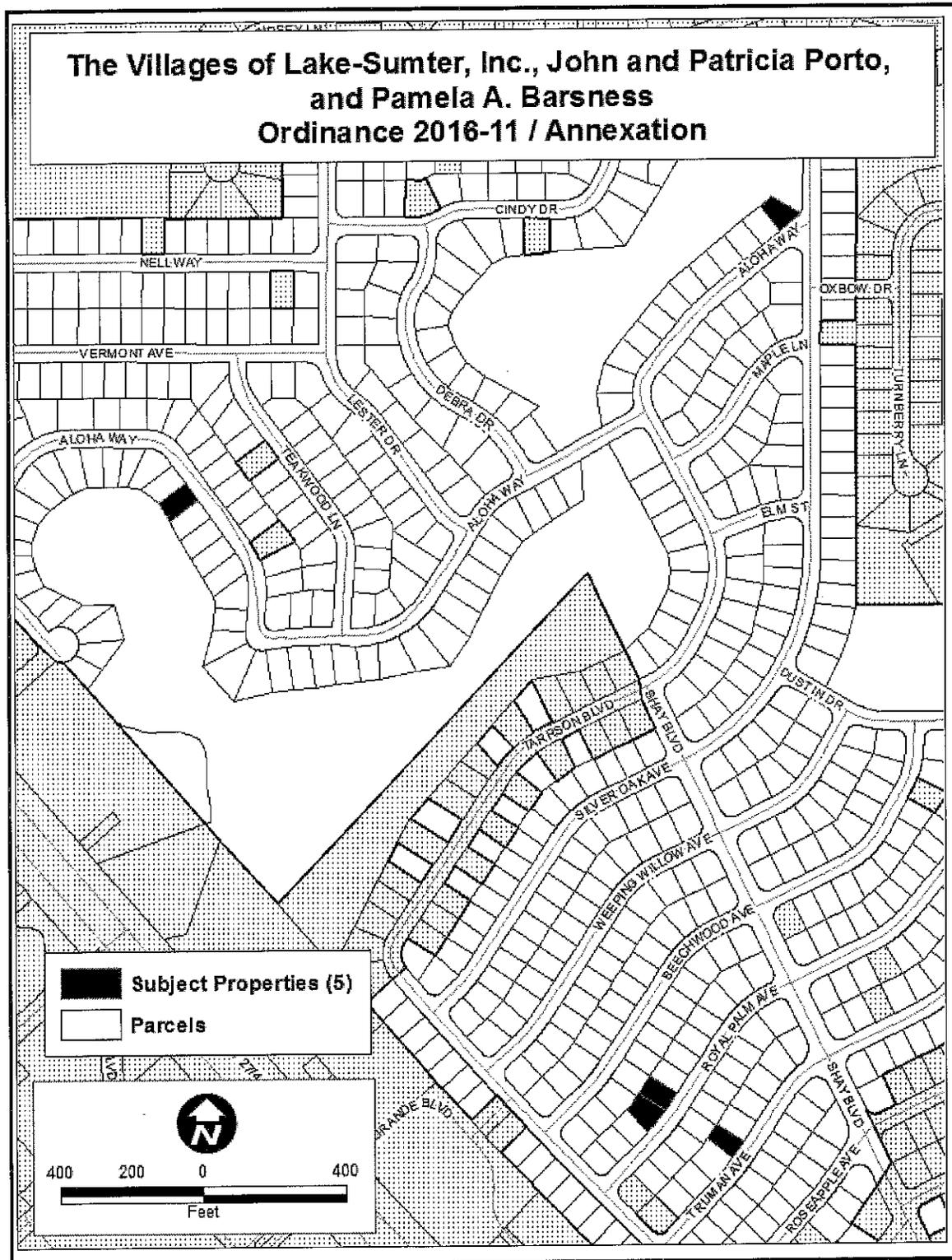
Parcel ID #: 06-18-24-0350-000-19400; Lot 194, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

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.



**TOWN OF LADY LAKE  
ANNEXATION APPLICATION**

Alternate Key Number See attached list.

1. Owner's Name: The Villages of Lake-Sumter, Inc./John and Patricia Porto/Pamela A. Barsness  
Mailing Address: 1020 Lake Sumter Landing, The Villages, FL 32162/500 Elm Street Ext U  
North Haven, CT 06473/803 Aloha Way, Lady Lake, FL 32159  
Email Address: See below.  
Telephone #: See below.
2. Applicant's Name: The Villages of Lake-Sumter, Inc. - Martin L. Dzuro, V.P.  
Mailing Address: 1045 Lake Sumter Landing, The Villages, FL 32162  
Email Address: marty.dzuro@thevillages.com  
Telephone #: (352) 753-6262
3. Applicant is:       Owner  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: 27,844 Square feet 0.64 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.

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

\_\_\_\_\_

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

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

Rezoning Fees:

Rezoning (except PUD, PFD, CP)

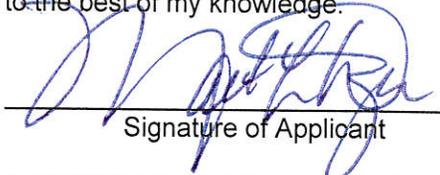
PUD

PFD/CP

Substantial Alterations (PUDS)

Fees Paid: \_\_\_\_\_

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

  
\_\_\_\_\_  
Signature of Applicant

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

Office Use:

Date Application Received: 2/29/10 Received by: T. Cazzell

Fees Paid: \$ 2,500

**APPLICANT'S AFFIDAVIT**

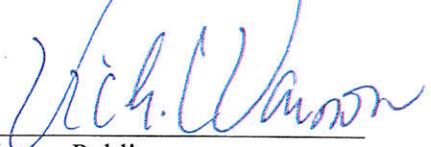
**STATE OF FLORIDA  
COUNTY OF LAKE**

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 22<sup>nd</sup> day of Feb., 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

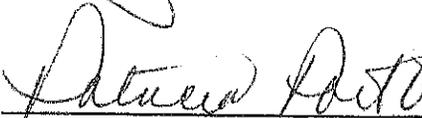


**CONSENT AND DESIGNATION OF AGENT**

The undersigned, JOHN PORTO and PATRICIA PORTO, as Owners of Lot 74, Orange Blossom Gardens, Unit 1, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida, hereby designate Martin L. Dzuro, Vice President of The Villages of Lake-Sumter, Inc., a Florida corporation, as its Agent, and authorizes him to execute all documents on their behalf in their Application for Annexation from Lake County into the Town of Lady Lake, a Small Scale Comprehensive Plan and Rezoning, and for submission of the Property for those purposes as set forth in the documents rendered in that process.

Dated this 10<sup>th</sup> day of February, 2016.

  
\_\_\_\_\_  
JOHN PORTO

  
\_\_\_\_\_  
PATRICIA PORTO

STATE OF FLORIDA  
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 10 day of February, 2016, by JOHN PORTO and PATRICIA PORTO, who produced Conn. Davis License as identification or who are personally known to me.



Terry L. Jensen  
State of Florida  
MY COMMISSION # FF 140287  
Expires: August 22, 2018

(SEAL)

  
\_\_\_\_\_  
Notary Public, State of Florida  
Terry L. Jensen  
Printed Name  
My Commission Expires: Aug 22, 2018

**CONSENT AND DESIGNATION OF AGENT**

The undersigned, PAMELA A. BARSNESS, as Owners of Lot 194 Orange Blossom Gardens, Unit 3-1B, according to the plat thereof recorded in Plat Book 25, Pages 33, Public Records of Lake County, Florida, hereby designate Martin L. Dzuro, Vice President of The Villages of Lake-Sumter, Inc., a Florida corporation, as its Agent, and authorizes him to execute all documents on their behalf in their Application for Annexation from Lake County into the Town of Lady Lake, a Small Scale Comprehensive Plan and Rezoning, and for submission of the Property for those purposes as set forth in the documents rendered in that process.

Dated this 25 day of February, 2016.

Pamela A. Barsness  
PAMELA A. BARSNESS

STATE OF FLORIDA  
COUNTY OF ~~SUMTER~~ Lake

The foregoing instrument was acknowledged before me this 25 day of February, 2016, by PAMELA A. BARSNESS, who produced FL Driver's License as identification or who is personally known to me.



(SEAL)

Giovanna Fiorino  
Notary Public, State of Florida  
Giovanna Fiorino  
Printed Name  
My Commission Expires: 12/29/19

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.

90,000

Prepared by and return to:  
Gary Fuchs/cps  
Attorney at Law  
McLin & Burnsed PA  
1028 Lake Sumter Landing  
The Villages, FL 32162  
File No.: B00303

RETURN  
Pct \_\_\_\_\_  
Dcc \_\_\_\_\_  
Int \_\_\_\_\_  
Total \_\_\_\_\_

[Space Above This Line For Recording Data]

### Warranty Deed

This Warranty Deed made this 6th day of February, 2014 between Collin Priestley, whose post office address is #2 West 2nd St., Media, PA 19063 and Kristin Priestley, whose post office address is 412 W. State St., Apt #1, Media, PA 19063, grantors, and John Porto and Patricia Porto, husband and wife, whose post office address is 500 Elm Street Ext Unit 14-3, North Haven, CT 06473 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 grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, acknowledged, and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in Lake County Florida to-wit:

PARCEL ID #: 0618240100-000-07400

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.

Together with the Manufactured Home, bearing VIN # 02630183 AK & BK thereon. The Titles have been retired.

This property does not constitute either the residence or the homestead of either Grantor named above as the same is defined by the Constitution or the laws 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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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, 2013.

IN WITNESS WHEREOF, grantors have hereunto set grantors' hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: KEVIN QUINN

[Signature: Collin Priestley]  
Collin Priestley

[Signature]  
Witness Name: Shilbaa Vajon S

[Signature: Kristin Priestley]  
Kristin Priestley

State of Pennsylvania  
County of Delaware

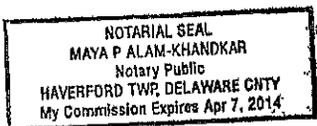
The foregoing instrument was acknowledged before me this 6th day of February, 2014 by Collin Priestley and Kristin Priestley, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: Maya P Alam-Khandkar

My Commission Expires: 4/7/2014



CFN 200511288  
Bk 02895 Pg 0357; (1pg)  
DATE: 07/20/2005 03:55:21 PM  
JAMES C. WATKINS, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 10.00  
DEED DOC 777.00

10  
777  
787

Prepared by and return to:  
R. Dewey Burnsed/mis  
Attorney at Law  
McLin & Burnsed PA  
1028 Lake Sumter Landing  
The Villages, FL 32162  
File No.: PV0742

[Space Above This Line For Recording Data]

### Warranty Deed

This Warranty Deed made this 14th day of July, 2005 between Lester K. Wortman, a married man, joined by his wife, Mary L. Wortman, whose post office address is 5 Gateshead Drive, Apt 212, Dunedin, FL 34698, grantor, and Pamela A. Barsness, a single woman, whose post office address is 22 Summerside Lane, Hyannis, MA 02601 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 #: 0618240350-000-19400

Lot 194, 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. nk  
A 1985 SHORLINE SHERWOOD 48' Manufactured Home, ID No. N12211, Title No. 22934874, and RP No. R198066.

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, 2004.

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:

Tara Popham  
Witness Name: Tara Popham

Lester K. Wortman (Seal)  
Lester K. Wortman

A. BEAUFLEISCH  
Witness Name: A. BEAUFLEISCH

Mary L. Wortman (Seal)  
Mary L. Wortman

State of Florida  
County of Pinellas

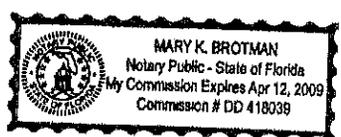
The foregoing instrument was acknowledged before me this 14th day of July, 2005 by Lester K. Wortman, a married man, joined by his wife, Mary L. Wortman, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Mary K. Brotman nk  
Notary Public, State of Florida

Printed Name: MARY K. BROTHMAN

My Commission Expires: 4/12/09





Rec 10  
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.: P07618

[Space Above This Line For Recording Data]

### Warranty Deed

This Warranty Deed made this 10th day of December, 2015 between Elizabeth K. Miller, a single woman, whose post office address is 290 W. Calle Montero, Sahuarita, AZ 86629, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240300-000-11000

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.

Together with a 1985 SHORLINE Manufactured Home, ID# N12227A & # N12227B, Florida Title 41037285 & 41037286 bearing Real Property Decals # R224877 & # R224878 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:

Teresa Norvell  
Witness Name: Teresa Norvell

Elizabeth K. Miller  
Elizabeth K. Miller

Jane Brine  
Witness Name: Jane Brine

State of Florida  
County of Lake

The foregoing instrument was acknowledged before me this 9th day of December, 2015 by Elizabeth K. Miller, a single woman, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



TERESA NORVELL  
MY COMMISSION # FF 130328  
EXPIRES: June 8, 2018  
Bonded Thru Budget Notary Services

Teresa Norvell  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

105000



Prepared by and return to:  
Gary Fuchs/ssa  
Attorney at Law  
McLin Burnsed  
1028 Lake Sumter Landing  
The Villages, FL 32162  
File No.: P08192

EM  
Rec  
Dec  
Int  
TAL

(Space Above This Line For Recording Data)

### Warranty Deed

This Warranty Deed made this 27th day of January, 2016 between Luigi Tortu and Theresa Tortu, husband and wife, whose post office address is 13517 NE 86th Court, Apt 125, Lady Lake, 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 #: 0818240300-000-11100

Lot 111, ORANGE BLOSSOM GARDENS UNIT NO. 3, according to the map or plat thereof as recorded in Plat Book 23, Page 27, Public Records of Lake County, Florida.

Together with a 1984 PALM Manufactured Home, ID# 23630124AT & # 23630124BT, Florida Title 20621195 & 22532318 bearing Real Property Decals # R079979 & # R079980 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: Rene Webster

Luigi Tortu  
Luigi Tortu

Stacy Spears  
Witness Name: Stacy Spears

Theresa Tortu  
Theresa Tortu

State of Florida  
County of Lake

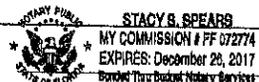
The foregoing instrument was acknowledged before me this 27th day of January, 2016 by Luigi Tortu and Theresa Tortu, husband and wife, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

Stacy Spears  
Notary Public

Printed Name:

My Commission Expires:



12000 RETURN

Prepared by and return to:

Gary Fuchs/ig  
Attorney at Law  
McLin Burriss  
1028 Lake Sumter Landing  
The Villages, FL 32162  
File No.: P08061

Exp: 10  
Rec: 10  
Doc: 10  
Int: 10  
Total: 40

(Space Above This Line For Recording Data)

### Warranty Deed

This Warranty Deed made this 22nd day of December, 2015 between Herman Guenot, a single man, whose post office address is 11017 SE 174th Lane, Summerfield, FL 34491, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240300-000-13100

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.

Together with the Manufactured Home, bearing VIN # 0261258K 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:

*[Signature]*  
Witness Name: JENNIFER GROWBELL  
Witness Name: JENNIFER GROWBELL  
Witness Name: JENNIFER GROWBELL

*[Signature]*  
Herman Guenot

State of Florida  
County of Lake

The foregoing instrument was acknowledged before me this 22nd day of December, 2015 by Herman Guenot, a single man, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

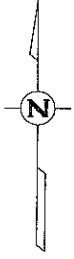


JENNIFER GROWBELLEN  
NOTARY PUBLIC  
MY COMMISSION # FF 90224  
EXPIRES December 5, 2019  
Bonds: Tim Blyden, Nancy Simek

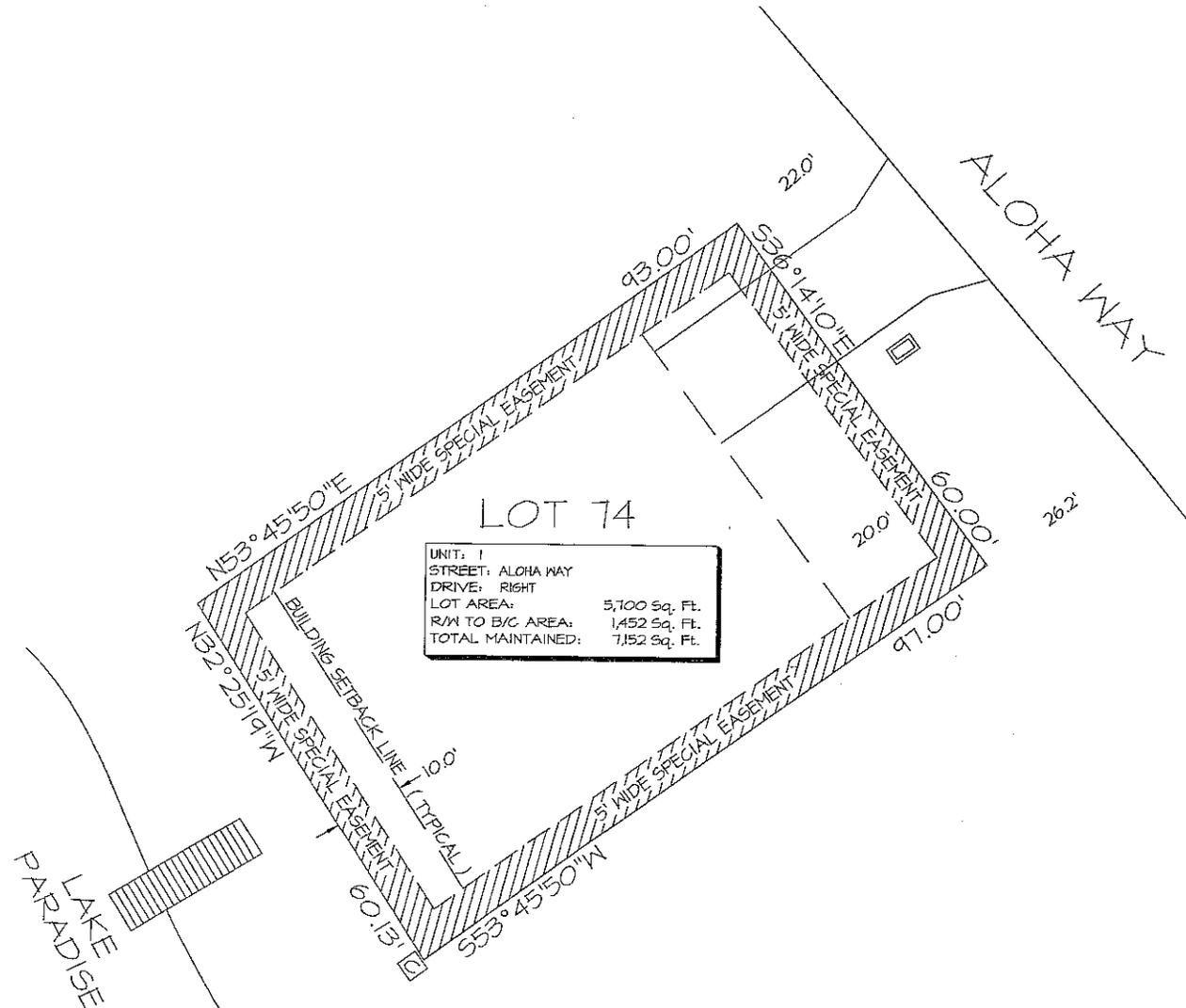
*[Signature]*  
Notary Public

Printed Name: JENNIFER GROWBELL

My Commission Expires: 12/15/2019



SCALE: 1/16"=1'



LOT 74

UNIT: 1  
 STREET: ALOHA WAY  
 DRIVE: RIGHT  
 LOT AREA: 5,700 Sq. Ft.  
 R/W TO B/C AREA: 1,452 Sq. Ft.  
 TOTAL MAINTAINED: 7,152 Sq. Ft.

- LEGEND**
- WATER METER
  - ⊠ IRRIGATION METER
  - ⊙ STREET LIGHT
  - (P) INDICATES PLAT
  - (M) INDICATES MEASURED
  - ⊠ CABLE T.V. PEDESTAL / 7" OR 9" ROUND
  - ⊠ TELEPHONE PEDESTAL / 4" OR 12" ROUND
  - ⊠ ELECTRIC PEDESTAL / 20"X20" PAD
  - ⊠ ELECTRIC TRANSFORMER / 3'X3' PAD
  - ⊠ ELECTRIC FEED THROUGH CABINET
  - ⊠ UTILITY VAULT
  - ⊠ WATER VALVE
  - ⊠ FIRE HYDRANT
  - ⊠ STORM INLET
  - ⊠ VALLEY GUTTER INLET
  - ⊠ CATCH BASIN
  - ⊠ MANHOLE
  - ⊠ LINE EXTENDER PEDESTAL / 12"X30"X14"
  - ⊠ TRUNK-AMP PEDESTAL / 17"X30"X14"
  - ⊠ SWITCH GEAR / 7' X 7'
  - ⊠ POWER SUPPLY / 20"X28"X50"
  - x BOARD / STOCKADE / PVC FENCE

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

**THIS IS NOT A SURVEY**

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



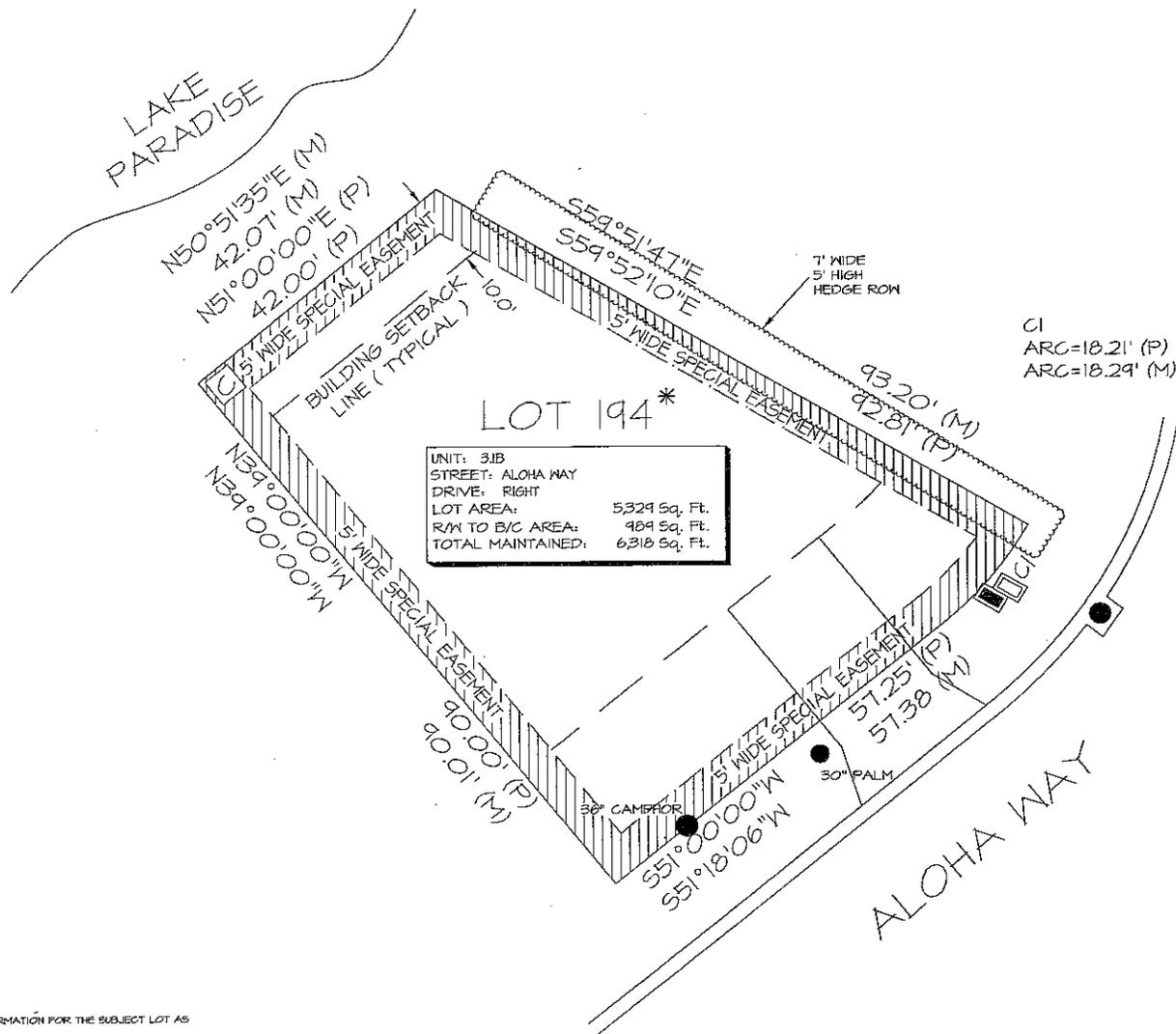
CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

1601 Lake Sumner Landing, The Villages, FL 32942  
 Tel: 352.329.0462 Fax: 352.329.1208  
 Certificate of Registration Number: 27461



SCALE: 1/16"=1'



LOT 194\*

UNIT:	3.1B
STREET:	ALOHA WAY
DRIVE:	RIGHT
LOT AREA:	5,329 Sq. Ft.
R/W TO B/C AREA:	489 Sq. Ft.
TOTAL MAINTAINED:	6,318 Sq. Ft.

