REGULAR MEETING OF THE LADY LAKE TOWN COMMISSION

DATE:	**Monday, August 15, 2016**
TIME:	**6:00 p.m.**
PLACE:	**Town Hall Commission Chambers** **409 Fennell Blvd., Lady Lake, Florida**

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA*

A. CALL TO ORDER: Mayor Ruth Kussard

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

C. INVOCATION[1]: Reverend Daniel Burgess – Lady Lake Wesleyan Church

D. PLEDGE OF ALLEGIANCE

E. ROLL CALL

F. PUBLIC COMMENTS[2]

G. CONSENT[3]:

1. Minutes – July 12, 2016 – Commission Budget Workshop (Pg. 4)
   – August 1, 2016 – Commission Meeting

2. Consideration of Budget Amendment to Increase Solid Waste Revenue and Corresponding Expenses Line Items (Pam Winegardner) (Pg. 25)

3. Consideration of an Application for the Edward Byrne Memorial Justice Assistance Grant (JAG) Program (Chris McKinstry) (Pg. 27)

4. Consideration of Holiday Schedules for FY 2016-2017 (Tia O'Neal) (Pg. 30)

H. OLD BUSINESS:

I. NEW BUSINESS:

5. Consideration of Proposals from Aztek Systems for Installation/Upgrade of Security Camera Systems for all Town Facilities (C.T. Eagle/Chris McKinstry) (Pg. 33)

J. TOWN ATTORNEY'S REPORT:

6. Ordinance No. 2016-21 – Second/Final Reading – Annexation – The Villages of Lake-Sumter, Inc. – Annexation of Property Being 0.31 +/- Acres of Land, referenced by Alternate Keys 1482437 & 2582774; Two Lots Located Within Orange Blossom Gardens Unit 1, Within Lake County, Florida (Thad Carroll) (Pg. 50)

7. Ordinance No. 2016-22 – Second/Final Reading – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Property Being 0.31 +/- Acres of Land, referenced by Alternate Keys 1482437 & 2582774; Two Lots Located Within Orange Blossom Gardens Unit 1, Within Lake County, Florida (Thad Carroll) (Pg. 78)

8. Ordinance No. 2016-23 – Second/Final Reading – Rezoning – The Villages of Lake-Sumter, Inc. – from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8), for Property Being 0.31 +/- Acres of Land, referenced by Alternate Keys 1482437 & 2582774; Two Lots Located Within Orange Blossom Gardens Unit 1, Within Lake County, Florida (Thad Carroll) (Pg. 119)

9. Ordinance No. 2016-24 – Second/Final Reading - An Ordinance of the Town of Lady Lake, Lake County, Florida; Amending the Town of Lady Lake Land Development Regulations (Ordinance No. 2014-04); Chapter 1, Article III, Section 1-83; Entitled "Code Enforcement Special Magistrate"; Providing for a Procedure for Stipulation Agreements (Thad Carroll) (Pg. 146)

K. TOWN MANAGER'S REPORT:

L. MAYOR/COMMISSIONER'S REPORT:

M. PUBLIC COMMENTS[4]

N. ADJOURN

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

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

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

Lake. (F.S. 286-0105)

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

NS/Word/Town Clerk/Agendas - Commission Meeting – 08-15-2016

---

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

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

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

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

G-1

MINUTES OF THE BUDGET WORKSHOP MEETING OF THE LADY LAKE TOWN COMMISSION LADY LAKE, FLORIDA July 12, 2016

The meeting was held at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida, with Mayor Ruth Kussard presiding. The meeting convened at 10:00 a.m.

CALL TO ORDER: Mayor/Commissioner Ruth Kussard

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

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Pamela Winegardner, Finance Director; Chief Chris McKinstry, Police Department; C.T. Eagle, Public Works Director; Mike Burske, Parks & Recreation Director; John Pearl, IT Director; Tia O'Neal, Human Resource Director; Marsha Brinson, Library Director; Wendy Then, Town Planner; Ted Williams, Street Maintenance Supervisor; Butch Goodman, Utilities Supervisor; Van Kao, Parks & Recreation; Julia Harris, Administrative Assistant to Town Manager; Debbie Rodriguez-Lopez, Senior Accounting Clerk; and Nancy Slaton, Deputy Town Clerk

2. Public Comment

Mayor Ruth Kussard asked if anyone present had any comments or questions. There were no questions or comments.

3. Fiscal Year 2016-2017 Budget – General Fund Overview (The proposed budget for FY 2016-2017 is on file in the Town Clerk's office.)

Town Manager Kris Kollgaard confirmed with the Commissioners that they did not want the transmittal letter read into the record as it was included in their budget books.

Mayor Kussard suggested that questions be asked when the item comes up during the budget review. She commented the budget looks great, but that she personally feels that 33 pages of graphs is a waste of time for staff since everything in the budget is clearly written out. She also stated that she particularly liked that the explanation was given to justify all items with increases over 20% from the previous year. She thanked the Town Manager and Finance Director, and staff, for their hard work on the budget.

Commissioner Hannan stated that he believes the graphs are a great asset to the budget and that they are not hard to do using Excel. He stated he would rather look at the graphs than just looking at the numbers, as you can get a visual at a glance.

Commissioner Richards asked for a clarification on the reasoning for the millage rate remaining the same when the reason for the increase in 2014 was to repay almost $500,000 in Communication Services Tax (CST) overpayment to the Department of Revenue (DOR). He stated it ended up that

DRAFT

the Town did not have to pay as much the third year, as the DOR was off approximately 33% in their figures, and now there is almost $500,000 in revenue coming in that is not earmarked for that.

Ms. Kollgaard agreed, but stated since the budget had to be cut over the last couple of years because of the money being saved to repay the CST overpayment to the DOR, there were a lot of things staff was not able to do.

Commissioner Holden agreed with the Mayor that graphs seem unnecessary. He also stated he was in favor of remaining at the same tax level as it is a lot harder to raise taxes than it is to lower them.

Commissioner Vincent stated he does not need the graphs either as he can do it himself in Excel if he needs them.

It was agreed that staff does not need to include graphs with the budget book next year, but that Commissioner Hannan can request graphs if he needs them.

Overview of the FY 2017 Proposed Budget:

Mayor Kussard asked about highlighted revenues in the transmittal letter regarding the $948,000 debt service for the library. She stated she thought the library would be paid off this fiscal year, and the budget states it will be paid off March 1, 2018.

Ms. Kollgaard replied that it is actually the loan payment schedule and must be included in the budget, although staff is planning on paying it off before the end of the fiscal year. She stated it will be brought to the Commission closer to the end of the fiscal year in case something unexpected comes up. She stated she hopes the Town will enter the new fiscal year debt free.