CI  
 ARC=18.21' (P)  
 ARC=18.29' (M)

- LEGEND**
- WATER METER
  - IRRIGATION METER
  - STREET LIGHT
  - INDICATES FLAT
  - INDICATES MEASURED
  - CABLE T.V. PEDESTAL / 1" OR 9" ROUND
  - TELEPHONE PEDESTAL / 4" OR 12" ROUND
  - ELECTRIC PEDESTAL / 20"X20" PAD
  - ELECTRIC TRANSFORMER / 3'X3' PAD
  - ELECTRIC FEED THROUGH CABINET
  - UTILITY VAULT
  - WATER VALVE
  - FIRE HYDRANT
  - STORM INLET
  - VALLEY GUTTER INLET
  - CATCH BASIN
  - MANHOLE
  - LINE EXTENDER PEDESTAL / 12"X30"X14"
  - TRUNK-AMP PEDESTAL / 17"X30"X14"
  - SWITCH GEAR / 7' X 7'
  - POWER SUPPLY / 20"X28"X36"
  - BOARD / STOCKADE / PVC FENCE

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

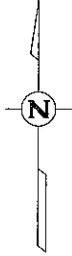
\* SPECIAL FLOOR PLAN HOME SITE

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

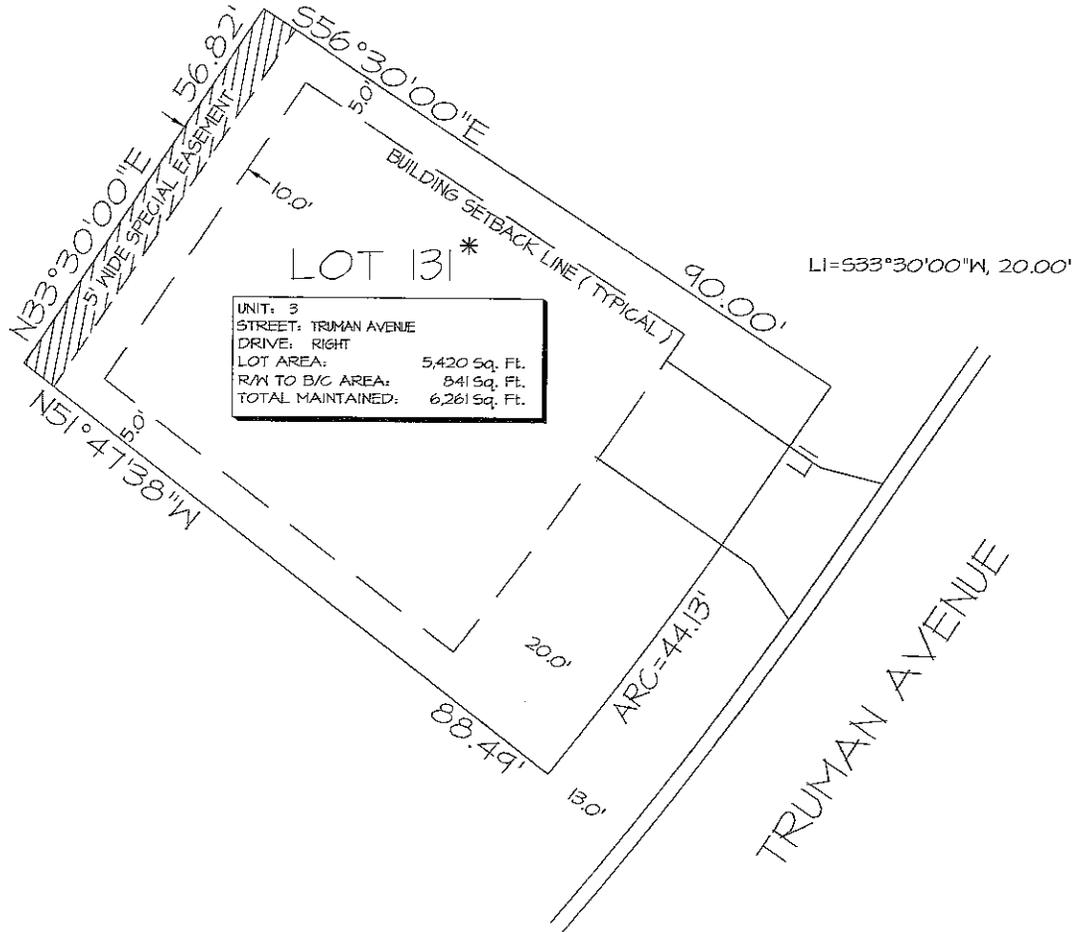
CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**The Villages**  
  
**Arnett**  
 Environmental, LLC  
 1874 Lake Center Loop, The Villages, FL 32159  
 Tel: 352-395-4747 Fax: 352-395-4728  
 Certificate of Professional Number: 37495





SCALE: 1/16"=1'



UNIT: 3  
 STREET: TRUMAN AVENUE  
 DRIVE: RIGHT  
 LOT AREA: 5,420 Sq. Ft.  
 R/W TO B/C AREA: 841 Sq. Ft.  
 TOTAL MAINTAINED: 6,261 Sq. Ft.

- LEGEND:**
- WATER METER
  - IRRIGATION METER
  - STREET LIGHT
  - INDICATES PLAT
  - INDICATES MEASURED
  - CABLE T.V. PEDESTAL / 7" OR 4" ROUND
  - TELEPHONE PEDESTAL / 4" OR 12" ROUND
  - ELECTRIC PEDESTAL / 20"X20" PAD
  - ELECTRIC TRANSFORMER / 3'X3' PAD
  - ELECTRIC FEED THROUGH CABINET
  - UTILITY VAULT
  - WATER VALVE
  - FIRE HYDRANT
  - STORM INLET
  - VALLEY GUTTER INLET
  - CATCH BASIN
  - MANHOLE
  - LINE EXTENDER PEDESTAL / 12"X30"X14"
  - TRUNK-AMP PEDESTAL / 11"X30"X14"
  - SWITCH GEAR / T X T
  - POWER SUPPLY / 20"X28"X58"
  - \* BOARD / STOCKADE / PVC FENCE

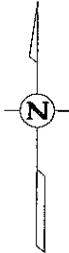
NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION, TELEPHONE, RECREATION FACILITIES AND TELEGRAPHY LINES OR THE LIKE. THESE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

\* SPECIAL FLOOR PLAN HOME SITE

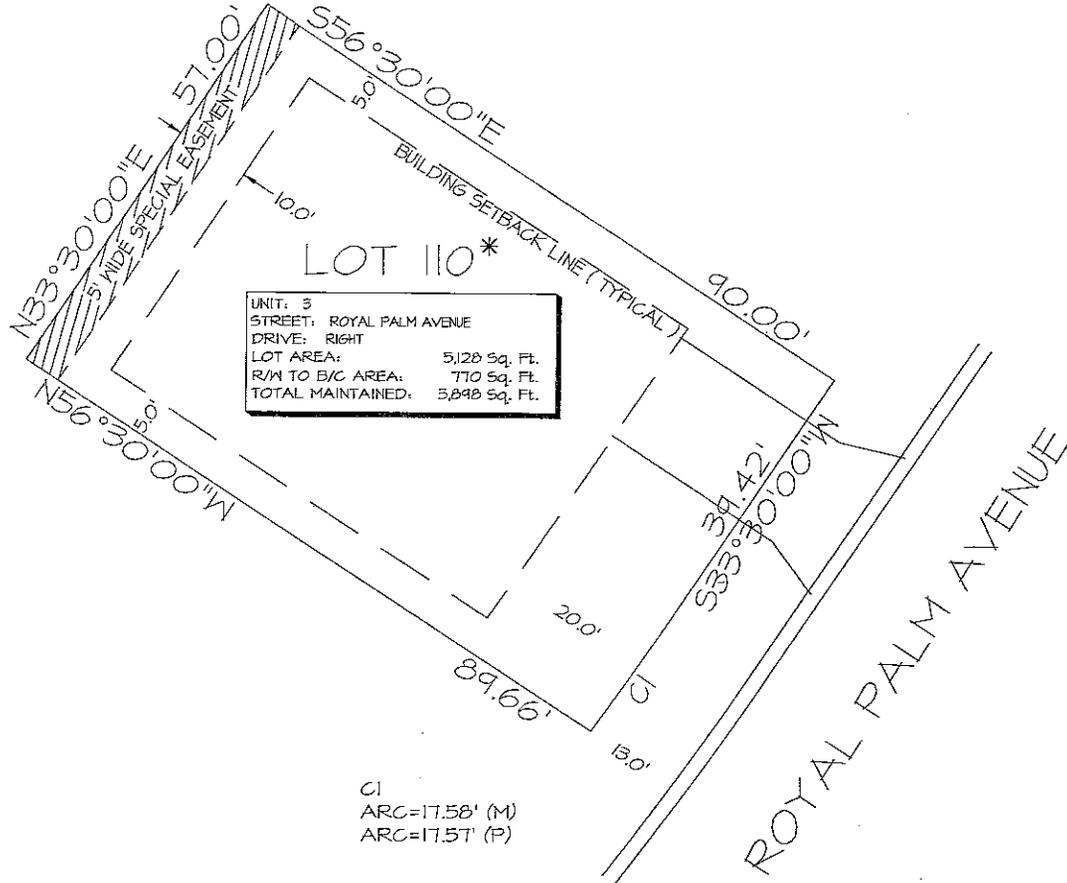
**THIS IS NOT A SURVEY**  
 THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREBY.  
 THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT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

**The Villages**  
  
**Arnett**  
 Environmental, LLC  
 1634 Lake Center Landing, The Villages, FL 32112  
 Tel No. (352)750-4747 Fax No. (352)750-4294  
 Certificate of Registration Number: 27448

CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



SCALE: 1/16"=1'



UNIT: 3  
 STREET: ROYAL PALM AVENUE  
 DRIVE: RIGHT  
 LOT AREA: 5,128 Sq. Ft.  
 R/W TO E/C AREA: 770 Sq. Ft.  
 TOTAL MAINTAINED: 5,898 Sq. Ft.

C1  
 ARC=17.58' (M)  
 ARC=17.57' (P)

- LEGEND:**
- WATER METER
  - IRRIGATION METER
  - STREET LIGHT
  - INDICATES PLAT
  - INDICATES MEASURED
  - CABLE T.V. PEDESTAL / 7" OR 9" ROUND
  - TELEPHONE PEDESTAL / 4" OR 12" ROUND
  - ELECTRIC PEDESTAL / 20"x20" PAD
  - ELECTRIC TRANSFORMER / 3'x3' PAD
  - ELECTRIC FEED THROUGH CABINET
  - UTILITY VAULT
  - WATER VALVE
  - FIRE HYDRANT
  - STORM INLET
  - VALLEY GUTTER INLET
  - CATCH BASIN
  - MANHOLE
  - LINE EXTENDER PEDESTAL / 12"x30"x14"
  - TRUNK-AMP PEDESTAL / 17"x30"x14"
  - SWITCH GEAR / 7' x 7'
  - POWER SUPPLY / 20"x28"x38"
  - BOARD / STOCKADE / PVC FENCE

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

\* SPECIAL FLOOR PLAN HOME SITE

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

The Villages

Arnett  
 Environmental, LLC

1030 Lake Sander Landing, The Villages, FL 32162  
 Tel: 352-239-3447 Fax: 352-239-3288  
 Certificate of Accreditation Number: 2740

CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG1	74		1026 Aloha Way	1482461	18/9
2	OBG3-1B	194		803 Aloha Way	2717963	25/33
3	OBG3	110		815 Royal Palm Avenue	2717831	23/27-29
4	OBG3	111		817 Royal Palm Avenue	2665947	23/27-29
5	OBG3	131		811 Truman Avenue	1483921	23/27-29



February 29, 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, John and Patricia Porto's and Pamela A. Barsness'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 April 11, 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 May 2, 2016 Meetings and Commission for Final Reading on May 16, 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 blue ink, appearing to read 'M. Dzuro', with a stylized flourish at the end.

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](mailto:marty.dzuro@thevillages.com)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

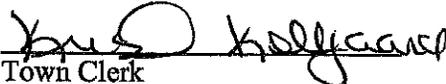
**4. Term of Agreement.** This Agreement shall become effective on the date upon which the agreement is executed by the last party hereto. This Agreement shall remain in force

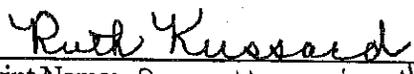
until terminated by either of the parties. Either party to this Agreement may terminate the Agreement by providing ninety (90) days written notice to the other.

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

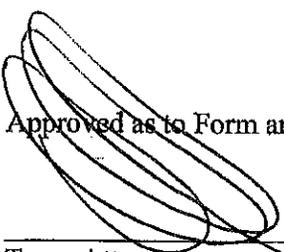
ATTEST:

TOWN OF LADY LAKE

  
Town Clerk

  
Print Name: RUTH KUSSARD, MAYOR

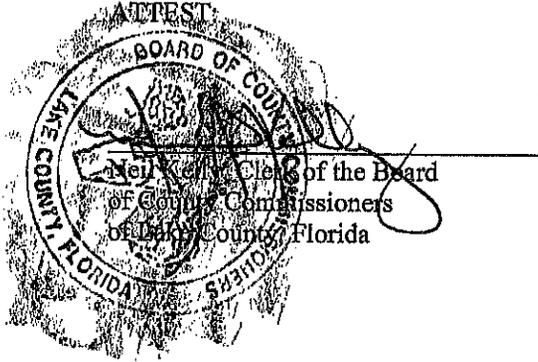
Date: MAY 18, 2015

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

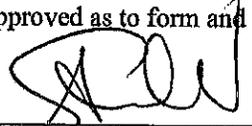
LAKE COUNTY, through its  
BOARD OF COUNTY COMMISSIONERS

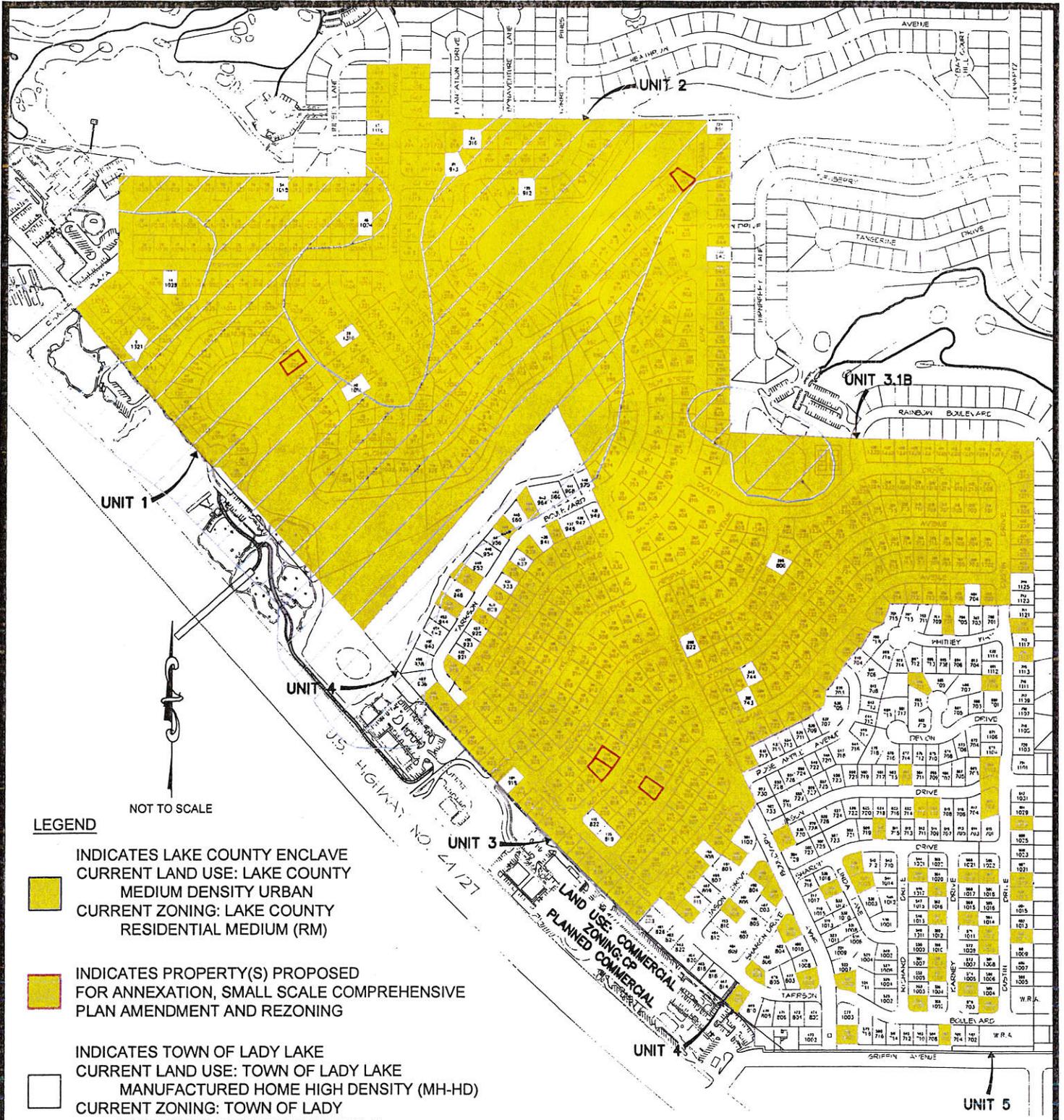


  
\_\_\_\_\_  
Jimmy Conner  
Chairman

This 24th day of June, 2015.

Approved as to form and legality:

  
\_\_\_\_\_  
Sanford A. Minkoff  
County Attorney



**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**  
**FEBRUARY 29, 2016**



1038 Lake Surrender Landing The Villages, FL 32162  
 Tel No: (352) 553-4747 Fax No: (352) 753-1296  
 Certificate of Authorization Number: 27495











APPLICATION

ZONING

REZONING





## TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: MAY 2, 2016 – First Reading

---

**SUBJECT:** Ordinance 2016-11 – Annexation of Property Being 0.64 +/- Acres of Land Owned by the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, referenced by Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921; 5 Lots, Which Are Located Within Orange Blossom Gardens Units 1, 3, And 3.1b

**DEPARTMENT:** GROWTH MANAGEMENT

---

### STAFF RECOMMENDED MOTIONS:

Staff Recommends approval of Ordinance 2016-11- The Villages of Lake-Sumter, Inc. John and Patricia Porto, And Pamela A. Barsness – Requesting Annexation of 5 lots consisting of approximately 0.64 +/- acres of land which are located within Orange Blossom Gardens Units 1, 3, and 3.1B within Lake County, Florida.

---

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed applications to annex properties consisting of 5 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The annexation application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 5 lots are spread out along different roads and include the following addresses:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

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

In accordance with the provisions of Florida Statute 171.205, and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County,

Florida and the Town of Lady Lake, Florida, the Town may annex property into the Town which are non-contiguous to the existing municipal boundary. The proposed properties under this application exist as non-contiguous lots.

The annexation application was received on Monday, February 29, 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 (70) within 150 feet of the properties proposed by annexation request were mailed Thursday, March 24, 2016. The properties were also posted Thursday, March 24, 2016.

**Past Actions:**

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-11, and determined the application to be complete and ready for transmittal to the P&Z Board.

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

**Public Hearings**

The **Town Commission** is scheduled to consider Ordinance 2016-11 for second and final reading on Monday, May 16, 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

① 4/25/16

DEPARTMENT HEAD



Submitted 4/25/16

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

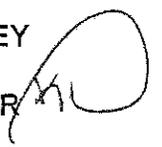
Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER



Approved Agenda Item for: 5/2/16

Date

4/26/16

---

**BOARD ACTION:**     Approved as Recommended

Disapproved

HAN/HOL 5-0

cc: THAD-G.M.

- Tabled Indefinitely       Continued to Date Certain
- Approved with Modifications

1 Commissioner Hannan asked if the Town could break the lease at any time.

2  
3 Ms. Kollgaard replied that it can break the lease with notice. She stated that the current ten-year  
4 lease also has a review period every five years.

5  
6 Commissioner Richards confirmed that the funds for the design engineering will come out of the  
7 contingency fund.

8  
9 ~~Upon a motion by Commissioner Holden and a second by Commissioner Richards, the~~  
10 ~~Commission approved the Terms Proposed to Partner with the Lady Lake Driving Range on the~~  
11 ~~Parking Lot Project by a vote of 5 to 0.~~

12  
13 ~~Upon a motion by Commissioner Holden and a second by Commissioner Vincent, the~~  
14 ~~Commission approved to have the Engineering Design Services completed by Neel Schaffer in~~  
15 ~~the amount of \$13,535.00 for the paving of the Driving Range parking lot by a vote of 5 to 0.~~

16  
17 L. TOWN ATTORNEY'S REPORT:

18  
19 **7. Ordinance No. 2016-11 – First Reading – Annexation – The Villages of Lake-Sumter,**  
20 **Inc., John and Patricia Porto, and Pamela A. Barsness – from Lake County Medium Urban**  
21 **Density to Lady Lake Manufactured Home High Density for Five Lots Consisting of**  
22 **Approximately 0.64 +/- Acres of Land, Located in Orange Blossom Gardens Unit, 1, 3 and**  
23 **3.1b. (Thad Carroll)**

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

26  
27 Growth Management Director Thad Carroll gave the background summary for this agenda item (on  
28 file in the Clerk's office). He stated that the applicant, Martin L. Dzuro, on behalf of the Villages of  
29 Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed applications to annex  
30 properties consisting of five lots located north of Griffin Avenue and northeast of North Highway  
31 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The annexation  
32 application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of  
33 Lady Lake.

34  
35 Mr. Carroll stated the five lots are spread out along different roads and include the following  
36 addresses:

- 37  
38
  - 1026 Aloha Way
  - 803 Aloha Way
  - 811 Truman Avenue
  - 815 Royal Palm Avenue
  - 817 Royal Palm Avenue

39  
40  
41  
42  
43  
44 He stated staff recommends approval of this ordinance. A map and an aerial view of the properties  
45 was shown, as were photos of the posting of each property.

46  
47 The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County,  
48 Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been  
49 included with the submitted application. All lots will be served by the Village Center Community  
50 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 Monday, February 29, 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.

Mr. Carroll reported that notices to inform the surrounding property owners (70) within 150 feet of the properties proposed by annexation request were mailed Thursday, March 24, 2016, and the properties were posted the same date. There have been no objections or letters of support received on this application.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-11, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the April 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-11 by a vote of 3-0. The Town Commission is scheduled to consider Ordinance No. 2016-11 for second/final reading on Monday, May 16, 2016 at 6:00 p.m. He stated Martin Dzuro is present to answer any questions.

Mayor Kussard asked if anyone had any questions or comments, and hearing none, asked for a motion.

*Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the Commission approved the first reading of Ordinance No. 2016-11 by the following roll call vote:*

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

~~8. Ordinance No. 2016-12 - First Reading - Small Scale Future Land Use Comprehensive Plan Amendment - The Villages of Lake Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness - from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Five Lots Consisting of Approximately 0.64 +/- Acres of Land, Located in Orange Blossom Gardens Unit, 1, 3 and 3.1b. (Thad Carroll)~~

~~Town Attorney Derek Schroth read the ordinance by title only.~~

~~Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed applications to amend the future land use comprehensive plan for properties consisting of five lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. Staff recommends approval of this ordinance. The proposed properties are as follows:~~



## PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: April 11, 2016

---

**SUBJECT:** Ordinance 2016-11 – Annexation of Property Being 0.64 +/- Acres Of Land Owned by the Villages Of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, Referenced By Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921; 5 Lots, Which Are Located Within Orange Blossom Gardens Units 1, 3, And 3.1b

**DEPARTMENT:** GROWTH MANAGEMENT

---

### STAFF RECOMMENDED MOTIONS:

1. Motion to forward Ordinance 2016-11- The Villages of Lake-Sumter, Inc. John and Patricia Porto, And Pamela A. Barsness – Requesting Annexation of 5 lots consisting of approximately 0.64 +/- acres of land which are located within Orange Blossom Gardens Units 1, 3, and 3.1B within Lake County, Florida, with the recommendation of approval.
2. Motion to forward Ordinance 2016-11- The Villages of Lake-Sumter, Inc. John and Patricia Porto, And Pamela A. Barsness – Requesting Annexation of 5 lots consisting of approximately 0.64 +/- acres of land which are located within Orange Blossom Gardens Units 1, 3, and 3.1B within Lake County, Florida, with the recommendation of denial.

*Staff is in support of Motion Number 1*

---

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed applications to annex properties consisting of 5 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The annexation application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 5 lots are spread out along different roads and include the following addresses:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

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

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

The annexation application was received on Monday, February 29, 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 (70) within 150 feet of the properties proposed by annexation request were mailed Thursday, March 24, 2016. The properties were also posted Thursday, March 24, 2016.

**Past Actions:**

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-11, 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 2016-11 for first reading on Monday, May 2, 2016 at 6:00 p.m. The second and final reading will be held on Monday, May 16, 2016 at 6:00 p.m.

---

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

Capital Budget       Operating       Other

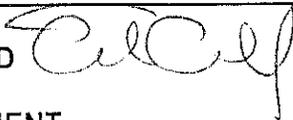
---

**ATTACHMENTS:  Ordinance(s)    Resolution    Budget Resolution**

Other

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

---

DEPARTMENT HEAD		Submitted 4/5/16	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements	Date
TOWN ATTORNEY		Approved as to Form and Legality	Date

①  
4-5-2016

TOWN MANAGER

*(Handwritten initials)*

Approved Agenda Item for:

*4/11/16*

Date

*4/5/16*

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

*CHASSY/MORANIE*

*CC: THAD - G.M.*

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49

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

April 11, 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  
Peter Chiasson, Member  
William Sigurdson, Vice Chair/Member is absent  
John Gauder, Chairperson

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

**Also Present:** Attorney Sasha Garcia, BRS Legal; Martin Dzuro, of The Villages of Lake-Sumter, Inc., Attorney Angela Strange and Grant Gore, Lady Lake, Inc.

**OPEN FORUM:**

Chairperson Gauder asked if there were any comments or questions from the audience.

- Herb Holmes stated the font on the presentation slide on the overhead screen is too small for him to read, and requested for it to be enlarged.

Growth Management Director Thad Carroll stated the presentation slide is scaled to include all information on one page. Mr. Carroll stated he would make a copy of the slide for Mr. Holmes.

**NEW BUSINESS:**

1. **Approval of Minutes – February 8, 2016 Regular Meeting**

*Upon a motion by Member Chiasson and a second by Member McKenzie, the Planning and Zoning Board approved the minutes of the Planning and Zoning Board Meeting of February 8, 2016 as presented by a vote of 3-0.*

2. **Ordinance No. 2016-11 – Annexation – The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness – Property Being 0.64 +/- Acres of Land (Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921); Five Lots, which are Located within Orange Blossom Gardens Units 1, 3, And 3.1b (Wendy Then)**

1 Town Planner Wendy Then presented the background summary for this agenda item (on file in the  
2 Clerk's Office). She stated that the applicant, Martin L. Dzuro, on behalf of the Villages of Lake-  
3 Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed applications to annex  
4 properties consisting of five lots located north of Griffin Avenue and northeast of North Highway  
5 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The annexation  
6 application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of  
7 Lady Lake.

8  
9 Ms. Then stated the five lots are spread out along different roads and include the following  
10 addresses:

- 11
- 12 • 1026 Aloha Way
- 13 • 803 Aloha Way
- 14 • 811 Truman Avenue
- 15 • 815 Royal Palm Avenue
- 16 • 817 Royal Palm Avenue
- 17

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

22  
23 In accordance with the provisions of Florida Statute 171.205, and the Interlocal Service Boundary  
24 Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake,  
25 Florida, the Town may annex property into the Town which are non-contiguous to the existing  
26 municipal boundary. The proposed properties under this application exist as non-contiguous lots.

27  
28 The annexation application was received on Monday, February 29, 2016, and has been reviewed  
29 and determined to be complete satisfying the necessary criteria as required for annexation under  
30 statutory requirements. The application was found to meet the requirements of the Land  
31 Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for  
32 transmittal to the Town Commission.

33  
34 Notices to inform the surrounding property owners (70) within 150 feet of the properties proposed  
35 by annexation request were mailed Thursday, March 24, 2016, and the properties were posted this  
36 same date. Ms. Then stated there have been no objections. There were two inquiries regarding  
37 annexation.

38  
39 The Technical Review Committee (TRC) members individually reviewed application for Ordinance  
40 No. 2016-11, and determined the application to be complete and ready for transmittal to the  
41 Planning and Zoning Board. The Town Commission is scheduled to consider Ordinance No. 2016-  
42 11 for first reading on Monday, May 2, 2016 at 6:00 p.m., and for second/final reading on Monday,  
43 May 16, 2016 at 6:00 p.m.

44  
45 Chairperson Gauder asked if there were any comments or questions from the board or from the  
46 audience.

47  
48 - William Wilcox, residing at 1015 Aloha Way, Lady Lake, stated his only objection is, in the  
49 future, he will be forced to annex into The Town of Lady Lake regardless if he wants to or not.