Commissioner Holden stated he thought last year's budget included a 5% raise and a bonus, and he asked if this budget includes up to a 5% raise for employees as well.

Ms. Kollgaard replied that a bonus was given in lieu of a raise one year.

Commissioner Richards stated that was done in 2014 when the tax rate was raised because of the CST overpayment debt.

Ms. Kollgaard explained that this year's budget includes a 1.5% cost of living increase and up to a 3.5% merit raise, for a possible total increase of 5%. She stated last year's budget included up to a 4% raise for employees.

Commissioner Holden stated he has heard complaints from some of his constituents about Social Security not increasing, and he feels that 5% seems steep after 4% for last year.

Ms. Kollgaard explained that the Town had a 6% increase in health insurance this year which will effect employees.

Commissioner Richards commented that Social Security will usually factor in other items and will normally be at least 1% less than the actual rate of inflation.

Commissioner Vincent commented that he believes that raises based upon percentages are inequitable between the range of salaries (higher paid vs. lower paid employees). He suggested that another more equitable way to give raises be looked into.

Ms. Kollgaard stated that more taxes are taken out of those who are making more, and the department heads that make higher salaries are also on call 24/7, which should be taken into consideration. She stated that she and the Human Resource Director are comparing salary ranges paid by other municipalities as well, and this will be reported to the Commission at a later date. She stated they will also find out how other municipalities are giving raises, whether they also base theirs on percentages. Ms. Kollgaard stated that the employees that are making more are usually making more based on their longevity as well as their position, and they have a wealth of historical knowledge. She stated that the Town must take care not to punish long-term employees for their dedication to the Town.

Commissioner Holden stated that he would like to bring up that the Town is currently paying 12.7% into the Police Pension Fund, and that he believes this is underfunded, although the actuary stated the fund is in line and is healthy. A survey done several years ago showed that other municipalities in the county are paying in up to 40% in some cases.

Ms. Kollgaard recommended that the Commission hold a workshop if they would like to discuss the funding of the Police Pension, and the Commissioners agreed.

It was the consensus of the Commissioners to approve up to a 5% raise for employees (1.5% COLA and up to 3.5% merit) by a vote of 4-1 (Holden).

Mayor Kussard asked what the 50% increase of other current charges under line item 49.10 under the General Fund consists of which is shown on page 15 of the budget book.

Ms. Kollgaard replied that those are charges for items such as elevator licensing and repair, and the varied costs of disposal of records (currently using Covanta for incineration for destruction of records).

Commissioner Richards asked why the water, sewer, and solid waste transfers-in shown on page 13 were all less. He stated that a percentage of the price of Public Works administration and service provided by Finance and Human Resources are charged against these enterprise funds to realistically reimburse the General Fund for what it was spending in staff, etc., and this should increase, not decrease. He stated he is not in favor of this.

Ms. Kollgaard replied that a lot of these funds were utilized by purchasing equipment, etc., and less transfer-in was needed.

<u>Town Commission</u>:

Commissioner Vincent suggested that the $200.00 amount for travel and per diem on page 17-1 for the Lake County League of Cities luncheon meeting be removed. He stated it is voluntary and any Commissioner who attends should pay their own way since it is local. He stated the meal should be paid for if a Commissioner is invited to meet with a group.

Commissioner Hannan disagreed, although the Mayor and other Commissioners agreed with Commissioner Vincent.

DRAFT

Ms. Kollgaard commented that funds for training under Town Commission were increased due to the requirement for Commissioners to attend ethics training.

Town Manager: There were no comments or questions on this budget.

Town Clerk:

Commissioner Hannan suggested that the funds for the volunteer dinner come out of the Town Clerk's budget since staff spent more time coordinating this event, although the Commission approves the volunteer positions.

Mayor Kussard disagreed, stating it is the least the Commissioners can do to thank them as the Commissioners appoint the volunteers.

Commissioner Richards, Commissioner Holden and Commissioner Vincent agreed with the Mayor.

Town Clerk - Elections: There were no comments or questions on this budget.

Finance Department: There were no comments or questions on this budget.

Information Technology:

Commissioner Hannan confirmed that the Apple workstations will be located at the library. He also asked if all the computers in the Town are being replaced.

Ms. Kollgaard replied that they are being replaced on a rotating schedule.

Commissioner Richards asked about the decrease in general operating of $33,000 under this budget and the increase in software licensing to $54,000.

Ms. Kollgaard replied that new software licensing is included.

I.T. Director John Pearl further explained that Microsoft Office licenses increased to $8,000, Smarsh service for $8,500 (an archiving solution for email, websites and social media platforms that makes it easier for staff to facilitate public records requests more efficiently), and Trimble service for $1,900.

Commissioner Richards noted that gas and diesel was increased to $3,000 under this budget. He asked why this was so much higher than Growth Management's budget of $500.

Mr. Pearl replied there is a difference in the use of the vehicles as it is a take-home vehicle for him. He stated he also travels to other cities such as Orlando to collaborate with other I.T. professionals.

Commissioner Richards asked how many servers the Town has.

Mr. Pearl replied that there are currently 25 servers across the Town, and there is a 20% plan to replace them. He stated each new computer is under a maintenance agreement for the first three years, with it being extended another two years as it is more cost efficient.

DRAFT

Commissioner Richards asked why I.T. needs a new SUV when a smaller vehicle may be more cost effective.

Ms. Kollgaard replied that a new vehicle was needed for the fleet and it just happened to end up assigned to I.T. She stated that I.T. staff does have to take equipment back and forth between Town Hall and the library, Parks & Recreation, and Public Works. She stated the Town rotates vehicles and they try to purchase vehicles that can be utilized by different departments.

Commissioner Hannan agreed with Commissioner Richards that a smaller vehicle may be more cost effective. He asked Mr. Pearl how often he carries equipment.

Mr. Pearl replied that they try to be efficient and schedule their equipment replacement for a couple of months during the year. He stated they cannot know when repair of equipment is needed.

Commissioner Vincent commented that I.T. should always carry tools and spare parts in their SUV for this occurrence.

Public Works Director C.T. Eagle stated that staff also tries to keep a uniformity of the fleet, so purchasing an SUV that matches the fleet in case it is transferred for use in another department later is advantageous. He stated that this also keeps the Motor Pool from having to stock other types of tires, parts, etc.

Ms. Kollgaard pointed out that the old 2001 Chevy Tahoe is still in use, although it was originally assigned to the previous Police Chief.

After further discussion, it was the consensus that staff would look into purchasing a smaller vehicle.

Human Resources/Risk Management Department: There were no comments or questions on this budget.

Growth Management Department: There were no comments or questions on this budget.

Growth Management Department - Building Department: There were no comments or questions on this budget.

Growth Management Department - Code Enforcement Department:

Commissioner Richards asked why there was an increase in gas and diesel expenses for this department.

Ms. Kollgaard replied that Code Enforcement will be assigned a different vehicle; a truck that has an open back. The increase took this into account, as well as any increase in gas prices in the upcoming year.

Mr. Eagle explained that a Ford Ranger with less than 50,000 miles on it is being transferred to Code Enforcement from the Sewer Department.

DRAFT

Ms. Kollgaard commented that she receives a vehicle inventory every year from the Motor Pool staff which shows mileage, condition and how much has been spent on each vehicle.

Police Department: There were no comments or questions on this budget.

Police Department - Villages Detail: There were no comments or questions on this budget.

Library - Administration:

Commissioner Richards asked about the donation expense under this budget.

Finance Director Pam Winegardner explained that this has to be noted on the budget as revenue and expense as the library receives donations from the Friends of the Library and expenditures are tax exempt; she stated this is a wash out.

Commissioner Richards asked about the replacement of A/C's at the library; how many there are and at what rate they are replaced.

Library Director Marsha Brinson replied there are 26 air conditioners at the library.

Mr. Eagle stated that the replacement plan is to replace two a year and the new a/c's will have a ten-year warranty.

Library - Community Building: There were no comments or questions on this budget.

Parks & Recreation - Administration:

Commissioner Richards asked about the $24,000 cost for replacing a playground structure.

Parks and Recreation Director Mike Burske replied that this structure is for children ages one to four years old, and there have been several complaints over the past 18 months about the condition. A photo depicting the playground structure was passed around for the Commissioners to view. He stated it is made of metal and plastic, and the warranties on new equipment are very good.

Public Works Department - Administration:

Commissioner Richards asked if a new slope mower is really necessary, as it is a specialty item.

Mr. Eagle replied that the current slope mower is about 15 years old, and the Town owns the only one in the area other than FDOT. He stated it is used more for stormwater ponds and side medians on the road, and is necessary although it is specialized equipment. Mr. Eagle stated that the old one will be repaired and kept as a back-up.

Ms. Kollgaard stated that the current slope mower is from 2006 and $1,600 was spent this year on repairs.

Public Works Department –Facilities Maintenance: There were no comments or questions on this budget.

Public Works Department – Motor Pool: There were no comments or questions on this budget.

DRAFT

Public Works Department - Road and Street Maintenance: There were no comments or questions on this budget.

NON DEPARTMENTAL:

Other Government Services - Town Hall:

Commissioner Richards noted the contingency increased from $61,000 to $100,000, and asked if it needs to be that high.

Ms. Kollgaard stated that the $100,000 contingency amount is a comfort level in case something major comes up.

Commissioner Richards stated that as hard as it is to raise taxes, governments never see a reason to decrease taxes. He suggested going back to the roll-back rate since the Town no longer has the Communication Services Tax problem, and with the reserve nearing $1,000,000.

Ms. Kollgaard stated that the reserves, per resolution, are funded for anything major that may come up, to purchase property, or other future uses. She also stated that the Town will eventually need to build a new community building.

Commissioner Vincent commented that today's dollar may not go as far in the future, and although he would like to lower taxes, he feels that they should remain the same at this time.

Mayor Kussard agreed.

Ms. Kollgaard stated that the Commissioners should probably discuss the millage rate now as this budget is based on the current 3.5510 millage rate, and another public hearing would have to be held after the budget is redone if the millage rate is lowered. She stated that she would prefer to keep the millage rate the same for as long as we can, as the Town has the second lowest millage rate in Lake County. She stated that it is always harder to raise taxes again once they are lowered, and she would prefer to stay strong and steady at the current rate.

After further discussion, the consensus of the Commission was to remain at the current 3.5510 millage rate by a vote of 3-2 (Richards/Hannan).

Town Attorney: There were no comments or questions on this budget. The Commissioners and Town Manager agreed that Mr. Schroth does a great job for the Town.

Villages Fire Protection: There were no comments or questions on this budget.

4. Fiscal Year 2016-2017 Budget – Special Revenue and Utility Fund

Special Revenue Fund Transfers: There were no comments or questions on this budget.

Utilities Fund: There were no comments or questions on this budget.

Water Utility: There were no comments or questions on this budget.

DRAFT

Solid Waste Utility: There were no comments or questions on this budget.

Sewer Utility:

Commissioner Vincent asked if the Town is collecting revenue from Fruitland Park yet for connection to the Town's system.

Ms. Kollgaard replied that they have not connected yet and the Town is ready whenever they are.

Summary:

Ms. Kollgaard asked for confirmation on the changes to the budget as discussed.

Commissioner Richards stated he would not bother making any of the changes as the budget is balanced and the majority of the Commissioners do not want to go to the roll-back rate.

It was the consensus of the Commissioners to approve the tentative millage rate of 3.5510 with no changes to the proposed budget necessary.

Ms. Kollgaard pointed out that the Finance Director highlighted and explained any increases over 20%.

Mayor Kussard and the other Commissioners agreed this was very helpful.

Commissioner Hannan commented that he would like to continue to have the graphs in his budget book. He also stated that Ms. Winegardner did an excellent job on the budget, and that he has had confidence in her for the last few years.

Ms. Winegardner thanked him, stating that the Town Manager has been very supportive and helpful, and that they communicate well.

Ms. Kollgaard agreed that they communicate well. She also mentioned that the budget includes $10,000 for the Historical Society and the Chamber of Commerce. She thanked staff and the department heads for their hard work.

Commissioner Hannan then thanked Ms. Kollgaard for her hard work.

There being no further discussion, the meeting was adjourned at 10:15 a.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

DRAFT

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

August 1, 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 Pro Tem Jim Richards presiding. The meeting convened at 6:00 p.m.

A. CALL TO ORDER: Mayor Pro Tem Jim Richards

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. INVOCATION: Reverend Gary Cantrell, New Covenant United Methodist Church

D. PLEDGE OF ALLEGIANCE

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

ABSENT: Ruth Kussard, Mayor/Commissioner Ward 1

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Mike Burske, Parks and Recreation Director; C. T. Eagle, Public Works Director; Captain Robert Tempesta, Police Department; Marsha Brinson, Director of Library Services; Pam Winegardner, Finance Director; and Nancy Slaton, Deputy Town Clerk

F. PUBLIC COMMENTS: Mayor Pro Tem Richards asked if there were any comments at this time. There were no comments.

G. PROCLAMATION:

1. <u>Proclaiming the Week of August 1-7, 2016 as National Clown Week (Mayor Pro Tem Richards/Doris Turlo-Clown Alley #179)</u>

Mayor Pro Tem Richards read the proclamation proclaiming the week of August 1st through the 7th as National Clown Week and presented it to Doris Turlo and other members of Clown Alley #179.