1 Mr. Wilcox stated The Villages are building houses in various locations and, because of this, he  
2 fears a percentage of homeowners will be forced to annex.

3  
4 Growth Management Director, Thad Carroll, stated the position of the Town of Lady Lake is to not  
5 force annexation of property. These applications have been voluntary; the property owners  
6 requested to come into the Town for various reasons, in this case to pull the building permits from  
7 the Town. Because the Lake County offices are located in Tavares, it is easier for them to deal with  
8 the Town and its building codes. The Town does not provide water or sewer services to these  
9 properties.

10  
11 - Mr. Wilcox questioned if there are any scenarios where he would be forced to annex and, if so,  
12 would he need to comply with the Town's ordinances or The Villages'.

13  
14 Mr. Carroll stated these are two separate issues. If you live in The Villages, you need to comply  
15 with The Villages' Home Owner's Association, which is a separate set of restrictions. The Town's  
16 code is followed unless the case is more stringent, then The Villages' code must be followed. Mr.  
17 Carroll stated that would be a civil matter between the homeowner and the Home Owner's  
18 Association.

19  
20 - Mr. Wilcox stated his desire to build a two-story home, and has been denied by The Villages',  
21 and stated this would be acceptable in the Town.

22  
23 Mr. Carroll stated that is part of the agreement that homeowners enter into with the Villages, and  
24 the Town does not interfere with those issues.

25  
26 Hearing no further comments, Chairperson Gauder asked for a motion from the board.

27  
28 *Upon a motion by Member Chiasson and a second by Member McKenzie, the Planning and*  
29 *Zoning Board recommended transmittal and approval of Ordinance No. 2016-11 to the Town*  
30 *Commission for consideration by the following roll call vote:*

31  
32 MCKENZIE YES  
33 CHIASSON YES  
34 GAUDER YES  
35

36 ~~3. Ordinance No. 2016-12 – Small Scale Future Land Use Comprehensive Plan~~  
37 ~~Amendment – The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A.~~  
38 ~~Barsness – Changing from Lake County Medium Urban Density to Lady Lake Manufactured~~  
39 ~~Home High Density – Property Being 0.64 +/- Acres of Land (Alternate Keys 1482461,~~  
40 ~~2717963, 2717831, 2665947, 1483921); Five Lots, which are Located within Orange Blossom~~  
41 ~~Gardens Units 1, 3, And 3.1b (Wendy Then)~~  
42

43 Town Planner Wendy Then presented the background summary for this agenda item (on file in the  
44 Clerk's Office). Ms. Then stated that the applicant, Martin L. Dzuro, on behalf of the Villages of  
45 Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed applications to amend  
46 the future land use comprehensive plan for properties consisting of five lots located north of Griffin  
47 Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions  
48 Units 1, 3, and 3.1B. The application involves 0.64 +/- acres of property from unincorporated Lake  
49 County into the Town of Lady Lake. The proposed properties are as follows:



## TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: MAY 16, 2016 – Second/Final Reading

---

**SUBJECT:** Ordinance 2016-11 – Annexation of Property Being 0.64 +/- Acres of Land Owned by the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, referenced by Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921; 5 Lots, Which Are Located Within Orange Blossom Gardens Units 1, 3, And 3.1b

**DEPARTMENT:** GROWTH MANAGEMENT

---

### STAFF RECOMMENDED MOTIONS:

Staff Recommends approval of Ordinance 2016-11- The Villages of Lake-Sumter, Inc. John and Patricia Porto, And Pamela A. Barsness – Requesting Annexation of 5 lots consisting of approximately 0.64 +/- acres of land which are located within Orange Blossom Gardens Units 1, 3, and 3.1B within Lake County, Florida.

---

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed applications to annex properties consisting of 5 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The annexation application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 5 lots are spread out along different roads and include the following addresses:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

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

In accordance with the provisions of Florida Statute 171.205, and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County,

Florida and the Town of Lady Lake, Florida, the Town may annex property into the Town which are non-contiguous to the existing municipal boundary. The proposed properties under this application exist as non-contiguous lots.

The annexation application was received on Monday, February 29, 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 (70) within 150 feet of the properties proposed by annexation request were mailed Thursday, March 24, 2016. The properties were also posted Thursday, March 24, 2016.

**Past Actions:**

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-11, and determined the application to be complete and ready for transmittal to the P&Z Board.

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

At the May 2, 2016 meeting, the **Town Commission** voted 5-0 for approval of Ordinance 2016-11 upon First Reading.

---

**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

---

(w) 5/9/2016	DEPARTMENT HEAD 	Submitted 5/9/16	Date
	FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
	TOWN ATTORNEY	Approved as to Form and Legality	Date
	TOWN MANAGER 	Approved Agenda Item for: 5-16-16	Date

---

**BOARD ACTION:**     Approved as Recommended       Disapproved

Tabled Indefinitely       Continued to Date Certain 6/6/16

PER APPLICANT REQUEST

cc: THAD-G.M. ✓

Approved with Modifications



**L-11**

## **TOWN COMMISSION AGENDA ITEM**

**REQUESTED COMMISSION MEETING DATE: JUNE 6, 2016 – Second/Final Reading**

*Continued from the May 16, 2016 Meeting*

---

**SUBJECT:** Ordinance 2016-12 —Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 5 lots consisting of approximately 0.64 +/- acres of land, owned by The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, which are located within Orange Blossom Gardens Units 1, 3, and 3.1B, Referenced by Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921.

**DEPARTMENT:** GROWTH MANAGEMENT

---

### **STAFF RECOMMENDED MOTIONS:**

Staff Recommends approval of Ordinance No. 2016-12, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.64 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density.

---

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed applications to amend the future land use comprehensive plan for properties consisting of 5 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

The Small Scale Future Land Use Map Amendment application was received on Monday, February 29, 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 (70) within 150' of the property of the proposed annexation were mailed on Thursday, March 24, 2016. The properties were also posted Thursday, March 24, 2016.

### Concurrency Determination Statement

The Villages has removed existing manufactured homes on three (3) of the lots in a historic section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot (the two homes on Aloha Way have 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 0.64 ± 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**

<b>Subject Properties</b>	Lake County Medium Urban Density
<b>Future Land Use of Adjacent Properties</b>	
<b>West</b>	Lake County Medium Urban Density
<b>East</b>	Lake County – Medium Urban Density
<b>North</b>	Lake County Medium Urban Density
<b>South</b>	Lake County Medium Urban Density

**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 2016-12, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the April 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-12 by a vote of 3-0.

At the May 2, 2016 meeting, the **Local Planning Agency** voted 5-0 for approval of Ordinance 2016-12.

At the May 2, 2016 meeting, the **Town Commission** voted 5-0 for approval of Ordinance 2016-12 upon First Reading.

At the May 16, 2016 meeting, Ordinance 2016-12 was tabled until the June 6, 2016 meeting.

---

**FISCAL IMPACT: \$** \_\_\_\_\_

Capital Budget

Operating

Other

---

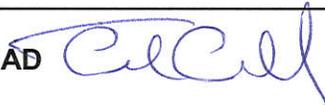
**ATTACHMENTS:**     Ordinance(s)     Resolution     Budget Resolution

Other

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

---

DEPARTMENT HEAD



Submitted 5/31/16

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER



Approved Agenda Item for: 6/16/16

Date

---

**BOARD ACTION:**     Approved as Recommended

Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved with Modification



General Location: North of Griffin Avenue and northeast of North Hwy 27/441, 5 lots located within the Orange Blossom Gardens Subdivision Units 1, 3, and 3.1B, within Lake County, Florida.

Acres: 0.64 +/- Acres

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

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

**Section 4. Severability**

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

**Section 5. Effective Date.**

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

**PASSED AND ORDAINED** this **6th** day of **June**, 2016.

**TOWN OF LADY LAKE, FLORIDA**

\_\_\_\_\_  
Ruth Kussard, Mayor

ATTEST:

\_\_\_\_\_  
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Derek Schroth, Town Attorney

**EXHIBIT "A" - Legal Descriptions and Map**

Parcel ID #: 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.

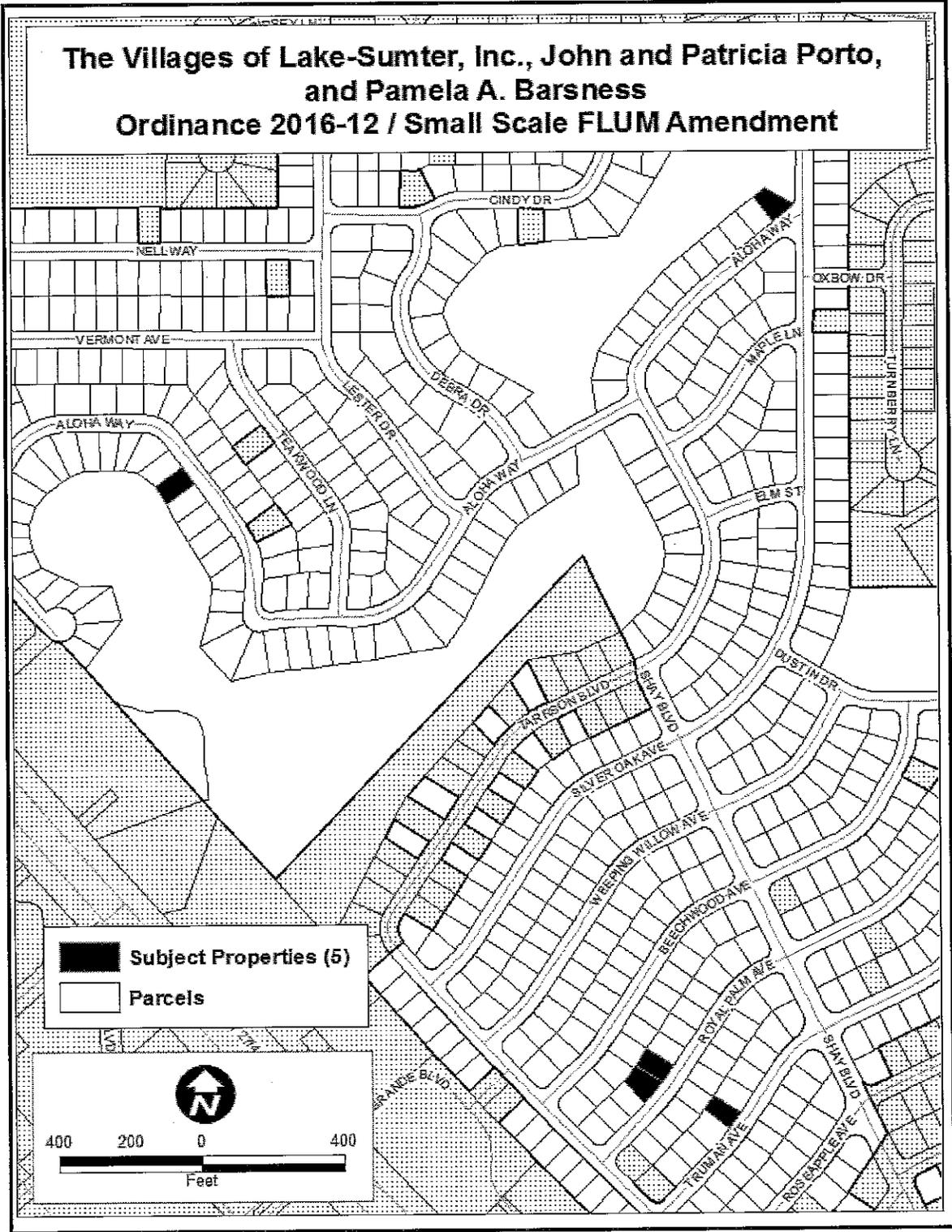
Parcel ID #: 06-18-24-0350-000-19400; Lot 194, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

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.



**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./John and Patricia Porto/	Agent/Applicant Martin L. Dzuro, Vice President
Patricia A. Barsness	
Address 1020 Lake Sumter Landing/500 Elm Street Ext U, North Haven, CT 06473/803 Aloha Way, Lady Lake, FL 32159	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 0.64

Developable Acreage to be Amended: Approximately 0.64

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](http://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

Feb. 26, 2016  
Date

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

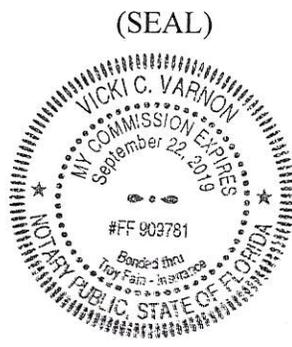
STATE OF Florida  
COUNTY OF Sumter

THE FOREGOING INSTRUMENT was acknowledged before me this 26th day of Feb, 2016, 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 \_\_\_\_\_ as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of Feb., 2016.

[Signature]  
Notary Public

Vicki C. Varnon  
Printed Name  
Commission No.: FF 929781  
My Commission Expires: 9-22-19



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-

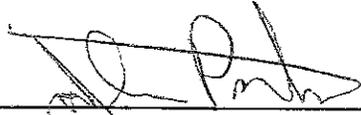
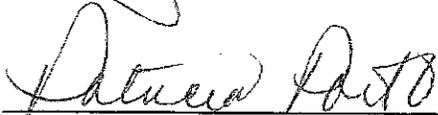
Parcel ID #: 06-18-24-0300-000-13100

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.

**CONSENT AND DESIGNATION OF AGENT**

The undersigned, JOHN PORTO and PATRICIA PORTO, as Owners of Lot 74, Orange Blossom Gardens, Unit 1, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida, hereby designate Martin L. Dzuro, Vice President of The Villages of Lake-Sumter, Inc., a Florida corporation, as its Agent, and authorizes him to execute all documents on their behalf in their Application for Annexation from Lake County into the Town of Lady Lake, a Small Scale Comprehensive Plan and Rezoning, and for submission of the Property for those purposes as set forth in the documents rendered in that process.

Dated this 10<sup>th</sup> day of February, 2016.

  
\_\_\_\_\_  
JOHN PORTO  
  
\_\_\_\_\_  
PATRICIA PORTO

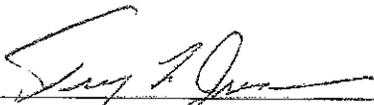
STATE OF FLORIDA  
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 10 day of February, 2016, by JOHN PORTO and PATRICIA PORTO, who produced Conn. Drivers License as identification or who are personally known to me.



Terry L. Jensen  
State of Florida  
MY COMMISSION # FF 140287  
Expires: August 22, 2018

(SEAL)

  
\_\_\_\_\_  
Notary Public, State of Florida  
Terry L. Jensen  
\_\_\_\_\_  
Printed Name  
My Commission Expires: Aug 22, 2018

**CONSENT AND DESIGNATION OF AGENT**

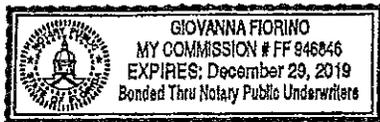
The undersigned, PAMELA A. BARSNESS, as Owners of Lot 194 Orange Blossom Gardens, Unit 3-1B, according to the plat thereof recorded in Plat Book 25, Pages 33, Public Records of Lake County, Florida, hereby designate Martin L. Dzuro, Vice President of The Villages of Lake-Sumter, Inc., a Florida corporation, as its Agent, and authorizes him to execute all documents on their behalf in their Application for Annexation from Lake County into the Town of Lady Lake, a Small Scale Comprehensive Plan and Rezoning, and for submission of the Property for those purposes as set forth in the documents rendered in that process.

Dated this 25 day of February, 2016.

Pamela A. Barsness  
PAMELA A. BARSNESS

STATE OF FLORIDA  
COUNTY OF ~~SUMTER~~ Lake

The foregoing instrument was acknowledged before me this 25 day of February, 2016, by PAMELA A. BARSNESS, who produced FL Drivers License as identification or who is personally known to me.



(SEAL)

Giovanna Fiorino  
Notary Public, State of Florida  
Giovanna Fiorino  
Printed Name  
My Commission Expires: 12/29/19

90,000

Prepared by and return to:  
Gary Fuchs/cps  
Attorney at Law  
McLin & Burnsed PA  
1028 Lake Sumter Landing  
The Villages, FL 32162  
File No.: B00303

RETURN  
Ref  
Doc  
Int  
Total

[Space Above This Line For Recording Data]

### Warranty Deed

This Warranty Deed made this 6th day of February, 2014 between Collin Priestley, whose post office address is #2 West 2nd St., Media, PA 19063 and Kristin Priestley, whose post office address is 412 W. State St., Apt. #1, Media, PA 19063, grantors, and John Porto and Patricia Porto, husband and wife, whose post office address is 500 Elm Street Ext Unit 14-3, North Haven, CT 06473 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 grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in Lake County Florida to-wit:

PARCEL ID #: 0618240100-000-07400

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.

Together with the Manufactured Home, bearing VIN # 02630183 AK & BK thereon. The Titles have been retired.

This property does not constitute either the residence or the homestead of either Grantor named above as the same is defined by the Constitution or the laws 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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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, 2013.

IN WITNESS WHEREOF, grantors have hereunto set grantors' hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: KEVIN QUINN

[Signature: Collin Priestley]  
Collin Priestley

[Signature]  
Witness Name: Shirley Vaughan

[Signature: Kristin Priestley]  
Kristin Priestley

State of Pennsylvania  
County of Delaware

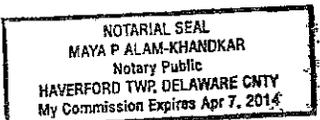
The foregoing instrument was acknowledged before me this 6th day of February, 2014 by Collin Priestley and Kristin Priestley, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: Maya P Alam-Khandkar

My Commission Expires: 4/7/2014



CFN 2005111288  
Bk 02895 Pg 0357; (1pg)  
DATE: 07/20/2005 03:55:21 PM  
JAMES C. WATKINS, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 10.00  
DEED DOC 777.00

10  
77  
787

Prepared by and return to:  
R. Dewey Burnsed/mis  
Attorney at Law  
McLin & Burnsed PA  
1028 Lake Sumter Landing  
The Villages, FL 32162  
File No.: PV0742

[Space Above This Line For Recording Data]

### Warranty Deed

This Warranty Deed made this 14th day of July, 2005 between Lester K. Wortman, a married man, joined by his wife, Mary L. Wortman, whose post office address is 5 Gateshead Drive, Apt 212, Dunedin, FL 34698, grantor, and Pamela A. Barsness, a single woman, whose post office address is 22 Summerside Lane, Hyannis, MA 02601 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 #: 0618240360-000-19400

Lot 194, 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. MK  
A 1985 SHORLINE SHERWOOD 48' Manufactured Home, ID No. N12211, Title No. 22934874, and RP No. R198066.

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, 2004.

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:

Tara Popham  
Witness Name: Tara Popham

Lester K. Wortman (Seal)  
Lester K. Wortman

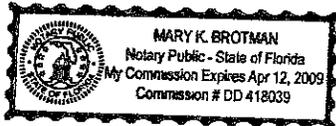
A. BEAUFLEISCH  
Witness Name: A. BEAUFLEISCH

Mary L. Wortman (Seal)  
Mary L. Wortman

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me this 14th day of July, 2005 by Lester K. Wortman, a married man, joined by his wife, Mary L. Wortman, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Mary K. Brotman MK  
Notary Public, State of Florida

Printed Name: MARY K. BROTMAN

My Commission Expires: 4/12/09



Prepared by and return to:  
Gary Fuchs/tn  
Attorney at Law  
McLin Burnsed  
1028 Lake Sumter Landing  
The Villages, FL 32162  
File No.: P07618

Rec 10  
Doc \_\_\_\_\_  
Int \_\_\_\_\_  
Date \_\_\_\_\_

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 10th day of December, 2015 between Elizabeth K. Miller, a single woman, whose post office address is 290 W. Calle Montero, Sahuarita, AZ 85629, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240300-000-11000

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.

Together with a 1985 SHORLINE Manufactured Home, ID# N12227A & # N12227B, Florida Title 41037285 & 41037286 bearing Real Property Decals # R224877 & # R224878 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:

Teresa Norvell  
Witness Name: Teresa Norvell

Elizabeth K. Miller  
Elizabeth K. Miller

June Brine  
Witness Name: June Brine

State of Florida  
County of Lake

The foregoing instrument was acknowledged before me this 9th day of December, 2015 by Elizabeth K. Miller, a single woman, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Teresa Norvell  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

105000



Prepared by and return to:  
Gary Fuchs/sss  
Attorney at Law  
McLin Burnsed  
1028 Lake Sumter Landing  
The Villages, FL 32162  
File No.: P08192

Exh  
Rec  
Dep  
In  
Toll

[Space Above This Line For Recording Data]

### Warranty Deed

This Warranty Deed made this 27th day of January, 2016 between Luigi Tortu and Theresa Tortu, husband and wife, whose post office address is 13517 NE 86th Court, Apt 125, Lady Lake, 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 #: 0618240300-000-11100

Lot 111, ORANGE BLOSSOM GARDENS UNIT NO. 3, according to the map or plat thereof as recorded in Plat Book 23, Page 27, Public Records of Lake County, Florida.

Together with a 1984 PALM Manufactured Home, ID# 23630124AT & # 23630124BT, Florida Title 20621195 & 22532318 bearing Real Property Decals # R079979 & # R079980 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: Rene Webster

Stacy Spears  
Witness Name: Stacy Spears

Luigi Tortu  
Luigi Tortu

Theresa Tortu  
Theresa Tortu

State of Florida  
County of Lake

The foregoing instrument was acknowledged before me this 27th day of January, 2016 by Luigi Tortu and Theresa Tortu, husband and wife, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

Stacy Spears  
Notary Public

Printed Name: STACY S. SPEARS

My Commission Expires: MY COMMISSION # PF 072774 EXPIRES: December 26, 2017



Standard Third Budget History Services

72000 

Prepared by and return to:  
Gary Fuchs/jg  
Attorney at Law  
McLin Burnsed  
1028 Lake Sumter Landing  
The Villages, FL 32162  
File No.: P08061

Ex: \_\_\_\_\_  
Rec: 10  
Doc: \_\_\_\_\_  
Int: \_\_\_\_\_  
Total: \_\_\_\_\_

[Space Above This Line For Recording Data]

### Warranty Deed

This Warranty Deed made this 22nd day of December, 2015 between Herman Guenot, a single man, whose post office address is 11017 SE 174th Lane, Summerfield, FL 34491, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240300-000-13100

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.

Together with the Manufactured Home, bearing VIN # 0261258K thereon. The Titles have been retired.

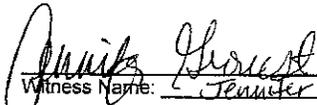
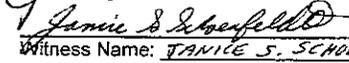
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

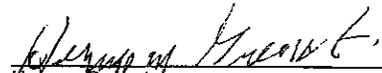
TO HAVE AND TO HOLD, the same in fee simple forever.

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:

  
Witness Name: Jennifer Groves  
  
Witness Name: JANICE S. SCHOENFELDT

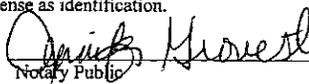
  
Herman Guenot

State of Florida  
County of Lake

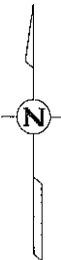
The foregoing instrument was acknowledged before me this 22nd day of December, 2015 by Herman Guenot, a single man, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

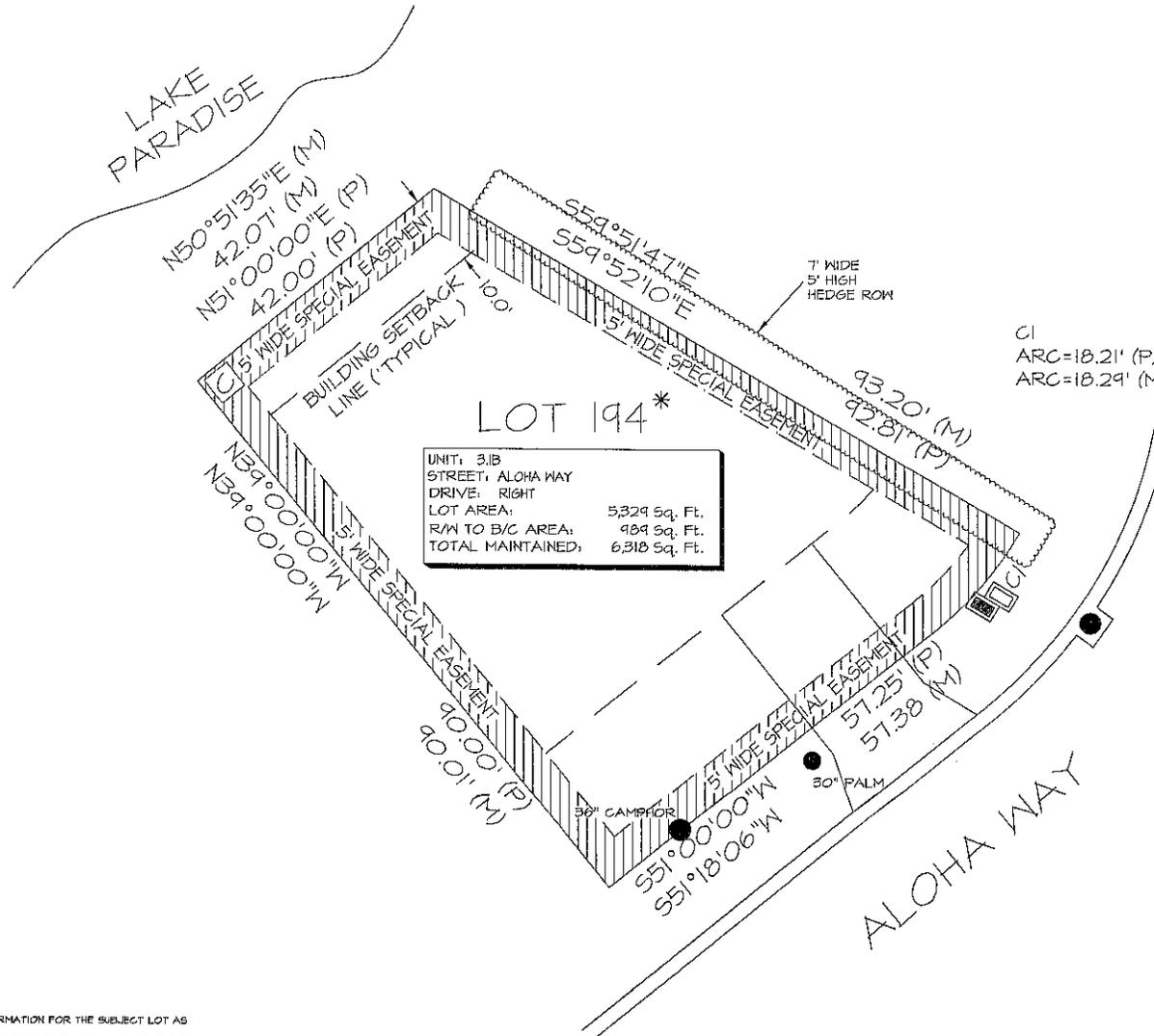


  
Notary Public  
Printed Name: Jennifer Groves  
My Commission Expires: 12/5/2019





SCALE: 1/16"=1'



LOT 194\*

UNIT:	3:1B
STREET:	ALOHA WAY
DRIVE:	RIGHT
LOT AREA:	5,329 Sq. Ft.
R/W TO B/C AREA:	484 Sq. Ft.
TOTAL MAINTAINED:	6,318 Sq. Ft.