H. CONSENT[i]:

2. <u>Minutes</u> – July 18, 2016 – Commission Workshop Meeting

– July 18, 2016 – Special Commission Meeting

Mayor Pro Tem Richards asked if there were any questions or comments on the Consent items, and hearing none, asked for a motion.

Upon a motion by Commissioner Hannan and a second by Commissioner Holden, the Commission approved Consent Item #H-2 by a vote of 4 to 0.

I. OLD BUSINESS: No old business.

J. NEW BUSINESS:

3. Discuss the Proposed Dates, Times and Places for Setting the Tentative Millage Rate and Budget Hearing, and the Second Public Hearing for Adopting the Final Millage Rate and Budget (Pam Winegardner)

Finance Director Pam Winegardner gave the background summary for this agenda item (on file in the Clerk's office). She stated that a proposed millage rate for fiscal year 2016-2017 must be submitted to the property appraiser by noon on August 4, 2016, along with the date, time and place of the tentative millage and budget hearing. The proposed millage rate **can be decreased**, but **cannot be increased** at the tentative budget hearing or at the final public hearing.

The current year's rolled back rate is 3.3962 mills. The Town's current budget is based on the millage rate of 3.5510 mills, which is a 4.56% increase above the current year's rolled back rate. This rate, as well as any rate up to 3.7154 mills, would require three affirmative votes of the Town Commission. Any rate above 3.7154 mills to 4.0869 mills would require a two-thirds vote of the Town Commission, or four affirmative votes. These votes are based on the total membership of the Town Commission rather than the membership present at the meeting. Any rate above 4.0869 mills would require a unanimous vote of all five Town Commissioners.

The Town's two public hearings cannot conflict with Lake County or School Board public hearings. The tentative dates for the County are September 13th and September 27th, and the School Board dates are July 25th and September 12th. The public hearings cannot start before 5:00 p.m.

Commissioner Hannan stated that he thought about Commissioner Richards' comment at an earlier meeting where he stated that as hard as it is to raise taxes, governments never see a reason to decrease taxes, and suggested going back to the rolled back rate as the Town no longer has the Communication Services Tax problem and with the reserve nearing $1,000,000.00. Commissioner Hannan stated he agrees with Commissioner Richards' statement and, as a representative of his constituents in Ward 4, is in total favor of adopting the rolled back rate of 3.3962.

Town Manager Kris Kollgaard stated that she had spoken with Commissioner Hannan about this this morning, and she and the finance director also spoke with the auditor today. The auditor informed staff that there is more in reserves than originally thought, and she stated that staff would be comfortable with going back to the rolled back rate this year. Ms. Kollgaard stated motions have been prepared for either the 3.5510 millage rate or the 3.3962 millage rate, and include the suggested dates for the hearings.

Ms. Winegardner passed out the prepared motions to the Commissioners for ease in making the motion.

Mayor Pro Tem Richards asked if anyone from the audience would like to comment. There were no comments.

Upon a motion by Commissioner Hannan and a second by Commissioner Vincent, the Commission approved the tentative millage rate of 3.3962; the date of Wednesday, September 7, 2016 at 6:00 p.m. for the tentative millage and budget hearing; and the date of Wednesday, September 21, 2016 at 6:00 p.m. for adopting the final millage rate and budget, by the following roll call vote:

HOLDEN	*YES*
VINCENT	*YES*
HANNAN	*YES*
RICHARDS	*YES*

4. Consideration of Approval to Advertise Bid No. 2016-0003 – Construction for Phase II of the Villages Elementary School Sidewalks Project - FPN 433200-1-68-01 - Funded Through the Safe Routes to School Grant Program (Mike Burske)

Parks and Recreation Director Mike Burske gave the background summary for this agenda item (on file in the Clerk's office). He stated that he is asking for permission to work with the Town Manager to put the construction of Phase II of the Safe Routes to School Sidewalks project out to bid. The improvements under this contract consist of the construction of a 5-ft. wide sidewalk along the north and south sides of Oak St. from Clay Ave. to CR 25 (approximately 1,020 feet), and along the west side of CR 25 from Oak St. to Fennell Blvd. (approximately 3,350 feet). If the project comes in on budget, then it is a 100% no-match grant. He asked the Commissioners to keep in mind if the amount goes over, the Town would have to pay.

Upon a motion by Commissioner Vincent and a second by Commissioner Hannan, the Commission approved the consideration to advertise Bid No. 2016-0003 by a vote of 4 to 0.

5. Renewal of the Interlocal Agreement between Lake County and the Town of Lady Lake Relating to the Provision of Library Services for the Period of October 1, 2016 through September 30, 2019 (Marsha Brinson)

Library Services Director Marsha Brinson gave the background summary for this agenda item (on file in the Clerk's office). She stated that per Paul Alford's letter of June 20, 2015, the changes made to the new Interlocal agreement include: A) changes to the current centralized cataloging practice, B) changes in provision of I.T. support through the Lake County Information Technology Department, C) clarification of response timeframes for I.T. support requests, and D) discontinued reciprocal library borrowing with Osceola County.

Commissioner Richards confirmed that other libraries are in agreement with the changes in the agreement.

Ms. Brinson replied that they are, and the changes in I.T. will become a better system with a better response time.

Upon a motion by Commissioner Holden and a second by Commissioner Vincent, the Commission approved the renewal of the Interlocal Agreement between Lake County and the Town of Lady Lake Relating to the Provision of Library Services by a vote of 4 to 0.

6. Consideration of Animal Control Sally Port Enclosure Project (Chris McKinstry/C.T. Eagle)

Captain Robert Tempesta gave the background summary for this agenda item (on file in the Clerk's office). He stated that Animal Control has an existing fenced-in sally port located at the Public Works Complex that is used for temporary housing of animals. This area, although covered, is still exposed to the elements of heat, rain, cold, etc. Animals in captivity, such as animals in the Town's ACO facility, are entirely dependent upon humans to provide the conditions to ensure safety and meet their basic needs. Additionally, when some dogs are confined within the open sally port, barking can be disruptive. Captain Tempesta stated that the Animal Control Officer regularly finds new homes or shelters for the abandoned or surrendered animals she encounters. An enclosed area would also assist with a cleaner and drier environment where people inquiring about a pet they have seen on the website could meet and interact with their prospective fur friend. He stated that by approving this project, the aforementioned issues are resolved and the ACO function becomes more efficient.

Captain Tempesta stated that a summary of the project and estimated costs were included in the packet. Public Works staff will coordinate the project, if approved, and will also be utilized for project tasks when possible to keep labor costs down for this project. The Public Works Director recommends allocating $20,000.00 to perform this project, which includes some contingency funds for any unanticipated costs.

Commissioner Hannan stated that he is in favor of this project, but since it is not a budgeted item, he would prefer it be pushed back to next year.

Ms. Kollgaard stated that this program just got started this year, and the need was realized over the summer with the heat and the noise. She stated staff would prefer to complete this project out of this year's budget as this program has been very successful and the Animal Control Officer has adopted out a lot of animals. She stated the animals will be more comfortable, the area will be cleaner, and the neighbors will not be bothered by the noise if this project is completed.

Commissioner Richards asked if the funds will come out of contingency.

Ms. Kollgaard replied that the funds are currently available in the Police Department's regular pay budget as some have retired and there are savings to be utilized.

Upon a motion by Commissioner Holden and a second by Commissioner Vincent, the Commission approved the Animal Control Sally Port Enclosure Project by a vote of 4 to 0.

7. Green Key Subdivision – Final Plat Phase II - A Partial Replat of Green Key Village Subdivision and Chetwynd Land Company, to Provide a Subdivision Recreation Center for the Green Key Village Single Family Residential Subdivision - Proposing an 1,800 Sq. Ft. Pickle Ball Court, a 7,200 Sq. Ft. Tennis Court, a 2,350 Sq. Ft. Half Basketball Court, an 8,906 Sq. Ft. Area for a Subdivision Community Pool with Concrete Deck and Two Pavilions Consisting of 480 Sq. Ft. Each - Addressed as 1257 Fiesta Key Circle (Thad Carroll)

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 and owner, Greg Thomas of Mainsail Solutions, Inc., has submitted plans for Final Plat Approval of a subdivision which includes a recreation center for the Green Key Village single family residence subdivision, an 1,800 sq. ft. pickle ball court, a 7,200 sq. ft. tennis court, a 2,350 sq. ft. half basketball court, an 8,906 sq. ft. area

for a subdivision community pool with concrete deck and two pavilions consisting of 480 sq. ft. each. The Final Plat encompasses a partial replat for six lots and a Parks and Recreation Tract (Tract A), and was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) and Florida Statutes Chapter 177. The following items were included in the packet:

1. Final Plat Review completed by Town Attorney dated 05/31/2016.
2. Final Plat Review completed by Town Surveyor dated 05/05/2016.
3. Declaration of Covenants, Restrictions and Easement for Green Key Village.
4. Subdivision Title Report dated 05/05/2016.
5. Final Subdivision Plat Plans dated 06/09/2016.
6. Survey

Arial views, a zoning map, and plat plans were shown, as were photos of the subdivision and some of its amenities and parking.

Mr. Carroll summarized the background as follows:

- The Green Key Village-Phase I Subdivision Final Plat originally received approval by Town Commission on April 15, 2013. The owner/developer continues to build single family homes for Phase I.
- The Preliminary Plat for Green Key Village Phase II was approved by the Town Commission on July 6, 2015.
- On February 1, 2016, the applicant completed the Improvement Plans/Construction process for Phase II and is ready to proceed with the Final Plat Application.

It was noted that all site improvements, plant material installed, and building exterior elevation finish for the subdivision recreation center were inspected on Monday, February 1, 2016, and were determined to be satisfactory and in compliance with the approved construction plans.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed the application by May, 31, 2016 and forwarded it to the Planning and Zoning Board for their recommendation. At the Planning and Zoning Board meeting held on Monday, July 11, 2016, the board recommended approval for the final plat application by a 4-0 vote.

Commissioner Holden and Commissioner Vincent both commented on what a nice project this has become since its troubled beginning, and the other Commissioners agreed.

Upon a motion by Commissioner Hannan and a second by Commissioner Holden, the Commission approved the Green Key Subdivision – Final Plat Phase II by a vote of 4 to 0.

K. TOWN ATTORNEY'S REPORT:

8. <u>Ordinance No. 2016-21 – First Reading – Annexation – The Villages of Lake-Sumter, Inc. – Annexation of Property Being 0.31 +/- Acres of Land, referenced by Alternate Keys 1482437 & 2582774; Two Lots Located Within Orange Blossom Gardens Unit 1, Within Lake County, Florida (Thad Carroll)</u>

Town Attorney Derek Schroth read the ordinance by title only.

DRAFT

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., has filed applications to annex properties consisting of two lots located on Aloha Way within the Orange Blossom Gardens Subdivision Unit 1. The annexation application involves 0.31 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The two lots include the following addresses:

- 1034 Aloha Way
- 1043 Aloha Way

Mr. Carroll stated that staff recommends approval of this ordinance. Maps and aerial views of the two properties were shown, as were photos of the postings.

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

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

The annexation application was received on Tuesday, June 14, 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 (33) within 150 feet of the properties proposed by annexation request were mailed on June 22, 2016, and the properties were posted on June 27, 2016. No objections or letters of support have been received to date.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-21, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the July 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-21 by a vote of 4-0. The Town Commission is scheduled to consider Ordinance No. 2016-21 for second/final reading on Monday, August 15, 2016 at 6:00 p.m.

Mr. Carroll stated that the applicant is present if there are any questions.

Mayor Pro Tem Richards asked if anyone else had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Holden and seconded by Commissioner Hannan, the Commission approved the first reading of Ordinance No. 2016-21, by the following roll call vote:

HOLDEN	***YES***
VINCENT	***YES***

HANNAN	*YES*
RICHARDS	*YES*

9. Ordinance No. 2016-22 – First Reading – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Property Being 0.31 +/- Acres of Land, referenced by Alternate Keys 1482437 & 2582774; Two Lots Located Within Orange Blossom Gardens Unit 1, Within Lake County, Florida (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., has filed applications for two lots located on Aloha Way within the Orange Blossom Gardens Subdivision Unit 1, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.31 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 1034 Aloha Way
- 1043 Aloha Way

Mr. Carroll stated that staff recommends approval of this ordinance. A map and future land use map were shown.

The Small Scale Future Land Use Map Amendment application was received on Tuesday, June 14, 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 two lots in a historic section of The Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot. There will be no increase in utility services, traffic, population, or recreation use.

Mr. Carroll stated there is no impact on Town services, as follows:

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 Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

The 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 0.31 ± acres lie in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density/
East	Lake County – Medium Urban Density
North	Lake County Medium Urban Density/ Lady Lake Manufactured Home High 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 the application was received on June 14, 2016. Notices to inform the surrounding property owners (33) within 150' of the property of the proposed amendment were mailed on June 22, 2016, and the properties were posted on June 27, 2016. No objections or letters of support have been received to date.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-22, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the July 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-22 by a vote of 4-0. The Local Planning Agency considered Ordinance No. 2016-22 earlier this evening, and voted 4-0 for approval. The Town Commission is scheduled to consider Ordinance No. 2016-22 for second/final reading on Monday, August 15, 2016 at 6:00 p.m.