- LEGEND:**
- WATER METER
  - IRRIGATION METER
  - STREET LIGHT
  - INDICATES FLAT
  - INDICATES MEASURED
  - TELEPHONE PEDESTAL / 4" OR 12" ROUND
  - ELECTRIC PEDESTAL / 20"X20" PAD
  - ELECTRIC TRANSFORMER / 3'X3' PAD
  - ELECTRIC FEED THROUGH CABINET
  - UTILITY VAULT
  - WATER VALVE
  - FIRE HYDRANT
  - STORM INLET
  - VALLEY GUTTER INLET
  - CATCH BASIN
  - MANHOLE
  - LINE EXTENDER PEDESTAL / 12"X30"X14"
  - TRUNK-AND-PEDESTAL / 17"X30"X14"
  - SWITCH GEAR / 7' X 7'
  - POWER SUPPLY / 20"X20"X58"
  - BOARD / STOCKADE / PVC FENCE

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

\* SPECIAL FLOOR PLAN HOME SITE

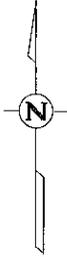
**THIS IS NOT A SURVEY**

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

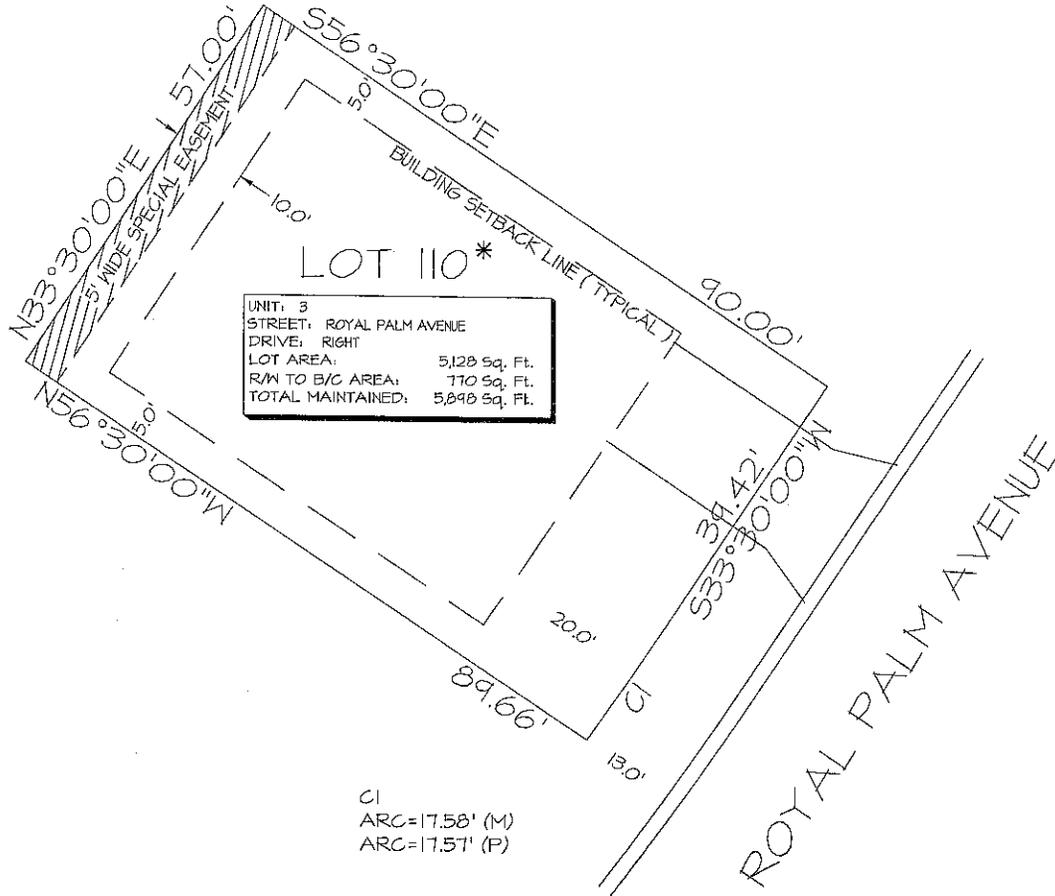
CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**The Villages**  
  
**Arnett**  
 Environmental, LLC  
 1512 Lake Sunter Landing - The Villages, FL 32152  
 Tel: (352) 644-7171 Fax: (352) 644-2299  
 Certificate of Authority No. RW000177-2018



SCALE: 1/16"=1'



UNIT: 3  
 STREET: ROYAL PALM AVENUE  
 DRIVE: RIGHT  
 LOT AREA: 5,128 sq. Ft.  
 R/W TO E/C AREA: 170 sq. Ft.  
 TOTAL MAINTAINED: 5,898 sq. Ft.

CI  
 ARC=17.58' (M)  
 ARC=17.51' (P)

- LEGEND:**
- WATER METER
  - IRRIGATION METER
  - STREET LIGHT
  - INDICATES PLAT
  - INDICATES MEASURED
  - CABLE T.V. PEDESTAL / 7" OR 9" ROUND
  - TELEPHONE PEDESTAL / 4" OR 12" ROUND
  - ELECTRIC PEDESTAL / 20"X20" PAD
  - ELECTRIC TRANSFORMER / 3/8X3" PAD
  - ELECTRIC FEED THROUGH CABINET
  - UTILITY VAULT
  - WATER VALVE
  - FIRE HYDRANT
  - STORM INLET
  - VALLEY GUTTER INLET
  - CATCH BASIN
  - MANHOLE
  - LINE EXTENDER PEDESTAL / 12"X30"X14"
  - TRUNK-AMP PEDESTAL / 17"X30"X14"
  - SWITCH GEAR / 7' X 7'
  - POWER SUPPLY / 20"X20"X58"
  - BOARD / STOCKADE / PVC FENCE

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

\* SPECIAL FLOOR PLAN HOME SITE

**THIS IS NOT A SURVEY**

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

CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

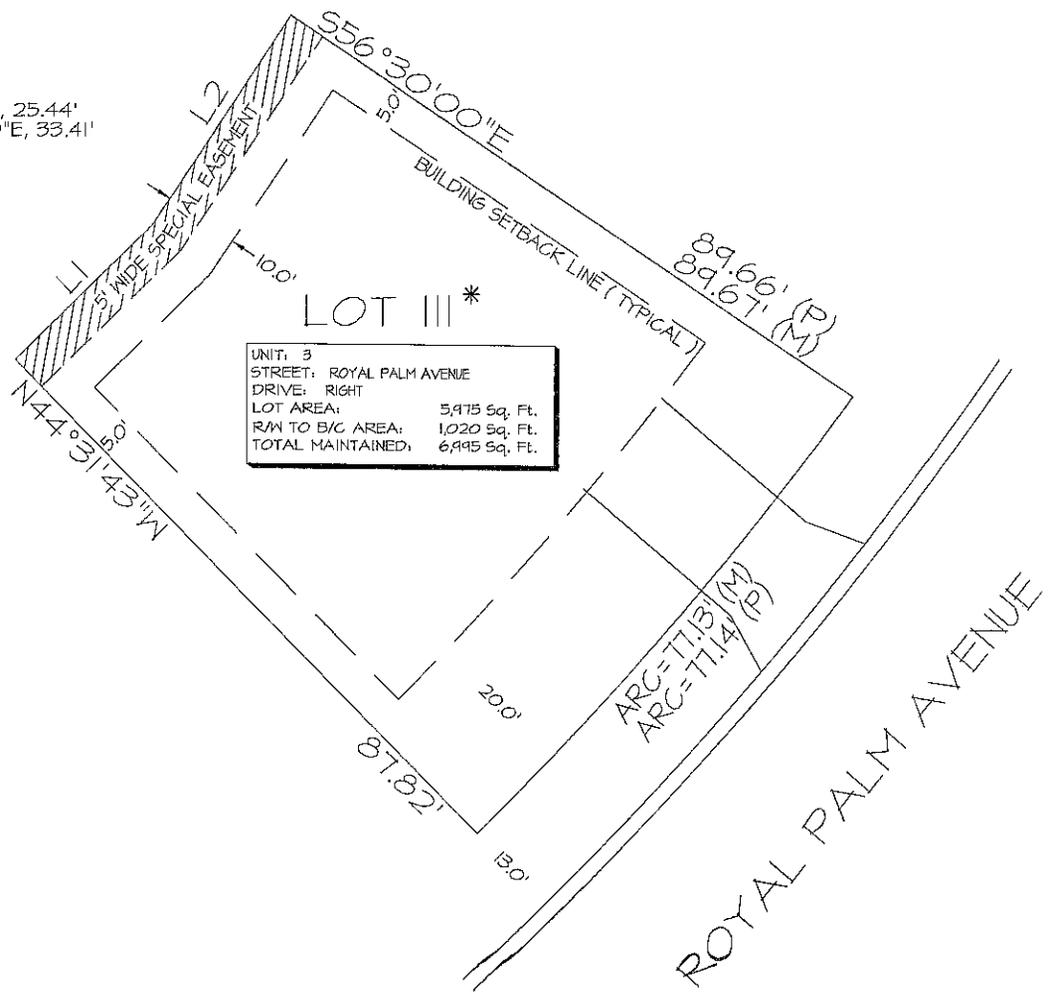
CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**The Villages**  
  
**Arnett**  
 Environmental, LLC  
 1038 Lake Sumter Landing, The Villages, FL 32152  
 Tel: 352/395-9417 Fax: 352/395-1281  
 Certificate of Accreditation Number: 77468



L1=N45°28'17"E, 25.44'  
L2=N33°30'00"E, 33.41'

SCALE: 1/16"=1'



LOT III \*  
UNIT: 3  
STREET: ROYAL PALM AVENUE  
DRIVE: RIGHT  
LOT AREA: 5,975 Sq. Ft.  
RAW TO B/C AREA: 1,020 Sq. Ft.  
TOTAL MAINTAINED: 6,995 Sq. Ft.

- LEGEND**
- WATER METER
  - IRRIGATION METER
  - STREET LIGHT
  - INDICATES FLAT
  - INDICATES MEASURED
  - CABLE T.V. PEDESTAL / 7' OR 9' ROUND
  - TELEPHONE PEDESTAL / 4' OR 12' ROUND
  - ELECTRIC PEDESTAL / 20"x20" PAD
  - ELECTRIC TRANSFORMER / 3'X3' PAD
  - ELECTRIC FEED THROUGH CABINET
  - UTILITY VAULT
  - WATER VALVE
  - FIRE HYDRANT
  - STORM INLET
  - VALLEY GUTTER INLET
  - CATCH BASIN
  - MANHOLE
  - LINE EXTENDER PEDESTAL / 12"x30"x14"
  - TRUNK-AMP PEDESTAL / 17"x30"x14"
  - SWITCH GEAR / T' X T'
  - POWER SUPPLY / 20"x28"x55"
  - BOARD / STOCKADE / PVC FENCE

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

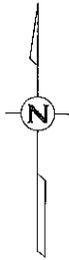
\* SPECIAL FLOOR PLAN HOME SITE

**THIS IS NOT A SURVEY**

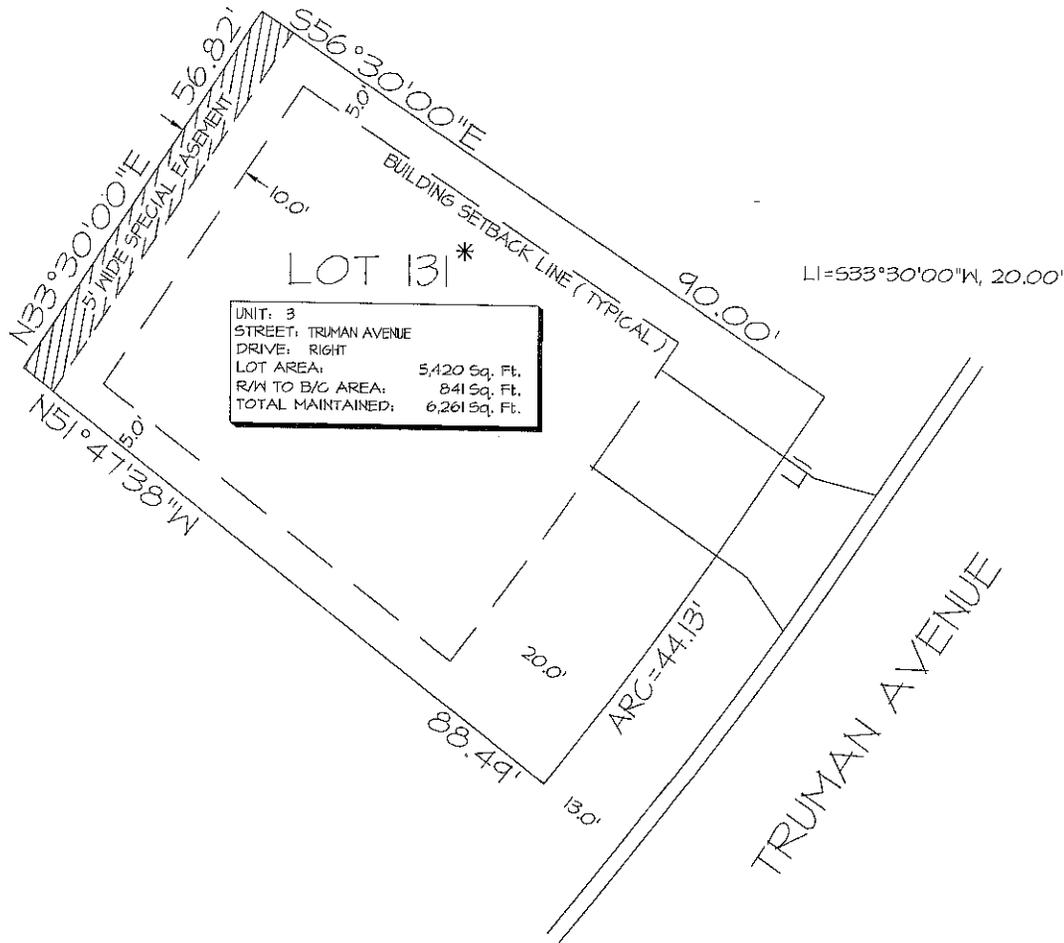
THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON. THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE). THE VILLAGES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

CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**The Villages**  
**Arnett**  
ENVIRONMENTAL, LLC  
1033 Lake Butler Landing, The Villages, FL 32162  
Tel No. (352)755-7147 Fax No. (352)755-2108  
CocoonedArchitecture.com 2016



SCALE: 1/16"=1'



LEGEND	
	WATER METER
	IRRIGATION METER
	STREET LIGHT
	INDICATES PLAT
	INDICATES MEASURED CABLE T.V. PEDESTAL / 7" OR 9" ROUND
	TELEPHONE PEDESTAL / 4" OR 12" ROUND
	ELECTRIC PEDESTAL / 20"X20" PAD
	ELECTRIC TRANSFORMER / 3'X3' PAD
	ELECTRIC FEED THROUGH CABINET
	UTILITY VAULT
	WATER VALVE
	FIRE HYDRANT
	STORM INLET
	VALLEY GUTTER INLET
	CATCH BASIN
	MANHOLE
	LINE EXTENDER PEDESTAL / 12"X30"X14"
	TRUNK-AMP PEDESTAL / 11"X30"X14"
	SWITCH GEAR / 7' X 7'
	POWER SUPPLY / 20"X28"X36"
	BOARD / STOCKADE / PVC FENCE

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

\* SPECIAL FLOOR PLAN HOME SITE

**THIS IS NOT A SURVEY**

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

CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**The Villages**  
  
**Arnett**  
 Environmental, LLC  
 1336 Lake Butler Landing The Villages, FL 32159  
 Tel: (352) 399-1747 Fax: (352) 399-2888  
 Certificate of Accreditation Number: 27196

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG1	74		1026 Aloha Way	1482461	18/9
2	OBG3-1B	194		803 Aloha Way	2717963	25/33
3	OBG3	110		815 Royal Palm Avenue	2717831	23/27-29
4	OBG3	111		817 Royal Palm Avenue	2665947	23/27-29
5	OBG3	131		811 Truman Avenue	1483921	23/27-29

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./John and Patricia Porto/Patricia A. Barsness  
 Address: 1020 Lake Sumter Ldg, The Villages, FL 32162/500 Elm St, New Haven, CT 06473 /803 Aloha Way  
 Telephone: See above. E-Mail: See above. Lady Lake, FL 32159

4. Property Address: See attached list.

5. Alt. Key #: See attached list. 6. Total Acreage: Approx. 0.64 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: 5 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: 2/24/14

\* 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	OBG1	74		1026 Aloha Way	1482461	18/9
2	OBG3-1B	194		803 Aloha Way	2717963	25/33
3	OBG3	110		815 Royal Palm Avenue	2717831	23/27-29
4	OBG3	111		817 Royal Palm Avenue	2665947	23/27-29
5	OBG3	131		811 Truman Avenue	1483921	23/27-29

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.

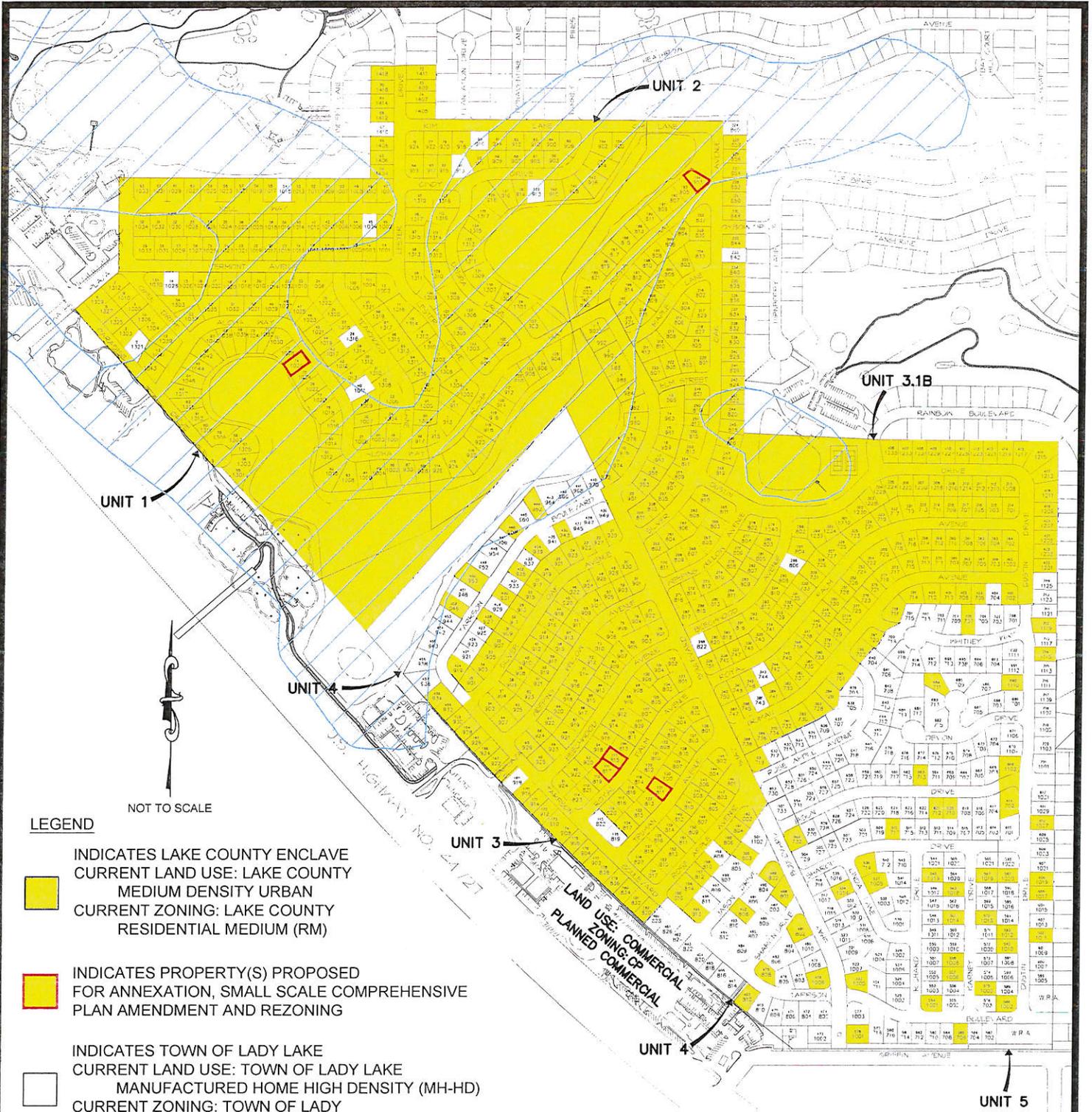
#### **Parks and Recreation**

- 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.





UNIT 1

UNIT 2

UNIT 3.1B

UNIT 4

UNIT 3

UNIT 4

UNIT 5

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**  
**FEBRUARY 29, 2016**



## PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: April 11, 2016

---

**SUBJECT:** Ordinance 2016-12 — Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 5 lots consisting of approximately 0.64 +/- acres of land, owned by The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, which are located within Orange Blossom Gardens Units 1, 3, and 3.1B, Referenced by Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921.

**DEPARTMENT:** GROWTH MANAGEMENT

---

### STAFF RECOMMENDED MOTIONS:

1. Motion to forward Ordinance No. 2016-12, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.64 +/- 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. 2016-12, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.64 +/- 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., John and Patricia Porto, and Pamela A. Barsness, has filed applications to amend the future land use comprehensive plan for properties consisting of 5 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

The Small Scale Future Land Use Map Amendment application was received on Monday, February 29, 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 (70) within 150' of the property of the proposed annexation were mailed on Thursday, March 24, 2016. The properties were also posted Thursday, March 24, 2016.

#### Concurrency Determination Statement

The Villages has removed existing manufactured homes on three (3) of the lots in a historic section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot (the two homes on Aloha Way have 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 0.64 ± 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**

<b>Subject Properties</b>	Lake County Medium Urban Density
<b>Future Land Use of Adjacent Properties</b>	
<b>West</b>	Lake County Medium Urban Density
<b>East</b>	Lake County – Medium Urban Density
<b>North</b>	Lake County Medium Urban Density
<b>South</b>	Lake County Medium Urban Density

**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 2016-12, 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 2016-12 on Monday, May 2, 2016, at 5:30 p.m.

The **Town Commission** is scheduled to consider Ordinance 2016-12 for first reading on Monday, May 2, 2016 at 6:00 p.m. The second and final reading will be held on Monday, May 16, 2016 at 6:00 p.m.

---

**FISCAL IMPACT:** \$ \_\_\_\_\_

Capital Budget       Operating       Other

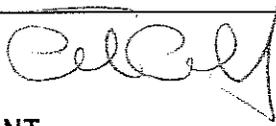
---

**ATTACHMENTS:**     Ordinance(s)     Resolution     Budget Resolution

Other

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

---

DEPARTMENT HEAD		Submitted 4/5/16	Date
-----------------	---	------------------	------

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

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

TOWN MANAGER		Approved Agenda Item for: 4/11/16	Date 4/31
--------------	---	-----------------------------------	-----------

---

**BOARD ACTION:**     Approved as Recommended     Disapproved

Tabled Indefinitely     Continued to Date Certain

Approved with Modification

CC: THAD. G.M.

1 Mr. Wilcox stated The Villages are building houses in various locations and, because of this, he  
2 fears a percentage of homeowners will be forced to annex.

3  
4 Growth Management Director, Thad Carroll, stated the position of the Town of Lady Lake is to not  
5 force annexation of property. These applications have been voluntary; the property owners  
6 requested to come into the Town for various reasons, in this case to pull the building permits from  
7 the Town. Because the Lake County offices are located in Tavares, it is easier for them to deal with  
8 the Town and its building codes. The Town does not provide water or sewer services to these  
9 properties.

10  
11 - Mr. Wilcox questioned if there are any scenarios where he would be forced to annex and, if so,  
12 would he need to comply with the Town's ordinances or The Villages'.

13  
14 Mr. Carroll stated these are two separate issues. If you live in The Villages, you need to comply  
15 with The Villages' Home Owner's Association, which is a separate set of restrictions. The Town's  
16 code is followed unless the case is more stringent, then The Villages' code must be followed. Mr.  
17 Carroll stated that would be a civil matter between the homeowner and the Home Owner's  
18 Association.

19  
20 - Mr. Wilcox stated his desire to build a two-story home, and has been denied by The Villages',  
21 and stated this would be acceptable in the Town.

22  
23 Mr. Carroll stated that is part of the agreement that homeowners enter into with the Villages, and  
24 the Town does not interfere with those issues.

25  
26 Hearing no further comments, Chairperson Gauder asked for a motion from the board.

27  
28 *Upon a motion by Member Chiasson and a second by Member McKenzie, the Planning and*  
29 *Zoning Board recommended transmittal and approval of Ordinance No. 2016-11 to the Town*  
30 *Commission for consideration by the following roll call vote:*

31  
32 *MCKENZIE YES*  
33 *CHIASSON YES*  
34 *GAUDER YES*  
35

36 **3. Ordinance No. 2016-12 – Small Scale Future Land Use Comprehensive Plan**  
37 **Amendment – The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A.**  
38 **Barsness – Changing from Lake County Medium Urban Density to Lady Lake Manufactured**  
39 **Home High Density – Property Being 0.64 +/- Acres of Land (Alternate Keys 1482461,**  
40 **2717963, 2717831, 2665947, 1483921); Five Lots, which are Located within Orange Blossom**  
41 **Gardens Units 1, 3, And 3.1b (Wendy Then)**  
42

43 Town Planner Wendy Then presented the background summary for this agenda item (on file in the  
44 Clerk's Office). Ms. Then stated that the applicant, Martin L. Dzuro, on behalf of the Villages of  
45 Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed applications to amend  
46 the future land use comprehensive plan for properties consisting of five lots located north of Griffin  
47 Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions  
48 Units 1, 3, and 3.1B. The application involves 0.64 +/- acres of property from unincorporated Lake  
49 County into the Town of Lady Lake. The proposed properties are as follows:

- 1
- 2 • 1026 Aloha Way
- 3 • 803 Aloha Way
- 4 • 811 Truman Avenue
- 5 • 815 Royal Palm Avenue
- 6 • 817 Royal Palm Avenue
- 7

8 The Small Scale Future Land Use Map Amendment application was received on Monday, February  
9 29, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as  
10 required to meet the requirements of the Land Development Regulations (LDRs) as well as the  
11 adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

12  
13 Notices to inform the surrounding property owners (70) within 150' of the property of the proposed  
14 annexation were mailed on Thursday, March 24, 2016, and the properties were posted this same  
15 date. Ms. Then stated there have been no objections. There were two inquiries regarding  
16 annexation.

17  
18 Concurrency Determination Statement: The Villages has removed existing manufactured homes on  
19 three of the lots in a historic section of the Villages known as Orange Blossom Gardens to construct  
20 a similar size conventional built home on each lot (the two homes on Aloha Way have yet to be  
21 removed). There will be no increase in utility services, traffic, population, or recreation use.