DRAFT

Mr. Carroll stated that the applicant is present if there are any questions.

Mayor Pro Tem Richards asked if anyone else 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. 2016-22, by the following roll call vote:

HOLDEN	***YES***
VINCENT	***YES***
HANNAN	***YES***
RICHARDS	***YES***

10. Ordinance No. 2016-23 – First Reading – Rezoning – The Villages of Lake-Sumter, Inc. – from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8), for Property Being 0.31 +/- Acres of Land, referenced by Alternate Keys 1482437 & 2582774; Two Lots Located Within Orange Blossom Gardens Unit 1, Within Lake County, Florida (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., has filed applications to rezone two lots on Aloha Way within the Orange Blossom Gardens Subdivision Unit 1. The application involves rezoning 0.31 +/- 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:

- 1034 Aloha Way
- 1043 Aloha Way

Mr. Carroll stated that staff recommends approval. A map showing the properties and a zoning map were shown.

The Rezoning application was received on Tuesday, June 14, 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 (33) within 150' of the property of the proposed rezoning were mailed on June 22, 2016, and the properties were posted on June 27, 2016. No objections or letters of support have been received.

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

Zoning

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

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-23, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the July 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-23 by a vote of 4-0. The Town Commission is scheduled to consider Ordinance No. 2016-23 for second/final reading on Monday, August 15, 2016 at 6:00 p.m.

Mr. Carroll stated that the applicant is present if there are any questions.

Mayor Pro Tem Richards asked if anyone else had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Holden and seconded by Commissioner Vincent, the Commission approved the first reading of Ordinance No. 2016-23, by the following roll call vote:

HOLDEN	***YES***
VINCENT	***YES***
HANNAN	***YES***
RICHARDS	***YES***

11. Ordinance No. 2016-24 – First Reading - An Ordinance of the Town of Lady Lake, Lake County, Florida; Amending The Town of Lady Lake Land Development Regulations (Ordinance No. 2014-04); Chapter 1, Article III, Section 1-83; Entitled "Code Enforcement Special Magistrate"; Providing for A Procedure for Stipulation Agreements (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 over the course of the past few months, Growth Management staff has received many inquiries regarding the purchase of listed properties for sale within the Town of Lady Lake. However, in many cases, these properties have accrued costly code enforcement liens; many of which still continue to accrue due to their status of non-compliance of a violation.

Mr. Carroll stated that at present, the Town has a procedure under the Land Development Regulations, Section 1-83, h), 5), whereby an individual or corporation may purchase a property that is not in compliance with the Town's Code of Ordinances and/or Land Development Regulations; then bring that property into compliance; and subsequently ask for a lien reduction by the Town Commission based upon their efforts to bring the property into a satisfactory state. Although the process does afford the purchaser the potential for relief of large lien accruals, to many speculative purchasers, the process does not provide any assurance of such relief and the amount by which the liens will be reduced remains unknown. As a result, having no guarantee of

what the purchaser will ultimately be responsible to pay following the lien reduction has left many properties within the Town in a state of vacancy, and in some cases, blight.

Mr. Carroll stated that staff is proposing a process, under Ordinance No. 2016-24, whereby a potential purchaser can come before the Town Commission *before* the purchase of property is made to orchestrate a stipulation agreement. This agreement shall define the timeline and manner in which the property will be brought into compliance. In exchange, the property purchaser will be provided a set figure for which they will be responsible to pay provided that they satisfy all conditions of the agreement. In the event that the terms of the agreement are not adhered to, the liens are reinstated to their original amounts and the agreement shall be deemed void.

It is the intent that such agreements will provide potential purchasers the assurance they need to acquire properties that are in need of improvement and repair, thereby reducing the number of vacant and derelict parcels within the Town. Essentially, the purpose of the ordinance is to improve and preserve the land values within the neighborhoods of our community.

Therefore, staff recommends approval of Ordinance No. 2016-24, establishing the process whereby these stipulation agreements can be created and used as an additional tool for code enforcement compliance and neighborhood stabilization. The Town Commission is scheduled to review Ordinance No. 2016-24 for second/final reading on Monday, August 15, 2016.

Commissioner Hannan asked about the timeframes for the stipulation agreement.

Mr. Carroll replied that the stipulation agreement will refer to a specific timeframe to achieve compliance. Those terms would come before the Commission for consideration.

Commissioner Holden commented that he is in favor of this as there have been many lien reduction requests in the past that the Commission has reduced to a reasonable level.

Commissioner Vincent stated he is also in favor of this agreement.

Commissioner Richards asked that the standard dollar amounts and percentages of value previously agreed upon could be incorporated into this ordinance as part of the stipulation agreement, to use as a guideline.

Mr. Carroll stated there are guidelines, although they will be based on the severity of the case on a case by case basis.

Ms. Kollgaard stated that, if approved by the Town Attorney, staff will prepare the stipulation agreement using the policies previously set by the Commission as a guideline to set the amount the purchaser will be responsible to pay.

After further discussion, Mayor Pro Tem Richards asked if anyone else 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. 2016-24 with amendments as discussed, by the following roll call vote:

HOLDEN	***YES***
VINCENT	***YES***

HANNAN	*YES*
RICHARDS	*YES*

L. TOWN MANAGER'S REPORT:

Town Manager Kris Kollgaard asked if the Commissioners had viewed the web sites on the list she handed out at the previous meeting, and if they had any comments.

Commissioner Hannan stated he liked the Minnesota web site best.

Ms. Kollgaard stated she would appreciate feedback from the other Commissioners when they had a chance to look at the examples.

Ms. Kollgaard confirmed with the Commissioners that they were in agreement with the PTO survey being handed out to employees.

M. MAYOR/COMMISSIONER'S REPORT:

Commissioner Hannan suggested that the Town look into instituting a procedure requiring the Town's permitting department to request the architectural review (ARC) approval document for any building permits being pulled for properties within The Villages portion of Lady Lake. He stated Sumter County currently does this, and it may save Lady Lake residents from having to remove additions, landscaping, driveways, etc., that may be non-compliant with deed restrictions in The Villages in the future.

Commissioner Vincent asked if this will affect his community (Water Oak), as they have their own deed restrictions within Lady Lake.

Mr. Schroth replied that the Town can currently issue a building permit that may be in conflict with the HOA, and the HOA could then file an injunction suit to remove the addition if there is no approval by them. He stated Lake County currently obtains HOA/mobile home approval as part of a checklist of their permitting process to avoid litigation of this type.

Commissioner Holden commented that the HOA he belongs to could not afford to file a suit in this case.