22  
23 Impact on Town Services:

24  
25 **Potable Water**-No impact, lots are served by the Village Center Community Development District  
26 Central Water System.

27  
28 **Sewer** -No impact, lots are served by the Village Center Community Development District Central  
29 Sewer System.

30  
31 **Schools** -Not factored for project - no foreseen impact of students as the project is located within  
32 an active adult retirement community.

33  
34 **Transportation** - No impact, the existing home will be replaced with a new home. There will be  
35 no change in average daily trip generation.

36  
37 **Parks & Recreation** - The small scale future land use amendment will not cause P&R Level of  
38 Service to be exceeded since the project is for the replacement of existing homes. Additionally, the  
39 Villages provides its residents with all Park and Recreation Amenities.

40  
41 **Stormwater** - Project will be required to adhere to SJRWMD guidelines and of Town of Lady  
42 Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

43  
44 Applications have been reviewed and determined to be complete. The applicant has submitted all  
45 appropriate material in compliance with the Land Development Regulations (LDRs) and the  
46 application is ready for transmittal to the Town Commission. Additionally, the applications were  
47 reviewed and determined to be in compliance with the directives of the adopted Comprehensive  
48 Plan in accordance with the sought designation. A Concurrency Determination Statement has also

1 been included as part of the Small Scale Comprehensive Plan Amendment Application, which the  
2 applicant submitted to explain expected impacts on Town Services.

3  
4 The subject properties involve approximately 0.64 ± acres lie in Section 06, Township 18 South,  
5 Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as  
6 follows:  
7

8 **Future Land Use**

<b>Subject Properties</b>	Lake County Medium Urban Density
<b>Future Land Use of Adjacent Properties</b>	
<b>West</b>	Lake County Medium Urban Density
<b>East</b>	Lake County – Medium Urban Density
<b>North</b>	Lake County Medium Urban Density
<b>South</b>	Lake County Medium Urban Density

9  
10 **Comments:**

- 11  
12 1) Annexation and Rezoning Applications have been submitted concurrently with this  
13 Small Scale Future Land Use Amendment Application.  
14  
15 2) In accordance to the Interlocal Agreement for Building Permits & Inspections Section  
16 2). A., executed on June 23, 2015, if the Villages has applied for annexation, then the  
17 Town can issue building permits located within the unincorporated area.  
18  
19 3) Project will be required to adhere to St. John's River Water Management District  
20 guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels  
21 within Special Flood Hazard Areas.  
22

23 The Technical Review Committee (TRC) members individually reviewed application for Ordinance  
24 No. 2016-12, and determined the application to be complete and ready for transmittal to the  
25 Planning and Zoning Board. The Local Planning Agency is scheduled to consider Ordinance No.  
26 2016-12 on Monday, May 2, 2016, at 5:30 p.m. The Town Commission is scheduled to consider  
27 Ordinance 2016-12 for first reading on Monday, May 2, 2016 at 6:00 p.m. The second/final reading  
28 will be held on Monday, May 16, 2016 at 6:00 p.m.

29  
30 Chairperson Gauder asked if there were any comments or questions from the Board or the audience,  
31 and hearing none, asked for a motion.  
32

33 *Upon a motion by Member Chiasson and a second by Member McKenzie, the Planning and*  
34 *Zoning Board recommended transmittal and approval of Ordinance No. 2016-12 to the Town*  
35 *Commission for consideration by the following roll call vote:*

36  
37 *MCKENZIE YES*  
38 *CHIASSON YES*  
39 *GAUDER YES*  
40

41 ~~4. Ordinance No. 2016-13 – Rezoning – The Villages of Lake Sumter, Inc., John and~~  
42 ~~Patricia Porto, and Pamela A. Barsness – Rezoning from Lake County Residential Medium~~



## TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 2, 2016 – First Reading

---

**SUBJECT:** Ordinance 2016-12 —Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 5 lots consisting of approximately 0.64 +/- acres of land, owned by The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, which are located within Orange Blossom Gardens Units 1, 3, and 3.1B, Referenced by Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921.

**DEPARTMENT:** GROWTH MANAGEMENT

---

### STAFF RECOMMENDED MOTIONS:

Staff Recommends approval of Ordinance No. 2016-12, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.64 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density.

---

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed applications to amend the future land use comprehensive plan for properties consisting of 5 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

The Small Scale Future Land Use Map Amendment application was received on Monday, February 29, 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 (70) within 150' of the property of the proposed annexation were mailed on Thursday, March 24, 2016. The properties were also posted Thursday, March 24, 2016.

### Concurrency Determination Statement

The Villages has removed existing manufactured homes on three (3) of the lots in a historic section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot (the two homes on Aloha Way have 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 0.64 ± 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**

<b>Subject Properties</b>	Lake County Medium Urban Density
<b>Future Land Use of Adjacent Properties</b>	
<b>West</b>	Lake County Medium Urban Density
<b>East</b>	Lake County – Medium Urban Density
<b>North</b>	Lake County Medium Urban Density
<b>South</b>	Lake County Medium Urban Density

**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 2016-12, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the April 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-12 by a vote of 3-0.

**Public Hearings**

The **Local Planning Agency** is scheduled to consider Ordinance 2016-12 on Monday, May 2, 2016, at 5:30 p.m.

The **Town Commission** is scheduled to consider Ordinance 2016-12 for second and final reading on Monday, May 16, 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 *4/25/16*      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: *5/2/16*      Date *5/2/16*

---

BOARD ACTION:     Approved as Recommended     Disapproved  
*NOY REC 5-0*

Tabled Indefinitely     Continued to Date Certain

Approved with Modification

*CO: THAD - G.M.*

~~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 Monday, February 29, 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.~~

~~Mr. Carroll reported that notices to inform the surrounding property owners (70) within 150 feet of the properties proposed by annexation request were mailed Thursday, March 24, 2016, and the properties were posted the same date. There have been no objections or letters of support received on this application.~~

~~Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-11, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the April 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-11 by a vote of 3-0. The Town Commission is scheduled to consider Ordinance No. 2016-11 for second/final reading on Monday, May 16, 2016 at 6:00 p.m. He stated Martin Dzuro is present to answer any questions.~~

~~Mayor Kussard asked if anyone had any questions or comments, and hearing none, asked for a motion.~~

~~*Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the Commission approved the first reading of Ordinance No. 2016-11 by the following roll call vote:*~~

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

**8. Ordinance No. 2016-12 – First Reading – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness – from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Five Lots Consisting of Approximately 0.64 +/- Acres of Land, Located in Orange Blossom Gardens Unit, 1, 3 and 3.1b. (Thad Carroll)**

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed applications to amend the future land use comprehensive plan for properties consisting of five lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. Staff recommends approval of this ordinance. The proposed properties are as follows:

- 1 • 1026 Aloha Way
- 2 • 803 Aloha Way
- 3 • 811 Truman Avenue
- 4 • 815 Royal Palm Avenue
- 5 • 817 Royal Palm Avenue

6  
7 The Small Scale Future Land Use Map Amendment application was received on Monday, February  
8 29, 2016, and has been reviewed and determined to be complete, satisfying the necessary criteria as  
9 required to meet the requirements of the Land Development Regulations (LDRs) as well as the  
10 adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

11  
12 A map and an aerial view of the properties was shown, as were photos of the posting of the  
13 properties.

14  
15 Mr. Carroll reported that notices to inform the surrounding property owners (70) within 150' of the  
16 property of the proposed annexation were mailed on Thursday, March 24, 2016, and the properties  
17 were posted this same date.

18  
19 Concurrency Determination Statement - The Villages has removed existing manufactured homes on  
20 three (3) of the lots in a historic section of the Villages known as Orange Blossom Gardens to  
21 construct a similar size conventional built home on each lot (the two homes on Aloha Way have yet  
22 to be removed). There will be no increase in utility services, traffic, population, or recreation use.

23  
24 Mr. Carroll reviewed the impact on Town services as follows:

25  
26 Potable Water – No impact, lots are served by the Village Center Community Development District  
27 Central Water System.

28  
29 Sewer – No impact, lots are served by the Village Center Community Development District Central  
30 Sewer System.

31  
32 Schools – Not factored for project – no foreseen impact of students as the project is located within  
33 an active adult retirement community.

34  
35 Transportation – No impact, the existing home will be replaced with a new home. There will be no  
36 change in average daily trip generation.

37  
38 Parks & Recreation – The small scale future land use amendment will not cause P&R Level of  
39 Service to be exceeded since the project is for the replacement of existing homes. Additionally, the  
40 Villages provides its residents with all Park and Recreation Amenities.

41  
42 Stormwater – Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake  
43 Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

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

The subject properties involve approximately 0.64 ± 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
<b>Future Land Use of Adjacent Properties</b>	
West	Lake County Medium Urban Density
East	Lake County – Medium Urban Density
North	Lake County Medium Urban Density
South	Lake County Medium Urban Density

Comments:

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

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-12, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the April 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-12 by a vote of 3-0. The Local Planning Agency considered this ordinance at an earlier meeting today and voted 5-0 for approval. The Town Commission is scheduled to consider Ordinance No. 2016-12 for second/final reading on Monday, May 16, 2016 at 6:00 p.m. He stated Martin Dzuro is present to answer any questions.

Mayor Kussard asked if anyone had any questions or comments, and hearing none, asked for a motion.

*Upon a motion by Commissioner Holden and seconded by Commissioner Richards, the Commission approved the first reading of Ordinance No. 2016-12 by the following roll call vote:*

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

~~9. — Ordinance No. 2016-13 — First Reading — Rezoning — The Villages of Lake Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness — Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for Five (5) Lots of Approximately 0.64 +/- Acres — Located within Located Within Orange Blossom Gardens Units 1, 3, And 3.1b. (Thad Carroll)~~

Town Attorney Derek Schroth read the ordinance by title only.



## LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: May 2, 2016

**PLEASE REFERENCE COMMISSION PACKET ITEM # L-8 FOR MATERIALS**

---

**SUBJECT:** Ordinance 2016-12 — Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 5 lots consisting of approximately 0.64 +/- acres of land, owned by The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, which are located within Orange Blossom Gardens Units 1, 3, and 3.1B, Referenced by Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921.

**DEPARTMENT:** GROWTH MANAGEMENT

---

### STAFF RECOMMENDED MOTIONS:

Staff Recommends approval of Ordinance No. 2016-12, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.64 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density.

---

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed applications to amend the future land use comprehensive plan for properties consisting of 5 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

The Small Scale Future Land Use Map Amendment application was received on Monday, February 29, 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 (70) within 150' of the property of the proposed annexation were mailed on Thursday, March 24, 2016. The properties were also posted Thursday, March 24, 2016.

### Concurrency Determination Statement

The Villages has removed existing manufactured homes on three (3) of the lots in a historic section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot (the two homes on Aloha Way have 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 0.64 ± 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**

<b>Subject Properties</b>	Lake County Medium Urban Density
<b>Future Land Use of Adjacent Properties</b>	
<b>West</b>	Lake County Medium Urban Density
<b>East</b>	Lake County – Medium Urban Density
<b>North</b>	Lake County Medium Urban Density
<b>South</b>	Lake County Medium Urban Density

**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 2016-12, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the April 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-12 by a vote of 3-0.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-12 for second and final reading on Monday, May 16, 2016 at 6:00 p.m.

---

FISCAL IMPACT: \$ \_\_\_\_\_

Capital Budget       Operating       Other

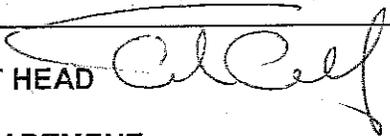
---

ATTACHMENTS:     Ordinance(s)     Resolution     Budget Resolution

Other

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

---

DEPARTMENT HEAD  Submitted 4/21/16 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER  Approved Agenda Item for: 5/2/16 Date 4/27/16

---

BOARD ACTION:     Approved as Recommended     Disapproved  
*Rec'd 5-0*

Tabled Indefinitely     Continued to Date Certain

Approved with Modification

CC: THAD-G.M.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51

**MINUTES OF  
THE LOCAL PLANNING AGENCY  
LADY LAKE, FLORIDA  
May 2, 2016**

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

~~CALL TO ORDER:~~ Chairperson/Member Ruth Kussard

~~ROLL CALL:~~ Member Tony Holden  
—Member Paul Hannan  
—Member Dan Vincent  
—Member Jim Richards  
————— Chairperson/Member Ruth Kussard

~~STAFF MEMBERS PRESENT:~~ Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; and Nancy Slaton, Deputy Town Clerk

~~PUBLIC COMMENT:~~ Chairperson/Member Kussard asked if there were any comments from the audience. There were no comments.

~~NEW BUSINESS:~~

~~1. Approval of Minutes: March 7, 2016 Local Planning Agency Meeting (on file in the Town Clerk's office)~~

~~*Upon a motion by Member Richards and seconded by Member Holden, the Local Planning Agency members approved the minutes of the March 7, 2016 meeting as presented by a vote of 5 to 0.*~~

~~2. Ordinance No. 2016-12 – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness – from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Five Lots Consisting of Approximately 0.64 +/- Acres of Land, Referenced by Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921 (Thad Carroll)~~

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Town Clerk's office). He stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed applications to amend the future land use comprehensive plan for properties consisting of five lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue

**Local Planning Agency Meeting  
May 2, 2016**

- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

Mr. Carroll stated that staff's recommendation is for approval of this ordinance. A map of the properties, an aerial view, a Future Land Use map, and photos of the postings were shown.

The Small Scale Future Land Use Map Amendment application was received on Monday, February 29, 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.

Concurrency Determination Statement - The Villages has removed existing manufactured homes on three of the lots in a historic section of The Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot (the two homes on Aloha Way have yet to be removed). There will be no increase in utility services, traffic, population, or recreation use.

Mr. Carroll noted that there will be no impact on Town services as shown below:

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

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

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

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

Parks & Recreation – The 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 0.64 ± 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**

**Local Planning Agency Meeting**

**May 2, 2016**

Subject Properties	Lake County Medium Urban Density
<b>Future Land Use of Adjacent Properties</b>	
West	Lake County Medium Urban Density
East	Lake County – Medium Urban Density
North	Lake County Medium Urban Density
South	Lake County Medium Urban Density

Comments:

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

Mr. Carroll reported that the application for the SSFLUM application was received Monday, February 29, 2016. Notices to inform the surrounding property owners (70) within 150 feet of the properties proposed by annexation request were mailed Thursday, March 24, 2016, and the properties were posted this same date. He stated there have been no objections or letters of support from surrounding property owners regarding the application to date.

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-12, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the April 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-12 by a vote of 3-0. The Town Commission is scheduled to consider Ordinance No. 2016-12 for second/final reading on Monday, May 16, 2016 at 6:00 p.m.

Mr. Carroll stated that Martin Dzuro is present if there are any questions.

Commissioner Hannan asked if there will be any trees cut down to provide for this new construction.

Mr. Dzuro replied that he did not believe any trees will be cut down, but if there were, they would conform to the Lady Lake tree ordinance.

Commission Hannan commented that he has noticed trees being cut down daily illegally.

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

*Upon a motion by Member Richards and seconded by Member Holden, the Local Planning Agency recommended approval of Ordinance No. 2016-12 by the following roll call vote:*

**HOLDEN**

**YES**

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

3. Ordinance No. 2016-14 Large Scale Future Land Use Comprehensive Plan Amendment Lady Lake Inc. from Lady Lake Mixed Residential Medium Density (MR-MD) to Lady Lake Commercial Tourist (CT) for Property Being 29.43 ± Acres of Land Located At 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres Road (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Town Clerk's office). He stated that the applicant, Bret Jones, P.A., has filed an application on behalf of Lady Lake, Inc. to amend the Future Land Use designation of property (AK# 1120829) located at 609 Highway 466, being north of Highway 466, west of North Clay Avenue, and east of Rolling Acres Road, which includes 29.43± acres within Town of Lady Lake limits, from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT).

Mr. Carroll stated that the present use of the property is a storage area for the RV park and the proposed use is for a 232 unit RV park site with amenities. He stated staff's recommendation is for approval.

A map and an aerial view of the property, a Future Land Use and adjacent parcels map, and photos of the posting of the properties were shown.

The Large Scale Future Land Use Map Amendment application was received on February 22, 2016. It 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.

The conceptual bubble plan submitted by Riddle Newman Engineering, Inc., highlights the proposed park facility and included the general area of where the amenities will be placed in the park, as well as the street network and water retention area.

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

Potable Water

- Potable Water Systems CUP allocation of 1.18 million gpd (2016)
- Current water systems usage 697,461 gpd
- Demand Contingent on Occupants of Development (482,539 gpd available)
- Estimated consumption 28,000 gpd

Sewer The applicant has proposed to utilize the existing onsite sewer plant; no additional impact to the Town of Lady Lake (pending waiver to not connect).

Schools Not factored for project no foreseen impact of students.

Transportation Traffic Analysis indicates a that the proposed Future Land Use designation of CT RV Park, will generate 125 fewer a.m. peak hour trips and 164 fewer p.m. peak hour trips



## TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 16, 2016 – Second/Final Reading

---

**SUBJECT:** Ordinance 2016-12 —Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for 5 lots consisting of approximately 0.64 +/- acres of land, owned by The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, which are located within Orange Blossom Gardens Units 1, 3, and 3.1B, Referenced by Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921.

**DEPARTMENT:** GROWTH MANAGEMENT

---

### STAFF RECOMMENDED MOTIONS:

Staff Recommends approval of Ordinance No. 2016-12, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.64 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density.

---

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed applications to amend the future land use comprehensive plan for properties consisting of 5 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

The Small Scale Future Land Use Map Amendment application was received on Monday, February 29, 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 (70) within 150' of the property of the proposed annexation were mailed on Thursday, March 24, 2016. The properties were also posted Thursday, March 24, 2016.

### Concurrency Determination Statement

The Villages has removed existing manufactured homes on three (3) of the lots in a historic section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot (the two homes on Aloha Way have 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 0.64 ± 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**

<b>Subject Properties</b>	Lake County Medium Urban Density
<b>Future Land Use of Adjacent Properties</b>	
<b>West</b>	Lake County Medium Urban Density
<b>East</b>	Lake County – Medium Urban Density
<b>North</b>	Lake County Medium Urban Density
<b>South</b>	Lake County Medium Urban Density

**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 2016-12, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the April 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-12 by a vote of 3-0.

At the May 2, 2016 meeting, the **Local Planning Agency** voted 5-0 for approval of Ordinance 2016-12.

At the May 2, 2016 meeting, the **Town Commission** voted 5-0 for approval of Ordinance 2016-12 upon First Reading.

---

FISCAL IMPACT: \$ \_\_\_\_\_

Capital Budget       Operating       Other

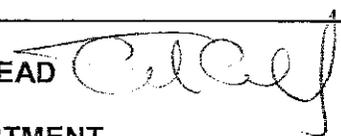
---

ATTACHMENTS:     Ordinance(s)     Resolution     Budget Resolution

Other

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

---

DEPARTMENT HEAD 

Submitted *s/a/l/c*

Date

*5-9-2016*  
FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER 

Approved Agenda Item for: *5-16-16*

Date

---

BOARD ACTION:     Approved as Recommended       Disapproved

Tabled Indefinitely

Continued to Date Certain *w/6/16*

*PER APPLICANT REQUEST*

Approved with Modification

*CC: THAD - L.M. ✓*



**L-12**

## **TOWN COMMISSION AGENDA ITEM**

REQUESTED COMMISSION MEETING DATE: JUNE 6, 2016 – Second/Final Reading

*Continued from the May 16, 2016 Meeting*

---

**SUBJECT:** Ordinance 2016-13 - Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for 5 lots consisting of approximately 0.64 +/- acres of land which are located within Orange Blossom Gardens Units 1, 3, and 3.1B, Referenced by Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921.

**DEPARTMENT:** GROWTH MANAGEMENT

---

### **STAFF RECOMMENDED MOTION:**

Staff Recommends approval of Ordinance No. 2016-13, rezoning 0.64 ± Acres of Property consisting of 5 lots – Located within Orange Blossom Gardens Units 1, 3, and 3.1B within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8).

---

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed an application to rezone properties consisting of 5 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The application involves rezoning 0.64 +/- 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:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

The Rezoning application was received on Monday, February 29, 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 (70) within 150' of the property of the proposed annexation were mailed on Thursday, March 24, 2016. The properties were also posted Thursday, March 24, 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**

<b>Subject Property</b>	Lake County Residential Medium (RM)
<b>Zoning of Adjacent Properties</b>	
<b>West</b>	Lake County Residential Medium (RM)
<b>East</b>	Lake County Residential Medium (RM)
<b>North</b>	Lake County Residential Medium (RM)
<b>South</b>	Lake County Residential Medium (RM)

**Past Actions:**

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-13, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the April 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-13 by a vote of 3-0.

At the May 2, 2016 meeting, the **Town Commission** voted 5-0 for approval of Ordinance 2016-13 upon First Reading.

At the May 16, 2016 meeting, Ordinance 2016-13 was tabled until the June 6, 2016 meeting.

---

FISCAL IMPACT: \$ \_\_\_\_\_

Capital Budget

Operating

Other

---

ATTACHMENTS:  Ordinance(s)  Resolution  Budget Resolution

Other

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

---

DEPARTMENT HEAD

*[Handwritten signature]*

Submitted 5/31/16

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER

*[Handwritten signature]*

Approved Agenda Item for: 6/6/16

Date

---

BOARD ACTION:  Approved as Recommended

Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved with Modification

**ORDINANCE NO. 2016-13**

**AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY BEING 0.64 ± ACRES OF LAND OWNED BY THE VILLAGES OF LAKE-SUMTER, INC., JOHN AND PATRICIA PORTO, AND PAMELA A. BARSNESS; REFERENCED BY ALTERNATE KEYS 1482461, 2717963, 2717831, 2665947 , 1483921, 5 LOTS, WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNIT 1, 3, AND 3.1B WITHIN LAKE COUNTY, FLORIDA; REZONING SUBJECT PROPERTY FROM LAKE COUNTY RESIDENTIAL MEDIUM (RM) TO LADY LAKE MIXED RESIDENTIAL MEDIUM DENSITY (MX-8); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.**

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

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

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

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

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

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

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

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

**PASSED AND ORDAINED** this **6th** day of **June, 2016**, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second/Final Reading.

**TOWN OF LADY LAKE, FLORIDA**

---

Ruth Kussard, Mayor

ATTEST:

---

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

---

Derek Schroth, Town Attorney

**EXHIBIT "A"**  
**Legal Descriptions and Map**

Parcel ID #: 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.

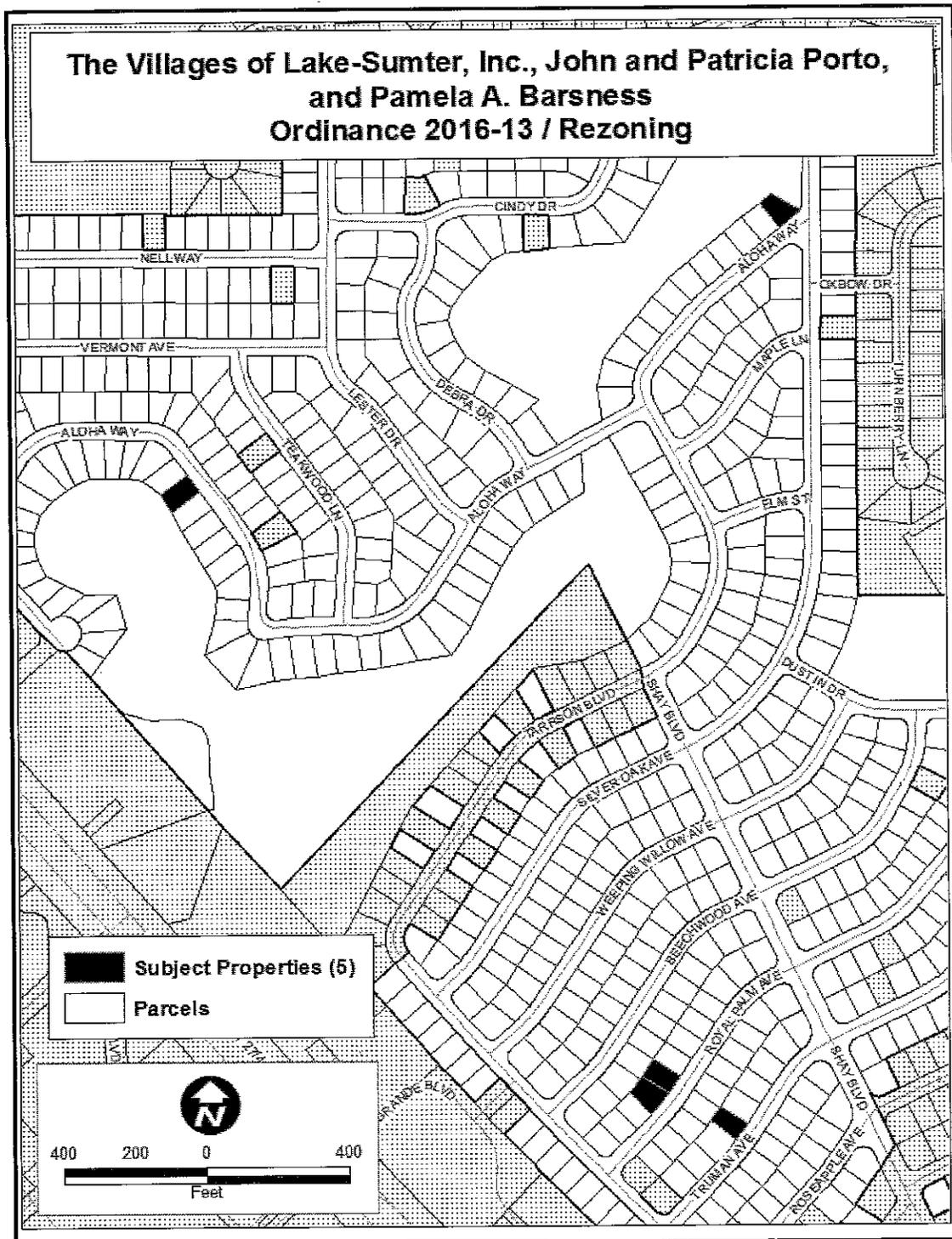
Parcel ID #: 06-18-24-0350-000-19400; Lot 194, Unit 3-IB, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

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.



**TOWN OF LADY LAKE  
REZONING APPLICATION**

Alternate Key Number See attached list.