Town Manager Kris Kollgaard stated her concern for the legality if the Town denied a permit even though someone met all the Town's standards and Florida building codes, except for the ARC approval.

Mr. Schroth suggested that staff draft a checklist for permitting that shows ARC or HOA approval may be a requirement; it would be on a checklist, but not for permitting approval, so the applicant would be on notice that they could be sued if they proceeded without the required approval.

After discussion, the Commissioners agreed this was a good idea, and Commissioner Richards thanked Commissioner Hannan for bringing up the topic.

Commissioner Hannan stated it is his belief that all vehicles, mostly trucks, should have some sort of registration that is visible on the outside of the vehicles. He stated crime has escalated, in his opinion, in Lady Lake and The Villages, as it is easy to get in and out. He gave examples of thefts

DRAFT

in the area, and asked if the Commissioners and staff could think of something that could be enforced.

Commission Vincent asked if the Town can force someone to have a marked vehicle while working in the town; he stated they could be from another state.

Town Attorney Derek Schroth stated that the issue would be that it may restrict interstate commerce and right to travel. He stated if every jurisdiction required it, there could be 40 or more registrations on one vehicle. Mr. Schroth stated this is a constitutional issue and he would advise against trying to regulate this.

Commissioner Richards suggested looking for ordinances or regulations from other areas to use as an example.

Commissioner Hannan mentioned the tree trimmers decal.

Ms. Kollgaard stated this is voluntary and just shows that the tree trimmer is registered with the Town and has a set of the Town's rules, and it is a reassurance for residents.

Commissioner Richards suggested that Commissioner Hannan inquire at the next Florida League of Cities.

Ms. Kollgaard stated that staff has asked other municipalities about this in the past and they do not have anything.

Commissioner Richards thanked Commissioner Hannan for fighting for the rolled back millage rate.

N. PUBLIC COMMENTS:

Mayor Pro Tem/Commissioner Richards asked if anyone in the audience had any comments. There were no comments.

O. ADJOURN: The meeting was adjourned at 6:59 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

[i] *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.*

DRAFT

G-2

TOWN COMMISSION AGENDA ITEM

REQUESTED REGULAR COMMISSION MEETING DATE August 15, 2016

SUBJECT: Budget Amendment to Increase Solid Waste Revenue and Corresponding Expenses Line Items

DEPARTMENT: Finance Department

RECOMMENDED MOTION: To Increase Solid Waste FY16 Budgeted Revenue by $127,522.53 and Increase the Corresponding Solid Waste Budgeted Expenses by the Same Amount.

SUMMARY: Amendment BT16-004 increases the Solid Waste Fund by $127,522.53 due to the original budget being an estimated amount with the actual Solid Waste Collections being higher due to adding The Villages section of Lady Lake to our Solid Waste Contract.

FISCAL IMPACT: $127,522.53

[ ] Personal Budget
[X] Operating Budget
[ ] Other Capital Outlay

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

[X] Other (Budget Transaction FT16-004)

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

---

DEPARTMENT HEAD psw Submitted Date 8/15/2016

FINANCE DEPARTMENT psw Approved as to Budget Requirements Date 8/3/16

TOWN MANAGER KH Approved Agenda Item for: Date 8-15-16

COMMISSION ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

Reviewed by:_____

TO: Town Manager

DATE: 8/3/2016

FROM: Finance

TRANS NO : BT16-004

FUND	ACCT DESCRIPTION	INCREASE	(DECREASE)
REV			
401-0000-325.21-01	Solid Waste Fees/Assessment	$76,294.27	
401-0000-325-21-05	Solid Waste Villages	$51,228.26	
EXP		$127,522.53	
401-3402-534.34-50	Other Contract Services-Solid Waste	$104,368.12	
401-3402-534-31-10	Other Professional Svc- Tax Collector	$669.15	
401-3402-534-91-01	Transfer to General Fund	$22,485.26	
		$127,522.53	

JUSTIFICATION: An estimate was used during the budget process . Actual totals include the grandfathered in units and actual numbers not available at budget time.

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 COMMISSION ACTION:
☐ Approved
☐ Disapproved
Agenda Item #

○ **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

Department Head Signature and Dat

Town Manager Signature and Date

Finance Dept. Action:
☐ **Amendatory Required**

☐ Disapproved
☐ Approved

Finance Director Date

DATA ENTRY ACTION:
Accounting Period: Period 11 2016
Posted by:
Data Entry Date:

G-3

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: August 15, 2016

SUBJECT: Application for the Edward Byrne Memorial Justice Assistance Grant (JAG) Program.

DEPARTMENT: POLICE

STAFF RECOMMENDED MOTION: Recommend approval to accept if awarded, the Federal Fiscal Year 2016 Edward Byrne Memorial Justice Assistance Grant.

SUMMARY:

Law enforcement agencies are continually seeking tools to enhance the investigative process. In order to provide a more efficient method of producing superior quality digital video and audio records, staff is requesting approval to accept if awarded, the 2016 Edward Byrne Memorial Justice Assistance Grant. These funds would be utilized to purchase an enhanced video and audio recording system for our interview room. This system produces a higher quality video and audio than what is currently in existence. It will also enable a more streamlined method to capture, catalog, inventory, store and copy video and audio evidence.

It is expected that the Town of Lady Lake's share of this grant opportunity will be approximately $5158.00. The remaining balance of $619.00 will be covered by budgeted funds in PD General Operating.

FISCAL IMPACT: $5158.00

001-2101-521-5210

[ ] Capital Budget
[X] Operating $619.00
[X] Other – Grant Funding

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

[X] Other – FDLE Grant Allocation Notification Letter

[X] Support Documents – Quote / Sole Source Letter

DEPARTMENT HEAD **Submitted** **Date 08/04/2016**

FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date** 8/9/16

Reviewed

TOWN MANAGER **Approved Agenda Item for:** 8/15/16 **Date** 8/9/16

COMMISSION ACTION:

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

[ ] Continued to Date Certain **[ ] Approved with Modification**

iRecord

WORD SYSTEMS, INC.
Est. 1977
Indiana • Illinois • Wisconsin • Florida

iRecord Digital Video/Audio Recording System for Interviews ***Date: 7/27/2016***