1. Owner's Name: The Villages of Lake-Sumter, Inc./John and Patricia Porto/Patricia A. Barsness  
Mailing Address: 1020 Lake Sumter Landing, The Villages, FL 32162/500 Elm  
Street Ext U 14-3, North Haven, CT 06473/803 Aloha Way, LadyLake, FL 32159  
Email Address: See below.  
Telephone #: See below.
2. Applicant's Name: The Villages of Lake-Sumter, Inc. - Martin L. Dzuro, VP  
Mailing Address: 1045 Lake Sumter Landing, The Villages, FL 32162  
Email Address: marty.dzuro@thevillages.com  
Telephone #: (352) 753-6262
3. Applicant is: Owner  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: 27,844 Square feet                      Acres 0.64
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

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: 2/24/16

Received by: T. Carroll

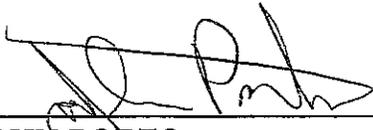
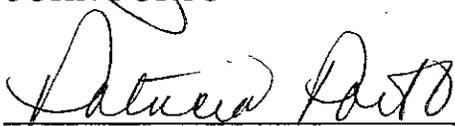
Annexation and Rezoning

Fees Paid: \$2,500

**CONSENT AND DESIGNATION OF AGENT**

The undersigned, JOHN PORTO and PATRICIA PORTO, as Owners of Lot 74, Orange Blossom Gardens, Unit 1, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida, hereby designate Martin L. Dzuro, Vice President of The Villages of Lake-Sumter, Inc., a Florida corporation, as its Agent, and authorizes him to execute all documents on their behalf in their Application for Annexation from Lake County into the Town of Lady Lake, a Small Scale Comprehensive Plan and Rezoning, and for submission of the Property for those purposes as set forth in the documents rendered in that process.

Dated this 10<sup>th</sup> day of February, 2016.

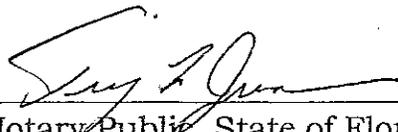
  
\_\_\_\_\_  
JOHN PORTO  
  
\_\_\_\_\_  
PATRICIA PORTO

STATE OF FLORIDA  
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 10 day of February, 2016, by JOHN PORTO and PATRICIA PORTO, who produced Conn. Drivers License as identification or who are personally known to me.



Terry L. Jensen  
State of Florida  
MY COMMISSION # FF 140287  
Expires: August 22, 2018

  
\_\_\_\_\_  
Notary Public, State of Florida  
Terry L. Jensen  
Printed Name  
My Commission Expires: Aug 22, 2018

(SEAL)

**CONSENT AND DESIGNATION OF AGENT**

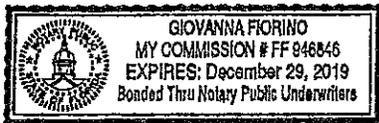
The undersigned, PAMELA A. BARSNESS, as Owners of Lot 194 Orange Blossom Gardens, Unit 3-1B, according to the plat thereof recorded in Plat Book 25, Pages 33, Public Records of Lake County, Florida, hereby designate Martin L. Dzuro, Vice President of The Villages of Lake-Sumter, Inc., a Florida corporation, as its Agent, and authorizes him to execute all documents on their behalf in their Application for Annexation from Lake County into the Town of Lady Lake, a Small Scale Comprehensive Plan and Rezoning, and for submission of the Property for those purposes as set forth in the documents rendered in that process.

Dated this 25 day of February, 2016.

Pamela A. Barsness  
PAMELA A. BARSNESS

STATE OF FLORIDA  
COUNTY OF ~~SUMTER~~ Lake

The foregoing instrument was acknowledged before me this 25 day of February, 2016, by PAMELA A. BARSNESS, who produced FL Driver's License as identification or who is personally known to me.



(SEAL)

Giovanna Fiorino  
Notary Public, State of Florida  
Giovanna Fiorino  
Printed Name  
My Commission Expires: 12/29/19

**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 21<sup>st</sup> day of Feb., 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.

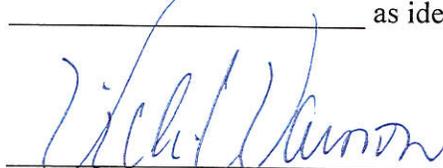
  
Notary Public  
Vicki C. Varnon



Exhibit A

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

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.

90,000

Prepared by and return to:  
Gary Fuchs/cps  
Attorney at Law  
McLin & Burnsed PA  
1028 Lake Sumter Landing  
The Villages, FL 32162  
File No.: B00303

RETURN  
Paid \_\_\_\_\_  
Doc \_\_\_\_\_  
Int \_\_\_\_\_  
Total \_\_\_\_\_

[Space Above This Line For Recording Data]

### Warranty Deed

This Warranty Deed made this 14th day of February, 2014 between Collin Priestley, whose post office address is #2 West 2nd St., Media, PA 19063 and Kristin Priestley, whose post office address is 412 W. State St., Apt. #1. Media, PA 19063, grantors, and John Porto and Patricia Porto, husband and wife, whose post office address is 500 Elm Street Ext Unit 14-3, North Haven, CT 06473 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 grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in Lake County Florida to-wit:

PARCEL ID #: 0618240100-000-07400

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.

Together with the Manufactured Home, bearing VIN # 02630183 AK & BK thereon. The Titles have been retired.

This property does not constitute either the residence or the homestead of either Grantor named above as the same is defined by the Constitution or the laws 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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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, 2013.

IN WITNESS WHEREOF, grantors have hereunto set grantors' hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: KEVIN QUINN

[Signature: Collin Priestley]  
Collin Priestley

[Signature]  
Witness Name: Shilpa Brajan S

[Signature: Kristin Priestley]  
Kristin Priestley

State of Pennsylvania  
County of Delaware

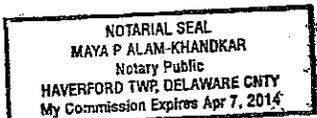
The foregoing instrument was acknowledged before me this 6th day of February, 2014 by Collin Priestley and Kristin Priestley, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: Maya P Alam-Khandkar

My Commission Expires: 4/7/2014



CFN 200511288  
Bk 02895 Pg 0357; (1pg)  
DATE: 07/20/2005 03:55:21 PM  
JAMES C. WATKINS, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 10.00  
DEED DOC 777.00

Prepared by and return to:  
R. Dewey Burnsed/mis  
Attorney at Law  
McLin & Burnsed PA  
1028 Lake Sumter Landing  
The Villages, FL 32162  
File No.: PV0742

10  
77  
787

[Space Above This Line For Recording Data]

### Warranty Deed

This Warranty Deed made this 14th day of July, 2005 between Lester K. Wortman, a married man, joined by his wife, Mary L. Wortman, whose post office address is 5 Gateshead Drive, Apt 212, Dunedin, FL 34698, grantor, and Pamela A. Barsness, a single woman, whose post office address is 22 Summerside Lane, Hyannis, MA 02601 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 #: 0618240350-000-19400

Lot 194, 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. A 1985 SHORLINE SHERWOOD 48' Manufactured Home, ID No. N12211, Title No. 22934874, and RP No. R198066. MK

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, 2004.

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:

Jana Popham  
Witness Name: Jana Popham

Lester K. Wortman (Seal)  
Lester K. Wortman

A. RENEE FLEISCH  
Witness Name: A. RENEE FLEISCH

Mary L. Wortman (Seal)  
Mary L. Wortman

State of Florida  
County of Pinellas

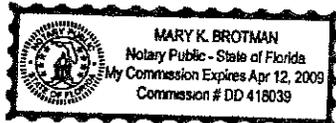
The foregoing instrument was acknowledged before me this 14th day of July, 2005 by Lester K. Wortman, a married man, joined by his wife, Mary L. Wortman, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Mary K. Brotman MK  
Notary Public, State of Florida

Printed Name: MARY K. BROTMAN

My Commission Expires: 4/12/09





Prepared by and return to:  
Gary Fuchs/tn  
Attorney at Law  
McLin Burnsed  
1028 Lake Sumter Landing  
The Villages, FL 32162  
File No.: P07618

Rec 10  
Doc \_\_\_\_\_  
Int \_\_\_\_\_  
Date \_\_\_\_\_

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 10th day of December, 2015 between Elizabeth K. Miller, a single woman, whose post office address is 290 W. Calle Montero, Sahuarita, AZ 85629, grantor, and The Villages of Lake Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240300-000-11000

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.

Together with a 1985 SHORLINE Manufactured Home, ID# N12227A & # N12227B, Florida Title 41037285 & 41037286 bearing Real Property Decals # R224877 & # R224878 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:

Teresa Norvell  
Witness Name: Teresa Norvell

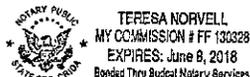
Elizabeth K. Miller  
Elizabeth K. Miller

June Brine  
Witness Name: June Brine

State of Florida  
County of Lake

The foregoing instrument was acknowledged before me this 9th day of December, 2015 by Elizabeth K. Miller, a single woman, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Teresa Norvell  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

105000



Prepared by and return to: Gary Fuchs/sss Attorney at Law McLin Burnsed 1028 Lake Sumter Landing The Villages, FL 32162 File No.: P08192

Exh \_\_\_\_\_  
Rec 0  
Dup \_\_\_\_\_  
Int \_\_\_\_\_  
Toll \_\_\_\_\_

[Space Above This Line For Recording Data]

### Warranty Deed

This Warranty Deed made this 27th day of January, 2016 between Luigi Tortu and Theresa Tortu, husband and wife, whose post office address is 13517 NE 86th Court, Apt 125, Lady Laka, 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 #: 0618240300-000-11100

Lot 111, ORANGE BLOSSOM GARDENS UNIT NO. 3, according to the map or plat thereof as recorded in Plat Book 23, Page 27, Public Records of Lake County, Florida.

Together with a 1984 PALM Manufactured Home, ID# 23630124AT & # 23630124BT, Florida Title 20621195 & 22532318 bearing Real Property Decals # R079979 & # R079980 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:

[Signature]  
Witness Name: Rene Webster

[Signature]  
Witness Name: Stacy Spears

[Signature]  
Luigi Tortu

[Signature]  
Theresa Tortu

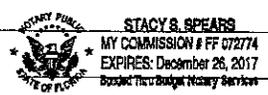
State of Florida  
County of Lake

The foregoing instrument was acknowledged before me this 27th day of January, 2016 by Luigi Tortu and Theresa Tortu, husband and wife, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: STACY S. SPEARS  
My Commission Expires: December 26, 2017



72000 

Prepared by and return to:  
Gary Fuchs/jg  
Attorney at Law  
McLin Burnsed  
1028 Lake Sumter Landing  
The Villages, FL 32162  
File No.: P08061

Est \_\_\_\_\_  
Rec 10  
Doc \_\_\_\_\_  
Int \_\_\_\_\_  
Total \_\_\_\_\_

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 22nd day of December, 2015 between Herman Guenot, a single man, whose post office address is 11017 SE 174th Lane, Summerfield, FL 34491, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240300-000-13100

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.

Together with the Manufactured Home, bearing VIN # 0261258K thereon. The Titles have been retired.

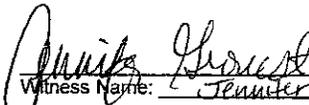
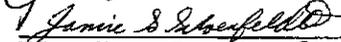
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

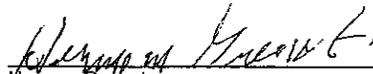
TO HAVE AND TO HOLD, the same in fee simple forever.

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:

  
Witness Name: Jennifer Grovesku  
  
Witness Name: JANICE S. SCHUEFELDT

  
Herman Guenot

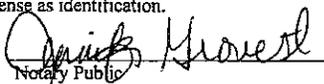
State of Florida  
County of Lake

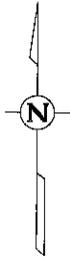
The foregoing instrument was acknowledged before me this 22nd day of December, 2015 by Herman Guenot, a single man, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

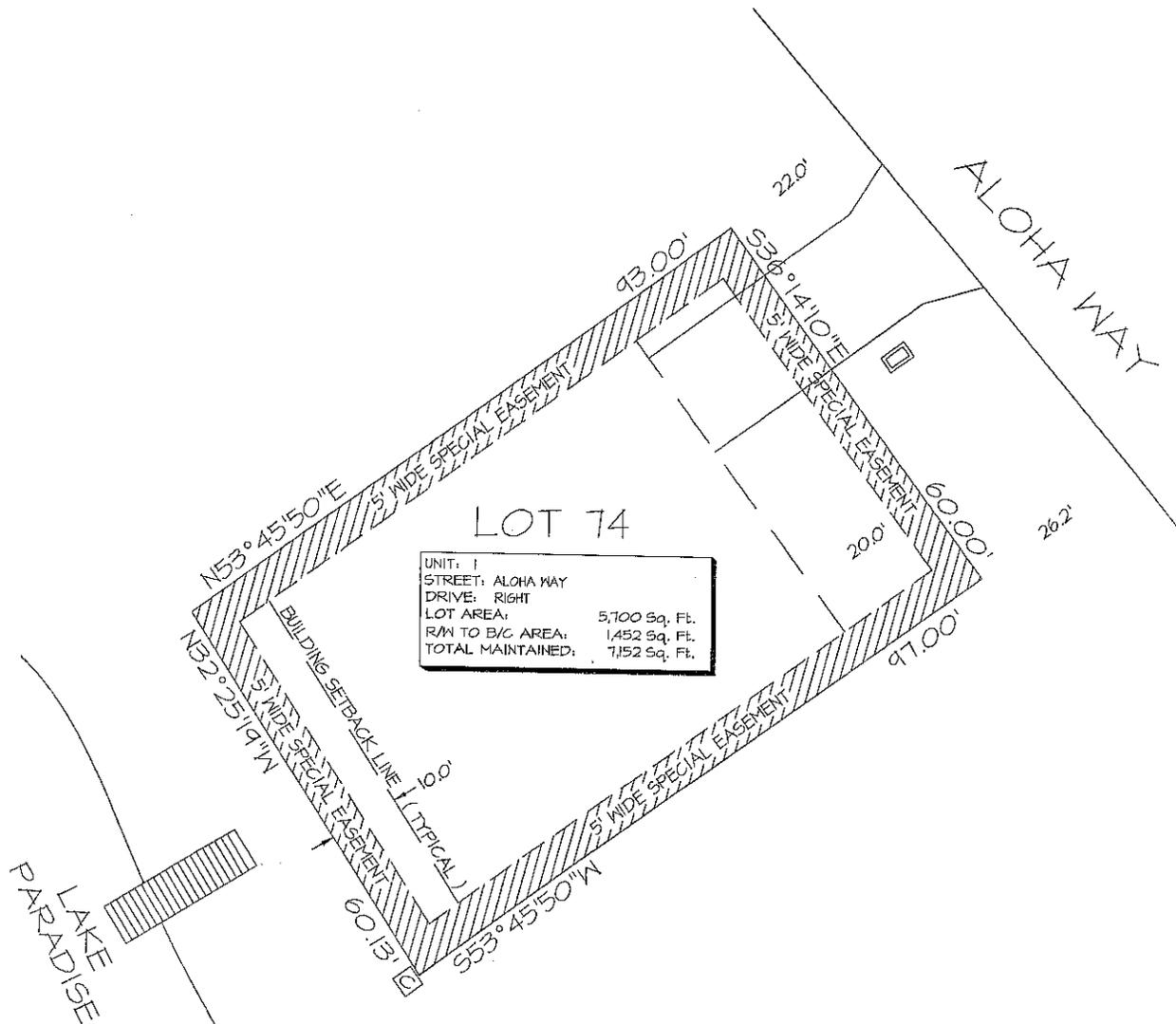


JENNIFER GROVESTEEEN  
MY COMMISSION # FF 907224  
EXPIRES: December 5, 2019  
Bonded Third Budget Notary Service

  
Notary Public  
Printed Name: Jennifer Grovesku  
My Commission Expires: 12/5/2019



SCALE: 1/16"=1'



UNIT: 1  
 STREET: ALOHA WAY  
 DRIVE: RIGHT  
 LOT AREA: 5,700 Sq. Ft.  
 R/W TO B/C AREA: 1,452 Sq. Ft.  
 TOTAL MAINTAINED: 7,152 Sq. Ft.

- LEGEND:**
- WATER METER
  - IRRIGATION METER
  - STREET LIGHT
  - INDICATES PLAT
  - INDICATES MEASURED
  - CABLE T.V. PEDESTAL / 7" OR 9" ROUND
  - TELEPHONE PEDESTAL / 4" OR 12" ROUND
  - ELECTRIC PEDESTAL / 20"X20" PAD
  - ELECTRIC TRANSFORMER / 3'X3' PAD
  - ELECTRIC FEED THROUGH CABINET
  - UTILITY VAULT
  - WATER VALVE
  - FIRE HYDRANT
  - STORM INLET
  - VALLEY GUTTER INLET
  - CATCH BASIN
  - MANHOLE
  - LINE EXTENDER PEDESTAL / 12"X30"X14"
  - TRUNK-AMP PEDESTAL / 17"X30"X14"
  - SWITCH GEAR / 7' X 7'
  - POWER SUPPLY / 20"X28"X56"
  - BOARD / STOCKADE / PVC FENCE

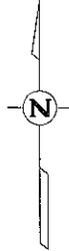
NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION, TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE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

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

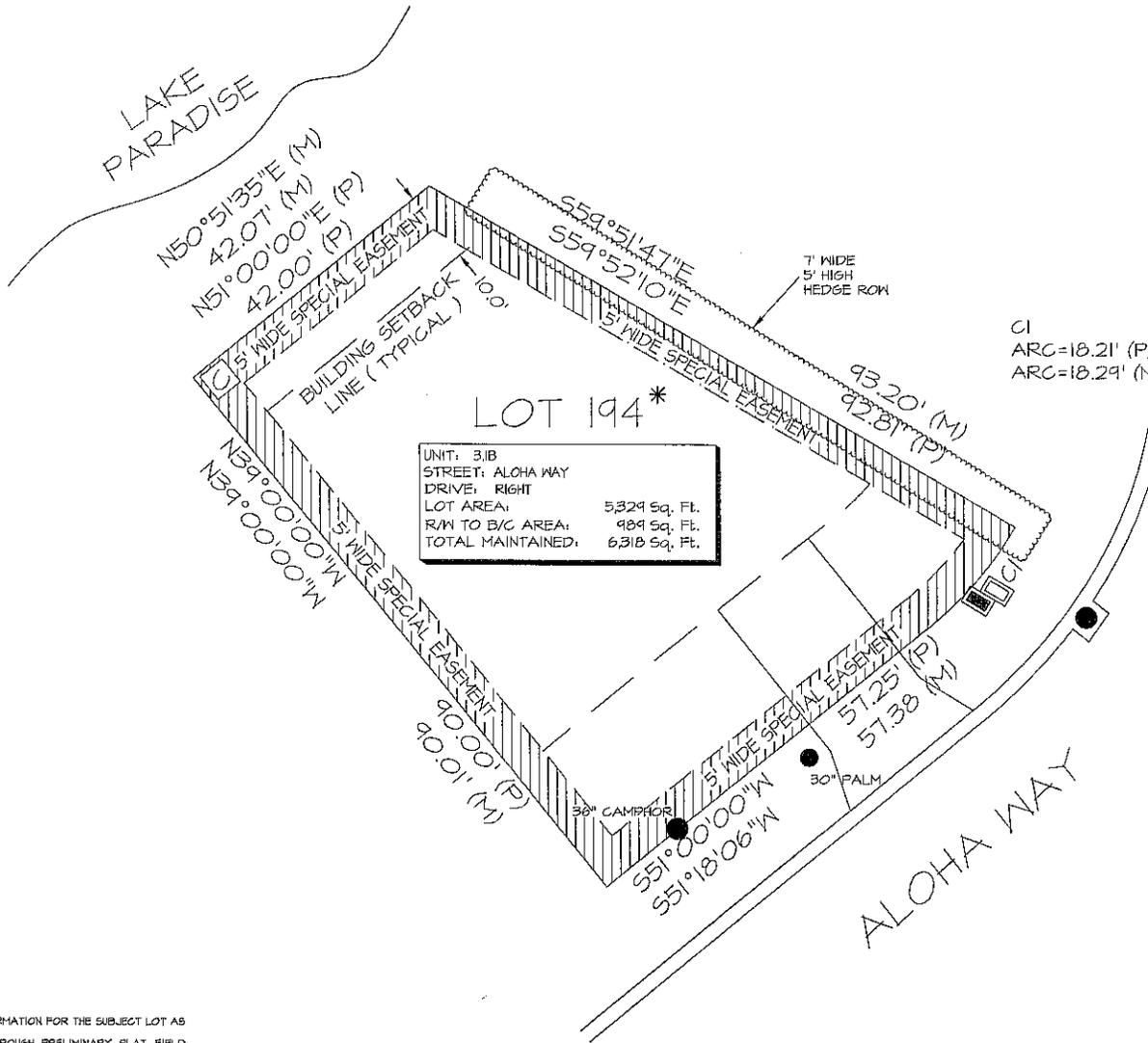
**The Villages**  
 Arnett  
 Environmental, LLC

CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

1008 Lake Summit Road, The Villages, FL 32162  
 Phone: (352) 252-2217 Fax: (352) 252-2220  
 Website: ArnettEnvironmental.com



SCALE: 1/16"=1'



- LEGEND:**
- WATER METER
  - IRRIGATION METER
  - STREET LIGHT
  - (P) INDICATES PLAT
  - (M) INDICATES MEASURED
  - CABLE TV PEDESTAL / 7" OR 9" ROUND
  - TELEPHONE PEDESTAL / 4" OR 12" ROUND
  - ELECTRIC PEDESTAL / 20"x20" PAD
  - ELECTRIC TRANSFORMER / 3'x3' PAD
  - ELECTRIC FEED THROUGH CABINET
  - UTILITY VAULT
  - WATER VALVE
  - FIRE HYDRANT
  - STORM INLET
  - VALLEY GUTTER INLET
  - CATCH BASIN
  - MANHOLE
  - LINE EXTENDER PEDESTAL / 12"x30"x14"
  - TRUNK-AND PEDESTAL / 11"x30"x14"
  - SWITCH GEAR / 7' X 7'
  - POWER SUPPLY / 20"x28"x58"
  - BOARD / STOCKADE / PVC FENCE

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

\* SPECIAL FLOOR PLAN HOME SITE

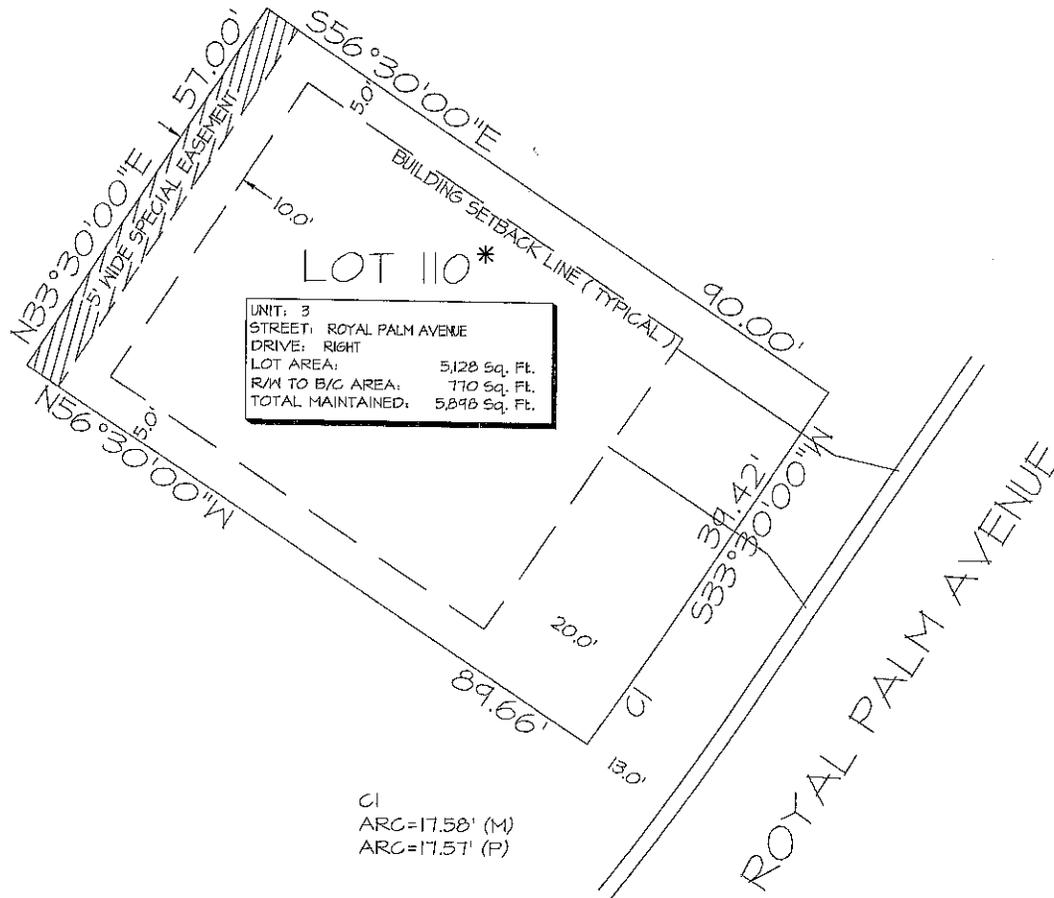
THIS IS NOT A SURVEY  
 THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.  
 THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT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

CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**The Villages**  
  
**Arnett**  
 Environmental, LLC  
1039 Lake Sumter Landings The Villages, FL 32159  
 Tel No: (352) 324-7474 Fax No: (352) 324-7484  
 Certificate of Authorization Number: 27486



SCALE: 1/16"=1'



UNIT: 3  
 STREET: ROYAL PALM AVENUE  
 DRIVE: RIGHT  
 LOT AREA: 5,128 Sq. Ft.  
 R/W TO B/C AREA: 770 Sq. Ft.  
 TOTAL MAINTAINED: 5,898 Sq. Ft.

CI  
 ARC=17.58' (M)  
 ARC=17.51' (P)

- LEGEND**
- WATER METER
  - IRRIGATION METER
  - STREET LIGHT
  - INDICATES PLAT
  - INDICATES MEASURED
  - CABLE T.V. PEDESTAL / 7' OR 9' ROUND
  - TELEPHONE PEDESTAL / 4' OR 12' ROUND
  - ELECTRIC PEDESTAL / 20'X20' PAD
  - ELECTRIC TRANSFORMER / 3X3' PAD
  - ELECTRIC FEED THROUGH CABINET
  - UTILITY VAULT
  - WATER VALVE
  - FIRE HYDRANT
  - STORM INLET
  - VALLEY GUTTER INLET
  - CATCH BASIN
  - MANHOLE
  - LINE EXTENDER PEDESTAL / 12'X30'X14"
  - TRUNK-AMP PEDESTAL / 17'X30'X14"
  - SWITCH GEAR / 7' X 7'
  - POWER SUPPLY / 20'X28'X55"
  - BOARD / STOCKADE / PVC FENCE

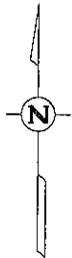
NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION TELEPHONES, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE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

\* SPECIAL FLOOR PLAN HOME SITE

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

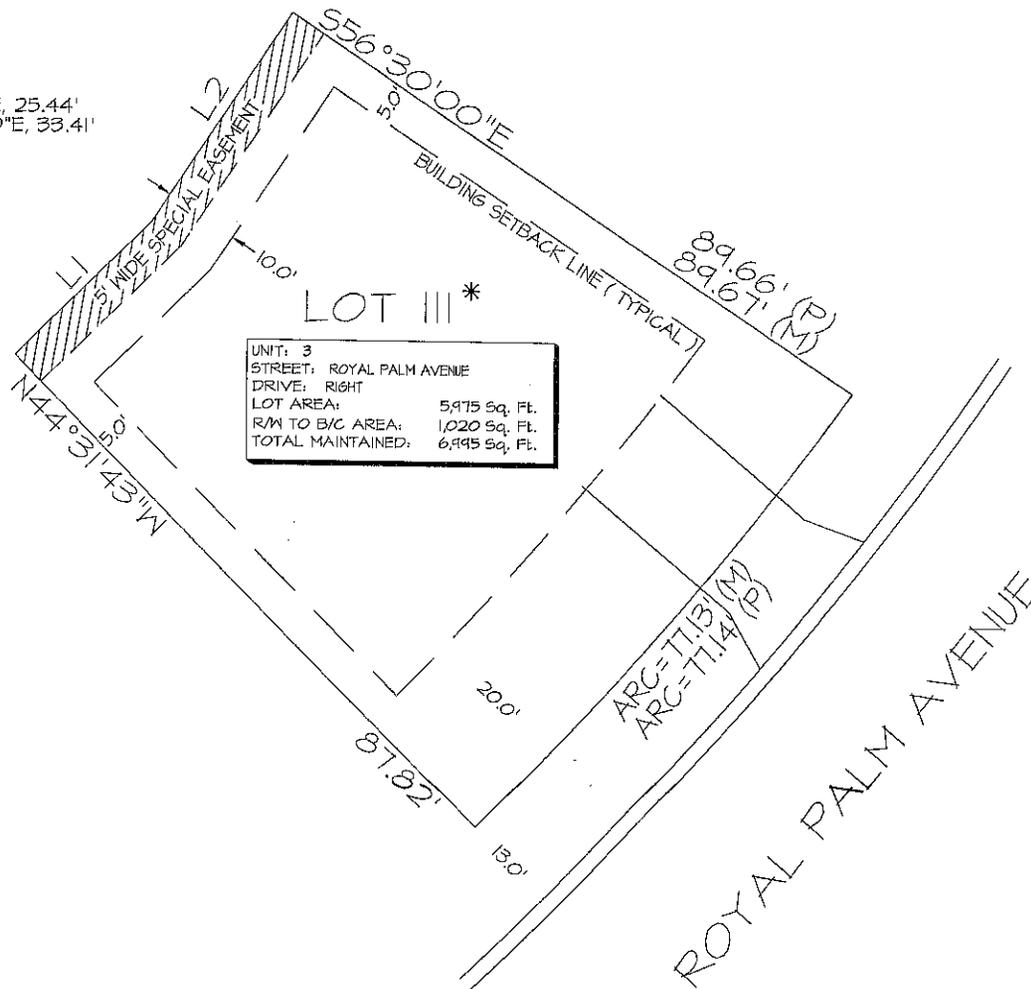
**The Villages**  
  
**Arnett**  
 ENVIRONMENTAL, LLC  
 1500 Lake Sumter Landing, The Villages, FL 32162  
 TEL: 352/393-4747 FAX: 352/393-1200  
 C: 352/393-1200  
 C: 352/393-1200  
 C: 352/393-1200

CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



SCALE: 1/16"=1'

L1=N45°28'17"E, 25.44'  
L2=N33°30'00"E, 33.41'



LOT III \*

UNIT: 3  
STREET: ROYAL PALM AVENUE  
DRIVE: RIGHT  
LOT AREA: 5,975 Sq. Ft.  
R/W TO B/C AREA: 1,020 Sq. Ft.  
TOTAL MAINTAINED: 6,995 Sq. Ft.

- LEGEND**
- WATER METER
  - ⊠ IRRIGATION METER
  - ⊕ STREET LIGHT
  - (P) INDICATES FLAT
  - (M) INDICATES MEASURED
  - ⊠ CABLE T.V. PEDESTAL / 7" OR 9" ROUND
  - ⊠ TELEPHONE PEDESTAL / 4" OR 12" ROUND
  - ⊠ ELECTRIC PEDESTAL / 20"X20" PAD
  - ⊠ ELECTRIC TRANSFORMER / 3'X3' PAD
  - ⊠ ELECTRIC FEED THROUGH CABINET
  - ⊠ UTILITY VAULT
  - ⊠ WATER VALVE
  - ⊠ FIRE HYDRANT
  - ⊠ STORM INLET
  - ⊠ VALLEY GUTTER INLET
  - ⊠ CATCH BASIN
  - MANHOLE
  - ⊠ LINE EXTENDER PEDESTAL / 12"X30"X14"
  - ⊠ TRUNK-AMP PEDESTAL / 11"X30"X14"
  - ⊠ SWITCH GEAR / 1' X 7'
  - ⊠ POWER SUPPLY / 20"X28"X58"
  - ⊠ BOARD / STOCKADE / PVC FENCE

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

\* SPECIAL FLOOR PLAN HOME SITE

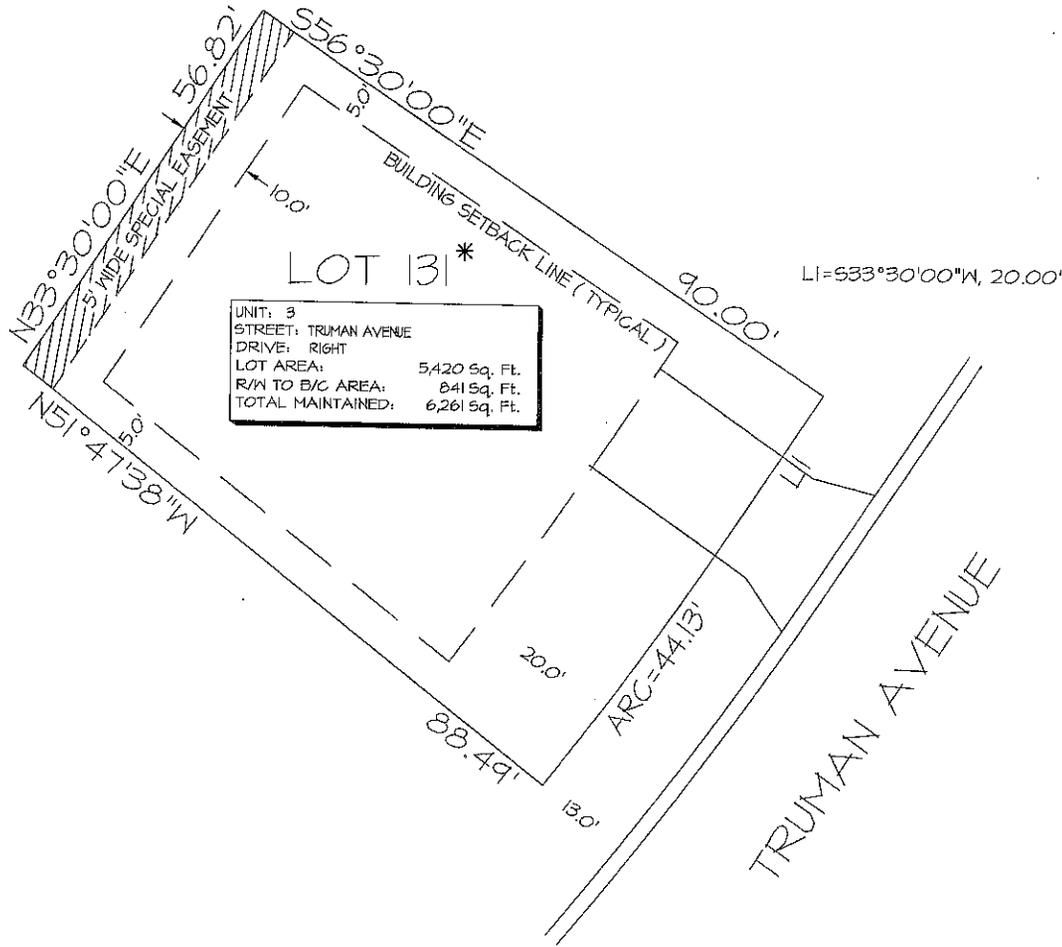
**THIS IS NOT A SURVEY**  
THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.  
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT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

**The Villages**  
ARNETT  
ENVIRONMENTAL LLC  
1034 Lake Avenue Landng The Villages, FL 32163  
Tel No. 352/293-4747 Fax No. 352/758-1250  
Cedric@a4.com/cedric@arnett.com 2/2005

CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



SCALE: 1/16"=1'



**LEGEND:**

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

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

\* SPECIAL FLOOR PLAN HOME SITE

**THIS IS NOT A SURVEY**

THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.

THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).

THE VILLAGES OF LAKE-SUNTER, INC., ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

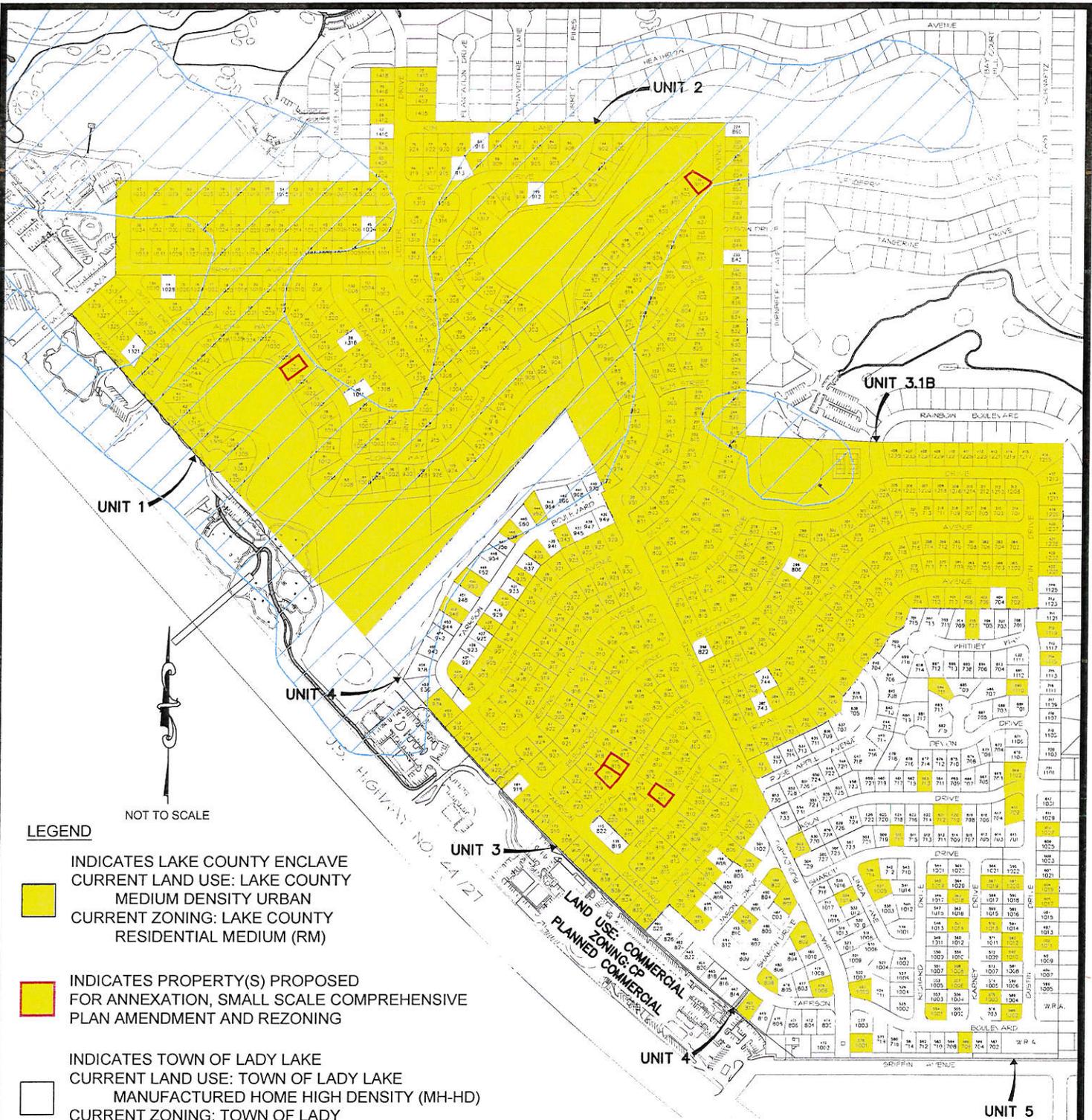
CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**The Villages**  
 RESORTS  
**Arnett**  
 Environmental, LLC

1029 Lake Sunter Landing, The Villages, FL 32159  
 Tel: 352-329-4147 Fax: 352-329-4200  
 Equal Opportunity Employer

List No.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG1	74		1026 Aloha Way	1482461	18/9
2	OBG3-1B	194		803 Aloha Way	2717963	25/33
3	OBG3	110		815 Royal Palm Avenue	2717831	23/27-29
4	OBG3	111		817 Royal Palm Avenue	2665947	23/27-29
5	OBG3	131		811 Truman Avenue	1483921	23/27-29



NOT TO SCALE

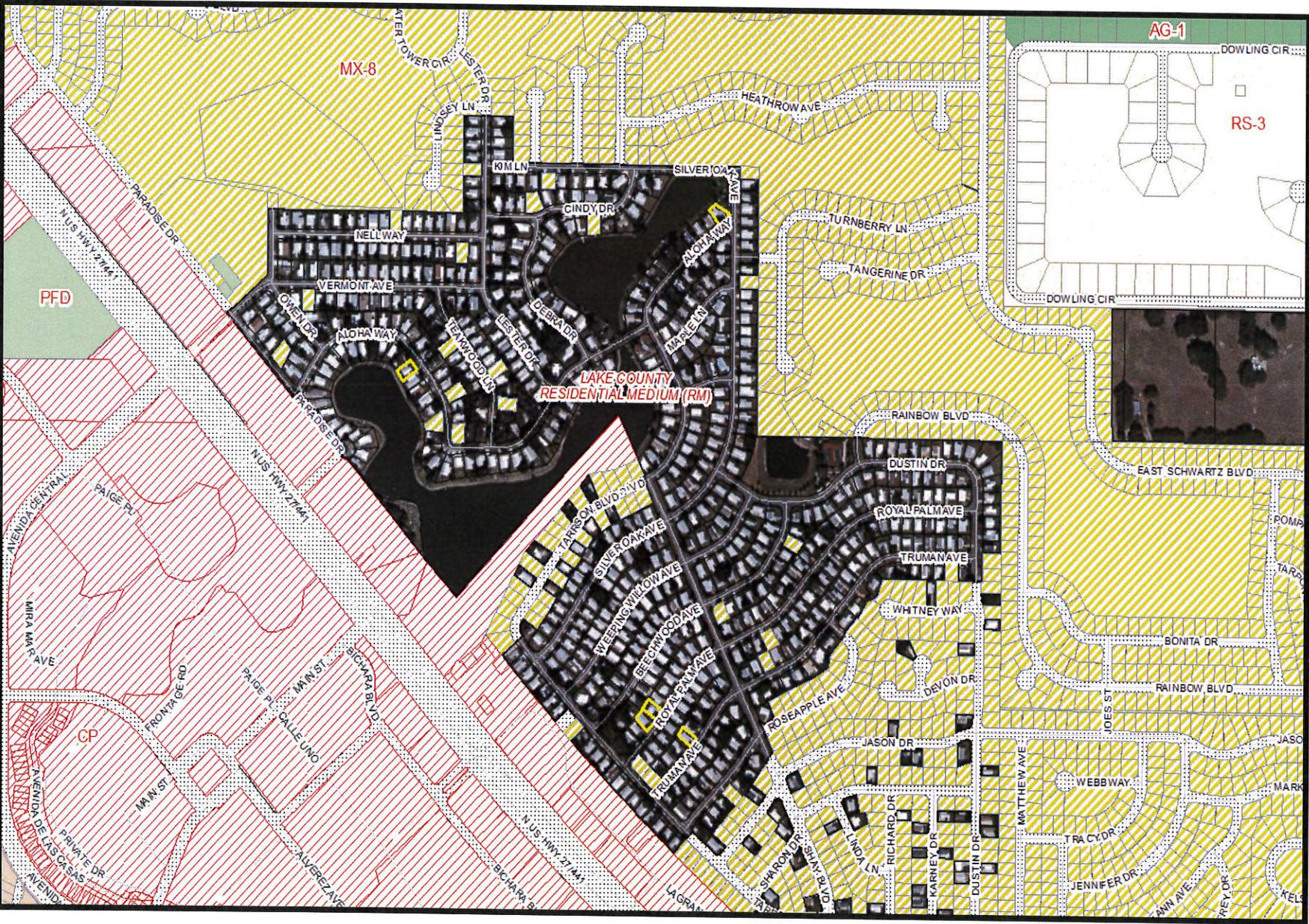
**LEGEND**

- 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  
FEBRUARY 29, 2016**

# ZONING MAP



1 been included as part of the Small Scale Comprehensive Plan Amendment Application, which the  
2 applicant submitted to explain expected impacts on Town Services.

3  
4 The subject properties involve approximately 0.64 ± acres lie in Section 06, Township 18 South,  
5 Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as  
6 follows:  
7

8 **Future Land Use**

<b>Subject Properties</b>	Lake County Medium Urban Density
<b>Future Land Use of Adjacent Properties</b>	
<b>West</b>	Lake County Medium Urban Density
<b>East</b>	Lake County – Medium Urban Density
<b>North</b>	Lake County Medium Urban Density
<b>South</b>	Lake County Medium Urban Density

9  
10 **Comments:**

- 11  
12 1) Annexation and Rezoning Applications have been submitted concurrently with this  
13 Small Scale Future Land Use Amendment Application.  
14  
15 2) In accordance to the Interlocal Agreement for Building Permits & Inspections Section  
16 2). A., executed on June 23, 2015, if the Villages has applied for annexation, then the  
17 Town can issue building permits located within the unincorporated area.  
18  
19 3) Project will be required to adhere to St. John's River Water Management District  
20 guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels  
21 within Special Flood Hazard Areas.  
22

23 The Technical Review Committee (TRC) members individually reviewed application for Ordinance  
24 No. 2016-12, and determined the application to be complete and ready for transmittal to the  
25 Planning and Zoning Board. The Local Planning Agency is scheduled to consider Ordinance No.  
26 2016-12 on Monday, May 2, 2016, at 5:30 p.m. The Town Commission is scheduled to consider  
27 Ordinance 2016-12 for first reading on Monday, May 2, 2016 at 6:00 p.m. The second/final reading  
28 will be held on Monday, May 16, 2016 at 6:00 p.m.

29  
30 Chairperson Gauder asked if there were any comments or questions from the Board or the audience,  
31 and hearing none, asked for a motion.  
32

33 *Upon a motion by Member Chiasson and a second by Member McKenzie, the Planning and*  
34 *Zoning Board recommended transmittal and approval of Ordinance No. 2016-12 to the Town*  
35 *Commission for consideration by the following roll call vote:*

36  
37 **MCKENZIE** **YES**  
38 **CHIASSON** **YES**  
39 **GAUDER** **YES**  
40

41 **4. Ordinance No. 2016-13 – Rezoning – The Villages of Lake-Sumter, Inc., John and**  
42 **Patricia Porto, and Pamela A. Barsness – Rezoning from Lake County Residential Medium**

**(RM) to Lady Lake Mixed Residential Medium Density (MX-8) – Property Being 0.64 +/- Acres of Land (Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921); Five Lots, which are Located within Orange Blossom Gardens Units 1, 3, And 3.1b (Wendy Then)**

Town Planner Wendy Then, presented the background summary for this agenda item (on file in the Clerk’s Office). She stated that the applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed an application to rezone properties consisting of five lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The application involves rezoning 0.64 +/- 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:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

The Rezoning application was received on Monday, February 29, 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 (70) within 150’ of the property of the proposed annexation were mailed on Thursday, March 24, 2016, and the properties were posted this same date. Ms. Then stated there have been no objections. There were two inquiries regarding annexation.

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**

<b>Subject Property</b>	Lake County Residential Medium (RM)
<b>Zoning of Adjacent Properties</b>	
<b>West</b>	Lake County Residential Medium (RM)
<b>East</b>	Lake County Residential Medium (RM)
<b>North</b>	Lake County Residential Medium (RM)
<b>South</b>	Lake County Residential Medium (RM)

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-13, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Town Commission is scheduled to consider Ordinance No. 2016-

1 13 for first reading on Monday, May 2, 2016 at 6:00 p.m. The second/final reading will be held on  
2 Monday, May 16, 2016 at 6:00 p.m.

3  
4 Chairperson Gauder asked if there were any comments or questions from the audience. Hearing  
5 none, he asked for a motion.

6  
7 *Upon a motion by Member McKenzie and a second by Member Chiasson, the Planning and*  
8 *Zoning Board recommended transmittal and approval of Ordinance No. 2016-13 to the Town*  
9 *Commission for consideration by the following roll call vote:*

10		
11	<i>MCKENZIE</i>	<i>YES</i>
12	<i>CHIASSON</i>	<i>YES</i>
13	<i>GAUDER</i>	<i>YES</i>
14		

15 **5. Ordinance No. 2016-14 – Large Scale Future Land Use Comprehensive Plan**  
16 **Amendment – Lady Lake Inc. – Changing from Lady Lake Mixed Residential Medium**  
17 **Density (MR-MD) to Lady Lake Commercial Tourist (CT) – Property Located at 609**  
18 **Highway 466 being 27.13 ± Acres of Land (Alternate Key #1120829) (Wendy Then)**

19  
20 Growth Management Director, Thad Carroll, presented the background summary for this agenda  
21 item (on file in the Clerk's Office). He stated that the applicant, Bret Jones, P.A., has filed an  
22 application on behalf of Lady Lake, Inc., to amend the Future Land Use designation of property  
23 (AK# 1120829) Located at 609 Highway 466, Being North of Highway 466, West of North Clay  
24 Avenue, and East of Rolling Acres Road, which includes 27.13± acres within Town of Lady Lake  
25 limits, from Mixed Residential Medium Density (MR-MD) to Commercial Tourist (CT).

26  
27 The Large Scale Future Land Use Map Amendment application was received on February 22, 2016,  
28 and has been reviewed and determined to be complete satisfying the necessary criteria as required to  
29 meet the requirements of the Land Development Regulations (LDRs) as well as the adopted  
30 Comprehensive Plan, and is ready for transmittal to the Town Commission, pending a  
31 recommendation from the Planning and Zoning Board.

32  
33 Notices to inform the surrounding property owners (17) within 150' of the property of the proposed  
34 amendment were mailed on Monday, March 28, 2016 and the property was posted this same date.

35  
36 The conceptual bubble plan submitted by Riddle Newman Engineering, Inc., highlights the  
37 proposed park facility and included the general area of where the amenities will be placed in the  
38 park, as well as the street network and water retention area.

39  
40 Impact on Town Services

41  
42 **Potable Water-**

- 43 ♦ Potable Water Systems – CUP allocation of 1.18 million gpd (2016)
- 44 ♦ Current water systems usage – 697,461 gpd
- 45 ♦ Demand Contingent on Occupants of Development (482,539 gdp available)
- 46 ♦ Estimated consumption 28,000 gpd

47  
48 **Sewer** -The applicant has proposed to utilize the existing onsite sewer plant; no additional impact to  
49 the Town of Lady Lake.



## TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 2, 2016 – First Reading

---

**SUBJECT:** Ordinance 2016-13 - Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for 5 lots consisting of approximately 0.64 +/- acres of land which are located within Orange Blossom Gardens Units 1, 3, and 3.1B, Referenced by Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921.

**DEPARTMENT:** GROWTH MANAGEMENT

---

### STAFF RECOMMENDED MOTION:

Staff Recommends approval of Ordinance No. 2016-13, rezoning 0.64 ± Acres of Property consisting of 5 lots – Located within Orange Blossom Gardens Units 1, 3, and 3.1B within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8).

---

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed an application to rezone properties consisting of 5 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The application involves rezoning 0.64 +/- 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:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

The Rezoning application was received on Monday, February 29, 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 (70) within 150' of the property of the proposed annexation were mailed on Thursday, March 24, 2016. The properties were also posted Thursday, March 24, 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

<b>Subject Property</b>	Lake County Residential Medium (RM)
<b>Zoning of Adjacent Properties</b>	
<b>West</b>	Lake County Residential Medium (RM)
<b>East</b>	Lake County Residential Medium (RM)
<b>North</b>	Lake County Residential Medium (RM)
<b>South</b>	Lake County Residential Medium (RM)

### Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-13, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the April 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-13 by a vote of 3-0.

### Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-13 for second and final reading on Monday, May 16, 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 *4/25/16*      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: *4.2.16*      Date

*4/25/16*

*4/26/16*

BOARD ACTION:     Approved as Recommended     Disapproved  
*VINYLIC 5-0*

Tabled Indefinitely     Continued to Date Certain

Approved with Modification

cc: THAD - b.n.

The subject properties involve approximately 0.64 ± 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
<b>Future Land Use of Adjacent Properties</b>	
West	Lake County Medium Urban Density
East	Lake County Medium Urban Density
North	Lake County Medium Urban Density
South	Lake County Medium Urban Density

Comments:

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

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-12, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the April 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-12 by a vote of 3-0. The Local Planning Agency considered this ordinance at an earlier meeting today and voted 5-0 for approval. The Town Commission is scheduled to consider Ordinance No. 2016-12 for second/final reading on Monday, May 16, 2016 at 6:00 p.m. He stated Martin Dzuro is present to answer any questions.

Mayor Kussard asked if anyone had any questions or comments, and hearing none, asked for a motion.

*Upon a motion by Commissioner Holden and seconded by Commissioner Richards, the Commission approved the first reading of Ordinance No. 2016-12 by the following roll call vote:*

HOLDEN	YES
VINCENT	YES
HANNAN	YES
RICHARDS	YES
KUSSARD	YES

**9. Ordinance No. 2016-13 – First Reading – Rezoning – The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for Five (5) Lots of Approximately 0.64 +/- Acres – Located within Located Within Orange Blossom Gardens Units 1, 3, And 3.1b. (Thad Carroll)**

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed an application to rezone properties consisting of five lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The application involves rezoning 0.64 +/- 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. Staff recommends approval of this ordinance. The proposed properties are as follows:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

The Rezoning application was received on Monday, February 29, 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.

Mr. Carroll reported that notices to inform the surrounding property owners (70) within 150' of the property of the proposed annexation were mailed on Thursday, March 24, 2016, and the properties were posted this same date.

The current zoning map was shown. 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)
<b>Zoning of Adjacent Properties</b>	
West	Lake County Residential Medium (RM)
East	Lake County Residential Medium (RM)
North	Lake County Residential Medium (RM)
South	Lake County Residential Medium (RM)

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-13, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the April 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-13 by a vote of 3-0. The Town Commission is scheduled to consider Ordinance No. 2016-13 for second/final reading on Monday, May 16, 2016 at 6:00 p.m. He stated Martin Dzuro is present to answer any questions.

Mayor Kussard asked if anyone had any questions or comments, and hearing none, asked for a motion.

*Upon a motion by Commissioner Vincent and seconded by Commissioner Richards, the Commission approved the first reading of Ordinance No. 2016-13 by the following roll call vote:*

1	<i>HOLDEN</i>	<i>YES</i>
2	<i>VINCENT</i>	<i>YES</i>
3	<i>HANNAN</i>	<i>YES</i>
4	<i>RICHARDS</i>	<i>YES</i>
5	<i>KUSSARD</i>	<i>YES</i>

7 10. Ordinance No. 2016-14 First Reading Large Scale Future Land Use Comprehensive  
8 Plan Amendment Lady Lake Inc. from Lady Lake Mixed Residential Medium Density  
9 (MR-MD) to Lady Lake Commercial Tourist (CT) for Property Being 29.43 ± Acres of Land  
10 Located At 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and  
11 East of Rolling Acres Road (Thad Carroll)

12  
13 Town Attorney Derek Schroth read the ordinance by title only.

14  
15 Growth Management Director Thad Carroll gave the background summary for this agenda item (on  
16 file in the Clerk's office). He stated that the applicant, Bret Jones, P.A., has filed an application on  
17 behalf of Lady Lake, Inc., to amend the Future Land Use designation of property (AK# 1120829)  
18 located at 609 Highway 466, being north of Highway 466, west of North Clay Avenue, and east of  
19 Rolling Acres Road, which includes 29.43± acres within Town of Lady Lake limits, from Mixed  
20 Residential Medium Density (MR-MD) to Commercial Tourist (CT). He stated this property is  
21 also referenced as Recreation Plantation. The present use of the property is as a storage area and the  
22 proposed use is for a 232-unit RV park site with amenities. Staff's recommendation is for approval.

23  
24 A map and an aerial view of the property was shown, as were photos of the postings.

25  
26 The Large Scale Future Land Use Map Amendment application was received on February 22, 2016,  
27 and has been reviewed and determined to be complete satisfying the necessary criteria as required to  
28 meet the requirements of the Land Development Regulations (LDRs) as well as the adopted  
29 Comprehensive Plan, and is ready for transmittal to the Town Commission.

30  
31 The conceptual bubble plan submitted by Riddle Newman Engineering, Inc., highlights the  
32 proposed park facility and included the general area of where the amenities will be placed in the  
33 park, as well as the street network and water retention area.

34  
35 Mr. Carroll reviewed the impact on Town services as follows:

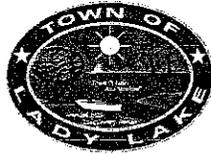
36 Potable Water

- 37
- 38
- 39 \* Potable Water Systems CUP allocation of 1.18 million gpd (2016)
- 40 \* Current water systems usage 697,461 gpd
- 41 \* Demand Contingent on Occupants of Development (482,539 gpd available)
- 42 \* Estimated consumption 28,000 gpd
- 43

44 Sewer The applicant has proposed to utilize the existing onsite sewer plant; no additional impact  
45 to the Town of Lady Lake (pending waiver to not connect).

46  
47 Schools Not factored for project no foreseen impact of students.

48  
49 Transportation Traffic Analysis indicates a that the proposed Future Land Use designation of CT  
50 RV Park, will generate 125 fewer a.m. peak hour trips and 164 fewer p.m. peak hour trips than the  
51 current MR-MD Designation assuming maximum potential under the Future Land Use  
52 Classification.



## TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 16, 2016 – Second/Final Reading

---

**SUBJECT:** Ordinance 2016-13 - Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for 5 lots consisting of approximately 0.64 +/- acres of land which are located within Orange Blossom Gardens Units 1, 3, and 3.1B, Referenced by Alternate Keys 1482461, 2717963, 2717831, 2665947, 1483921.

**DEPARTMENT:** GROWTH MANAGEMENT

---

### STAFF RECOMMENDED MOTION:

Staff Recommends approval of Ordinance No. 2016-13, rezoning 0.64 ± Acres of Property consisting of 5 lots – Located within Orange Blossom Gardens Units 1, 3, and 3.1B within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8).

---

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness, has filed an application to rezone properties consisting of 5 Lots located north of Griffin Avenue and northeast of North Highway 27/441 within the Orange Blossom Garden Subdivisions Units 1, 3, and 3.1B. The application involves rezoning 0.64 +/- 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:

- 1026 Aloha Way
- 803 Aloha Way
- 811 Truman Avenue
- 815 Royal Palm Avenue
- 817 Royal Palm Avenue

The Rezoning application was received on Monday, February 29, 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 (70) within 150' of the property of the proposed annexation were mailed on Thursday, March 24, 2016. The properties were also posted Thursday, March 24, 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**

<b>Subject Property</b>	Lake County Residential Medium (RM)
<b>Zoning of Adjacent Properties</b>	
<b>West</b>	Lake County Residential Medium (RM)
<b>East</b>	Lake County Residential Medium (RM)
<b>North</b>	Lake County Residential Medium (RM)
<b>South</b>	Lake County Residential Medium (RM)

**Past Actions:**

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-13, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the April 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-13 by a vote of 3-0.

At the May 2, 2016 meeting, the **Town Commission** voted 5-0 for approval of Ordinance 2016-13 upon First Reading.

---

**FISCAL IMPACT: \$** \_\_\_\_\_

Capital Budget

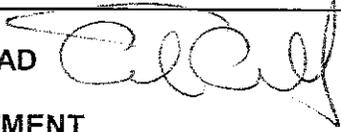
Operating

Other

---

ATTACHMENTS:  Ordinance(s)  Resolution  Budget Resolution  
 Other  
 Support Documents/Contracts Available for Review in Manager's Office

---

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

---

(12)  
5-9-2016

BOARD ACTION:  Approved as Recommended  Disapproved  
 Tabled Indefinitely  Continued to Date Certain 6/6/16  
 Approved with Modification

CC: THAD - G.M. ✓



## TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: June 6, 2016-Second/Final Reading

---

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

**DEPARTMENT:** Growth Management

---

### STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance #2016-17—amending the Town of Lady Lake Land Development Regulations (Ordinance No. 2009-15), Chapter 17 “Sign Regulations”.

---

### SUMMARY:

On October 5, 2009, 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.

It has been almost seven years since the sign Code have been amended, and as staff has been progressively working with the sign Code provisions, particularly our Code Enforcement, Growth Management Dept., and even Public Works, Town Staff has been directed to revise certain sections of Chapter 17 that continuously result variance applications; issues which appear to be more the norm rather than the exception. In addition, the changes made under section 17-2) will help clarify permitting requirements and diminish conflicts in the interpretations to the Sign Code, thus communicating a better understanding to our citizens and the general public of our regulations.

The proposed revisions on 17-4) aim to allow flexibility for businesses to select which

façade to place wall signage as long as the sign proposal adheres to maximum square footage allowed and the wall sign is placed on exterior elevations facing the public street with an unobstructed view of seventy-five percent minimum when viewed from any given point along the right of way or along the patron's parking areas. Amendments to section 17-5) will extend the display of promotional banners and/or feather flags an additional time a year for a maximum of four (4) times a year per each business. Overall, the proposed amendments to Chapter 17- Sign Regulations seek to align and reconcile existing practices with the written provisions of the Code.

**Public Hearing Dates:**

At the **Planning and Zoning Board** Meeting held on Monday, May 9, 2016, the board recommended approval with a 3-0 vote.

The **Town Commission** reviewed Ordinance 2016-17 on its first reading on Monday, May 16, 2016, and approved ordinance with a 5-0 vote.

---

**FISCAL IMPACT:** \$ -0-  Capital Budget  
 Operating  
 Other

---

**ATTACHMENTS:**  Ordinance(s)  Resolution  Budget Resolution  
 Other  
 Support Documents/Contracts Available for Review in Manager's Office

---

5-31-2016 DEPARTMENT HEAD *[Signature]* Submitted 5/31/17 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: 6/16/16 Date

---

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

---

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50

**ORDINANCE NO. 2016-17**

**AN ORDINANCE OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA; AMENDING ORDINANCE NO. 2009-15 PERTAINING TO THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS, CHAPTER 17, SIGN REGULATIONS; AMENDING SECTIONS 17-2. - PERMITTING REQUIREMENTS, 17-3. - GENERAL REQUIREMENTS, 17-4. - PERMANENT SIGNS, AND 17-5. - TEMPORARY SIGNS; PROVIDING PROVISIONS FOR SIGN REMOVAL ACTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, on October 5, 2009, pursuant to the provisions of the Town of Lady Lake Land Development Regulations, the Town Commission of the Town of Lady Lake amended Chapter 17 "Sign Regulations" of the Land Development Regulations; and

**WHEREAS**, on May 9, 2016, pursuant to the provisions of the Town of Lady Lake Land Development Regulations, the Planning and Zoning Commission of the Town of Lady Lake reviewed the proposed amendment to the Land Development Regulations, which are attached hereto as Exhibit "A", and recommended to the Town Commission of the Town of Lady Lake that said amendment be adopted.

**WHEREAS**, the Town of Lady Lake has elected to amend Chapter 17 "Sign Regulations" of the Land Development Regulations, finding it is in the best interest of the Town of Lady Lake and promotes the general welfare of its citizens.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA:**

**Section 1. Amendment.** "The Land Development Regulations of the Town of Lady Lake, Florida," dated August 15, 1994 (the "Land Development Regulations") is hereby amended as provided below:

Chapter 17 - Sign Regulations, Sections 17-2), 17-3), 17-4) and 17-5) of the Land Development Regulations amended as set forth in Exhibit "A",

**Section 2. Severability.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this Ordinance.

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

3  
4 **Section 4. Codification.** The provisions of this Ordinance shall be codified as and become part of the  
5 Town’s Land Development Regulations. The sections of this Ordinance may be re-numbered or re-  
6 lettered to accomplish such intention and the word “Ordinance,” or similar words, may be changed to  
7 “Section,” “Article,” or other appropriate word.

8  
9 **Section 5. Applicability.** This Ordinance does not have retroactive applicability and does not apply to  
10 applications filed prior to the effective date of this Ordinance.

11  
12 **Section 6. Effective Date.** This ordinance shall become effective upon adoption.

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

17  
18 **TOWN OF LADY LAKE, FLORIDA**

19  
20  
21  
22 \_\_\_\_\_  
23 Ruth Kussard, Mayor

24 ATTEST:

25  
26  
27 \_\_\_\_\_  
28 Kristen Kollgaard, Town Clerk

29  
30 APPROVED AS TO FORM:

31  
32  
33 \_\_\_\_\_  
34 Derek Schroth, Town Attorney  
35  
36  
37



## TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: May 16, 2016

---

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

**DEPARTMENT:** Growth Management

---

### STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance #2016-17—amending the Town of Lady Lake Land Development Regulations (Ordinance No. 2009-15), Chapter 17 “Sign Regulations”.

---

### SUMMARY:

On October 5, 2009, 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.

It has been almost seven years since the sign Code have been amended, and as staff has been progressively working with the sign Code provisions, particularly our Code Enforcement, Growth Management Dept., and even Public Works, Town Staff has been directed to revise certain sections of Chapter 17 that continuously result variance applications; issues which appear to be more the norm rather than the exception. In addition, the changes made under section 17-2) will help clarify permitting requirements and diminish conflicts in the interpretations to the Sign Code, thus communicating a better understanding to our citizens and the general public of our regulations.

The proposed revisions on 17-4) aim to allow flexibility for businesses to select which façade to place wall signage as long as the sign proposal adheres to maximum square footage allowed and is placed on exterior elevations facing the public street or the patron’s parking areas. Amendments to section 17-5) will extend the display of promotional banners and/or feather flags an additional time a year for a maximum of four (4) times a year per each business. Overall, the proposed amendments to



EXHIBIT "A"

CHAPTER 17-SIGN REGULATIONS

Sec 17-2. - Permitting Requirements.

4) Signs Exempt from Permitting Requirements

The following types of signs may be erected without a sign permit, provided such signs and operations conform to the provisions contained in this Chapter and with all other building, structural and electrical standards of the Town:

- A) Public Information Signs: Public signs located wholly on public property. Signs used for public safety requiring a location within a public or private right-of-way are exempt from setback requirements.
- B) Agricultural Signs: Signs related to bona fide agricultural activities being performed on the property are permitted, provided they do not exceed fifteen (15) square feet. One sign per street frontage is allowed.
- C) Governmental Signs: Signs required by federal, state or local law or regulations.
- D) Real Estate Signs: Real estate signs, as provided in **Section 5** of this Chapter.
- E) Membership Signs: Membership signs of two (2) square feet or less per street frontage.
- F) Political Campaign Signs: Political Campaign Signs, as provided in Section 5 of this Chapter.
- G) Construction Signs: Construction Signs, as provided in Section 5 of this Chapter.
- F)H) Governmental Flags: The flying of ground-mounted freestanding national, state or city flags; provided that such flags shall not be used in such a manner as to attract attention for commercial purposes.
- G)I) Non-political Flags: A company, organization, or non-political entity may display one (1) non-political flag in affiliation with the operations. However, the installation of a flag pole structure must adhere to the requirements of the adopted Florida Building Code, as amended.

Sec 17-3. – General requirements.

e) Sign Placement Standards

2) Wall Signs

E). Wall Sign size shall not exceed ~~ten~~ twenty(~~10~~20) percent of the square footage of the façade.

Sec 17-4. - Permanent Signs.

b) Non-residential zoning districts

1. **Single Use Developments**

Type of Signs	Number of Signs	Maximum Sign Area	Sign Height
Monument	1 per site frontage on a public street	80 sq. ft. per sign	8 ft.
Wall, awning, marquee or projecting	1 per building frontage on a public street	2 sq. ft. per lineal foot of building frontage on a public street, <u>with up to 200 sq. ft. maximum, or 20 percent of square footage of the façade; whichever is greater.</u>	NA
Window	1 per facade	50% of the glass area where the sign is placed. <del>The window sign area shall be subtracted from the allowable wall sign area.</del>	NA
Directional	Determined on a case-by-case basis	4 sq. ft. each	3 ft.
Drive-Through Menu	2 per site	24 sq. ft.	6 ft.
Menu Board	1 per site	6 sq. ft.	NA

B) ~~The Town Manager~~ Applicants may be allowed an additional wall, awning, marquee, or projecting sign on a secondary façades street (provided that a minimum of seventy-five percent of the façade remain unobstructed when viewed from any given point along the right of way) and/or along facades which face the patrons' parking area) ~~only if a public entrance to the business on that secondary façade needs to be identified.~~ The size of such signage on secondary facades shall be discounted from the maximum wall sign area allowed.

2. **Multi-Tenant Developments**

Type of Sign	Number of Signs	Maximum Sign Area	Sign Height
Monument	1 per site frontage for the main site plus 1 per frontage for each outparcel, subject to meeting sign separation requirements.	Local - 80 sq. ft. Neighborhood - 120 sq. ft. Community - 150 sq. ft. Regional - 198 sq. ft.	8 ft.
Wall, awning, marquee or projecting	1 per tenant, except as noted below	2 sq. ft. per lineal foot of facade width, <u>with up to 200 sq. ft. maximum, or 20 percent of square footage of the façade; whichever is greater.</u>	NA
Window	1 per facade for each tenant.	50% of the glass area where the sign is placed. <del>The window sign area shall be subtracted from the allowable wall</del>	NA

		<b>sign area.</b>	
Directory	1 per site	2 sq. ft. per tenant, up to a maximum of 24 sq. ft. total per sign	6 ft.
Directional	Determined on a site-by-site basis	4 sq. ft. each	3 ft.
Drive-Through Menu	2 per tenant	24 sq. ft.	6 ft.
Menu Board	1 per tenant	6 sq. ft.	NA

G) ~~The Town Manager may allow~~ individual tenants may be allowed to display an additional wall, awning, marquee, or projecting sign on a secondary façade, ~~only if a public entrance on that secondary façade needs to be identified~~ (provided that a minimum of seventy-five percent of the façade remain unobstructed when viewed from any given point along the right of way) and/or along facades which face the patrons' parking area. The size of signs displayed on secondary facades shall be discounted from the total maximum wall sign area allowed.

**Sec 17-5. – Temporary Signs.**

d) Banners, Feather Flags, and other promotional signs.

1) Banners and Feather Flags. Promotional banners and feather flags may be allowed to the general requirement for all signs set forth in section 17-3 and the following conditions:

A) *Number*. No more than ~~one (1) two (2)~~ signs per business and no more than three ~~(3) signs~~ per multi-tenant businesses can ~~be displayed~~ banners or feather flags at a one (1) time. However, if a single use development has two (2) frontages, then the business would be allowed to place a maximum of two (2) one (1) banners and one feather flag per frontage or two (2) feather flags per frontage as long as the total ~~banner~~ size does not exceed the maximum size allowed. No more than ~~three (3) four (4)~~ permits may be issued for each tenant per calendar year.

B) *Size*. The sign(s) shall not exceed thirty-two (32) square feet in size and shall be exempt from the maximum allowable square footage for on-premises signs.

C) *Permit required*. No promotional signs may be displayed for a maximum of fifteen (15) consecutive days and for a total of ~~forty-fivesixty (4560)~~ per calendar year. Failure to remove a banner and/or feather flag within the prescribed time frame shall result in a violation of this provision. No permits shall be issued during the calendar year in which such a violation occurs.

g) Construction Signs

Non-illuminated construction signs of thirty-two (32) square feet or less are allowed at active construction sites. A maximum of two (2) construction signs will be allowed per parcel. The minimum setback is 5 feet from the property line. Any such sign shall be removed within fifteen (15) days after the certificate of occupancy for the structure is issued.

1	<del>HOLDEN</del>	<del>YES</del>
2	<del>VINCENT</del>	<del>YES</del>
3	<del>HANNAN</del>	<del>YES</del>
4	<del>RICHARDS</del>	<del>YES</del>
5	<del>KUSSARD</del>	<del>YES</del>

7. Ordinance No. 2016-11 Second/Final Reading Annexation The Villages of Lake Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Five Lots Consisting of Approximately 0.64 +/- Acres of Land, Located in Orange Blossom Gardens Unit, 1, 3 and 3.1b. (Thad Carroll)

The second/final reading of this ordinance was tabled until the June 6, 2016 meeting at the request of The Villages.

8. Ordinance No. 2016-12 Second/Final Reading Small Scale Future Land Use Comprehensive Plan Amendment The Villages of Lake Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Five Lots Consisting of Approximately 0.64 +/- Acres of Land, Located in Orange Blossom Gardens Unit, 1, 3 and 3.1b. (Thad Carroll)

The second/final reading of this ordinance was tabled until the June 6, 2016 meeting at the request of The Villages.

9. Ordinance No. 2016-13 Second/Final Reading Rezoning The Villages of Lake Sumter, Inc., John and Patricia Porto, and Pamela A. Barsness Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) for Five (5) Lots of Approximately 0.64 +/- Acres Located within Located Within Orange Blossom Gardens Units 1, 3, And 3.1b. (Thad Carroll)

The second/final reading of this ordinance was tabled until the June 6, 2016 meeting.

10. Ordinance No. 2016-17 - First Reading - Revisions to the Land Development Regulations Chapter 17, Sign Regulations; Amending Sections 17-2. - Permitting Requirements, 17-3. - General Requirements, 17-4. - Permanent Signs, and 17-5. Temporary Signs (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

Town Planner Wendy Then gave the background summary for this agenda item (on file in the Clerk's office). She stated that on October 5, 2009, Town Commission approved Ordinance No. 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 reported that it has been almost seven years since the sign Code have been amended, and as staff has been progressively working with the sign Code provisions, particularly our Code Enforcement, Growth Management Dept., and even Public Works, Town staff has been directed to revise certain sections of Chapter 17 that continuously result in variance applications; issues which appear to be more the norm rather than the exception.

Ms. Then reviewed the most recent past sign variance requests as follows, pointing out that only one was denied for Insight Credit Union:

Resolution No.	Project Name	Variance Requested
		<b>SECONDARY WALL SIGNAGE</b>
2015-113	Verizon Wireless	Secondary Wall Signage- Approved
2015-110	Stein Mart	Secondary Wall Signage- Approved
2015-104	Ulta Beauty	Secondary Wall Signage- Approved
2015-102	Sunset Professional Plaza	Secondary Wall Signage- Approved
2010-108	Insight Credit Union	Secondary Wall Signage- Denied.
2008-133	CFT Retail Center	Secondary Wall Signage (along Rolling Acres Rd.)-Approved
		<b>ADDITIONAL WALL SIGNAGE</b>
2015-111	Stein Mart	Increase Wall Signage-Approved
2011-105	Villages Rehab Center	Increase Copy Area- Approved

In addition, the changes made under section 17-2 will help clarify permitting requirements and diminish conflicts in the interpretations to the Sign Code, thus communicating a better understanding to our citizens and the general public of our regulations. Ms. Then stated these changes specify additional signs exempt from permitting such as construction signs, governmental flags, and non-political flags.

Ms. Then reported the proposed revision of 17-3 will increase wall signage size from ten to 20 percent of the square footage of the façade. This change has been proposed to accommodate buildings that require parapet(s) as per the Commercial Design Standard Regulations and to provide more proportionality between large facades and wall signage.

Ms. Then stated the proposed revisions on 17-4 aim to allow flexibility for businesses to select which façade to place wall signage as long as the sign proposal adheres to maximum square footage allowed and is placed on exterior elevations facing the public street or the patron's parking areas. The types of variance requests that were shown in the previously reviewed slide are what would be effected by this change. The proposed amendments are as follows:

Wall Signage: Two sq. ft. per lineal foot of building frontage on a public street, with up to 200 sq. ft. maximum, or 20% of square footage of the façade; whichever is greater.

- Single Use Development: b)1)B) Applicants may be allowed an additional wall, awning, marquee, or projecting sign on secondary façades facing the public street and/or along facades which face the patrons' parking area.
- Multi-tenant Development: b)2)G) Individual tenants may be allowed to display an additional wall, awning, marquee, or projecting sign on a secondary façade facing the public street and/or along facades which face the patrons' parking area.

Commissioner Vincent commented that there was another variance request by a church that was denied that was not shown on this list.

Ms. Then explained that St. Alban's Church brought a conceptual plan for a wall sign to the Commission to receive Commission feedback prior to applying for a variance and expending monies for the application. The application was never submitted and fees were not paid.

1 Ms. Then reported that amendments to section 17-5 will extend the display of promotional banners  
2 and/or feather flags one additional time a year for a maximum of four times a year per each  
3 business, and provides for additional banners and feather flags (up to one banner and feather flag  
4 per frontage or two feather flags per frontage). Overall, the proposed amendments to Chapter 17 -  
5 Sign Regulations seek to align and reconcile existing practices with the written provisions of the  
6 Code.

7  
8 The Planning and Zoning Board recommended approval with a 3-0 vote at the meeting held on  
9 Monday, May 9, 2016. The Town Commission is scheduled to hear Ordinance No. 2016-17 for  
10 second/final reading on Monday, June 6, 2016.

11  
12 Ms. Then stated that staff is open to suggestions or direction by the Commission on proposed  
13 changes to the language for this document prior to its passage.

14  
15 Commissioner Richards stated that these changes will make it easier, and the other Commissioners  
16 agreed.

17  
18 Growth Management Director Thad Carroll clarified that St. Albans Church did come before the  
19 Commission for their feedback on a wall sign prior to applying for a variance. He stated that the  
20 amended language in the proposed document this evening still does not address the issue facing the  
21 church, and they would still need a variance for what they wanted. He stated the proposed language  
22 would need to change as the church's property does not immediately abut a right-of-way or public  
23 road, although it fronts a public road, and there is a vast distance between the church and the  
24 highway because of a retention area.

25  
26 Mr. Carroll asked the Commission for feedback on how to craft an ordinance that states that a sign  
27 in plain public view from a public right-of-way shall be permitted on a secondary façade without  
28 opening it up to argument if even a portion of the façade can be seen from a corridor. He stated that  
29 he spoke with the Town Attorney regarding this and a suggestion could be that if 50% or greater of  
30 the façade is visible from the public road at all time, etc.

31  
32 Commissioner Richards commented that the church already faces a public street, and that is the  
33 language of the ordinance already.

34  
35 Mr. Carroll stated the church is not adjacent to the street.

36  
37 Commissioner Hannan suggested phrasing it as "facing the street with no obstructions".

38  
39 Mr. Schroth stated it seems it would be allowed the way the ordinance is currently written.

40  
41 Mr. Carroll stated it is the way it is written in the proposal, but it opens up that if the wall were to  
42 face Hwy 466, despite what is in front of it, then they would be entitled to a secondary wall sign.  
43 He suggested the language "facing a public street in an unobstructed manner".

44  
45 Ms. Then suggested defining the term "facing a public street" as well, with perhaps an unobstructed  
46 percentage included in the language.

47  
48 Mr. Schroth agreed that the language could be tweaked to include a percentage of unobstructed  
49 view from the public street prior to the second/final reading, and the Commissioners agreed.  
50

1 Mayor Kussard asked if there were any questions or comments from the audience, and hearing  
2 none, asked for a motion.  
3

4 *Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the*  
5 *Commission approved the first reading of Ordinance No. 2016-17, with modifications to include*  
6 *language as discussed prior to the second reading, by the following roll call vote:*  
7

8	<i>HOLDEN</i>	<i>YES</i>
9	<i>VINCENT</i>	<i>YES</i>
10	<i>HANNAN</i>	<i>YES</i>
11	<i>RICHARDS</i>	<i>YES</i>
12	<i>KUSSARD</i>	<i>YES</i>

13  
14 **M. — TOWN MANAGER’S REPORT:**

15  
16 Human Resource Director Tia O’Neal reported that Town Manager Kris Kollgaard is on vacation  
17 and will return this Wednesday, May 18, 2016, and all is well.  
18

19 **N. — MAYOR/COMMISSIONER’S REPORT:**

20  
21 Commissioner Hannan reported that HB 7125, which took effect in 2012, resulted in lost business  
22 tax receipt revenue for the Town; approximately \$7,000 per year. He stated that he and other  
23 Commissioners met with Representative Dennis Baxley last week, who is running for the Florida  
24 Senate seat against Representative O’Toole. Commissioner Hannan stated Mr. Baxley currently  
25 owns a business here in The Villages and was a Belleview Commissioner, Mayor and a member of  
26 the House of Representatives. He stated the other representatives do not understand local  
27 government issues and finances, and he verbally endorsed Mr. Baxley for the Florida Senate.  
28

29 Commissioner Richards and Mayor Kussard commented that they did not know if that is allowed.  
30

31 Commissioner Hannan stated he contacted the Town Attorney to see if he could do this.  
32

33 Town Attorney Derek Schroth stated Commissioner Hannan has the first amendment right to use  
34 his time for endorsements and it is not prohibited unless the Town were to draw up a policy against  
35 it.  
36

37 Mayor Kussard commented that the new speed limit sign on Chula Vista Avenue is one of the best  
38 investments this town has made, and she has heard a lot of positive input from the residents. The  
39 sign is portable and can be moved around. She suggested that the town should purchase more in the  
40 future.  
41

42 Ms. O’Neal stated that she believed the sign cost approximately \$4,500-\$5,000, and it would need  
43 to be formally approved by the Commission since it is a non-budgeted capital item.  
44

45 Commissioner Holden commented that it is a lot of money for one item and that someone unhappy  
46 with it could throw something at it and break it.  
47

48 Chief Chris McKinstry commented from the audience that the sign is fairly secure.  
49

50 **O. — PUBLIC COMMENTS:**  
51

**M-14**

**There Is No  
Packet Item  
For Item M-14.**