Prepared For: Lady Lake Police Department

Prepared By: Mike Barretto 727-828-6069

QTY	DESCRIPTION	PART #	UNIT PRICE	EXTENDED
	iRecord Universe IP Recording System - Configured IR-Universe Systems			
	iRecord Universe Software includes: Redaction, Multi-Department security, Chain of Evidence Audit Report, Export to DVD+USB, Remote Control On/Off, Universe Desktop, Local Evidence Vault, 10x iRecord Thick Client Licenses, Remote Live Viewing, File import, Picture-in-picture			
1	iRecord Universe IP Turnkey Recording System (1 Room)	IR-Universe (1)	$3,043	$3,043.00
	System Accessories			
1	Axis 3364 IP Camera	AX-P3364	$899.00	$899.00
1	Covert Light Switch Microphone (Omnidirectional, PZM, Zone)	CN-PZM11LL	$220.00	$220.00
0	Uninterruptible Power Supply 500VA	UPS-500	$185.00	$0.00
0	Viewsonic 22" LCD Monitor	MON22	$235.00	$0.00
1	Cisco Small Business Smart SG200-08P (Network Switch, 4 cameras max)	SF100D-08P	$175.00	$175.00
	Optional iRecord Dry Contact Switches (On/Off Switches)			
0	Single Gang Toggle Switch Plate w/ LED - Stainless Steel	SM-SGSPL1-SS	$145.00	$0.00
0	Optical Breakout Card - Dry Contact *One breakout box supports four switches*	SM-WBC1	$295.00	$0.00
0	Relay Output with Digital Input Ethernet Module *One relay supports four switches*	ADAM6060	$395.00	$0.00
			SUB-TOTAL	$4,337.00
1	INSTALLATION AND TRAINING (Subject To Change After Site Survey) ***Excludes cable and cable installation***		$1,440.00	$1,440.00
			SYSTEM TOTAL	**$5,777.00**

TERMS AND CONDITIONS:

A ***Please see Exhibit A for sample Statement of Work -To be reviewed at Pre-installation meeting.***

B ***Please see Exhibit B for Technical Services Agreement.***

C ***DELIVERY: Please allow estimated 60-90 days from date of written purchase order (or date of first payment when applicable) for delivery.***

D **Warranty on the equipment will start after installation is complete, or 90 days after acknowledgement from customer to order equipment and/or licenses via 50% deposit or special request, whichever is earliest.**

E ***Custom equipment orders may not be returned. Stock merchandise and accessories may be returned if in the original packaging provided a restocking fee of not less than twenty-five percent (25%) or such greater restocking fee as determined by WSI's supplier is paid by customer.***

F ***This quote does not include State and Local taxes. Customer to provide tax exempt certificate or taxes will be added to the invoice.***

G ***Payment terms; 50% with order, 50% upon system installation. Special Payment Term requests need to submitted in writing.***

H ***This price list together with all of its Exhibit and license terms and conditions from the software manufacturer, which are hereby incorporated by reference, constitutes the entire agreement with respect to its subject matter. No inconsistent or additional terms submitted by Customer in any purchase order or similar document will be binding on WSI.***

I ***QUOTATION IS VALID FOR 90 DAYS.***

J ***Please mail purchase orders to Word Systems, 9225 Harrison Park Court Indianapolis, IN 46216 or FAX-317-544-2192.***

Approved By **PO#**

Title **DATE**

iRecord® WORD SYSTEMS, INC.
Indiana • Illinois • Wisconsin • Florida

Barretto Technology Center
Word Systems, Inc.
9225 Harrison Park Ct.
Indianapolis, IN 46216

June 30, 2016

To Whom It May Concern:

Word Systems, Inc. is the exclusive sole source of iRecord Audio and Video Interview Software and Hardware Products in the state of Florida. Word Systems, Inc. is solely responsible for distributing, installing, supporting and maintaining the iRecord system.

Word Systems, Inc. is the master distributor of iRecord LLC and will be the primary company providing support and maintenance for any and all iRecord systems in the state of Florida.

Word Systems has partnered up with 22 companies in the US and Canada that are authorized to distribute iRecord products in their exclusive territory. Territories are exclusive and are limited to the states within the reseller's contract. As defined in our contract, if the reseller provides iRecord products or services outside of their territory they will be in violation of their contract and are subject to termination by Word Systems.

The proposed iRecord System includes the necessary hardware, software and capture cards that are only available from Word Systems. All service work including software upgrades and system expansion must be completed by authorized Word Systems, Inc. Personnel.

Should you need further clarification of the statements above, please contact me at 800.425.7637.

Sincerely,

Ryan Vogt
iRecord Director of Sales and Marketing
Word Systems, Inc.

G-4

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: August 15, 2016

SUBJECT: Holiday Schedules for FY 2016-2017

DEPARTMENT: Human Resources

STAFF RECOMMENDED MOTION: Consideration of the approval of the Holiday Schedules for FY 2016-2017.

SUMMARY: Attached are the holiday schedules for FY 2016-2017. The schedules reflect holidays based on the 8 and 10-hour work days. Holiday pay has been included in the budget.

FISCAL IMPACT: $0

[ ] **Capital Budget**
[ ] **Operating**
[ ] **Other**

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

[X] 2016-2017 Holiday Schedules

[ ]

DEPARTMENT HEAD	**Submitted**	**Date** 8-9-16
HR	**Approved as to Form** 8-9-16	**Date** 8-9-16
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 8/15/16	**Date** 8/9/16

8/9/16

COMMISSION ACTION:

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

[ ] **Continued to Date Certain** [ ] **Approved with Modification**

Holiday Schedule

Fiscal Year 2016-2017
(8 Hour Day)

1.	**Veteran's Day**	Friday, **November 11**, 2016
2.	**Thanksgiving Day**	Thursday, **November 24**, 2016
3.	**Day after Thanksgiving**	Friday, **November 25**, 2016
4.	**Christmas***	Sunday, **December 25**, 2016
5.	**New Year's Day***	Sunday, **January 1**, 2017
6.	**Martin Luther King, Jr. Day**	Monday, **January 16**, 2017
7.	**President's Day**	Monday, **February 20**, 2017
8.	**Memorial Day**	Monday, **May 29**, 2017
9.	**Independence Day**	Tuesday, **July 4**, 2017
10.	**Labor Day**	Monday, **September 4,** 2017
11.	**Personal Day****	**Employee's Choice**

Note

*This holiday falls on a Sunday; the Monday after will be observed.

**You are eligible to use a Personal Holiday after 90 days of employment. The Personal Day must be used during the 2016-2017 Fiscal Year. It cannot be carried over.

Holiday Schedule

Fiscal Year 2016-2017
(10 Hour Day)

1.	**Thanksgiving Day**	Thursday, **November 24**, 2016
2.	**Day after Thanksgiving**	Friday, **November 25**, 2016
3.	**Christmas***	Sunday, **December 25**, 2016
4.	**New Year's Day***	Sunday, **January 1**, 2017
5.	**Martin Luther King, Jr. Day**	Monday, **January 16**, 2017
6.	**President's Day**	Monday, **February 20**, 2017
7.	**Memorial Day**	Monday, **May 29**, 2017
8.	**Independence Day**	Tuesday, **July 4**, 2017
9.	**Labor Day**	Monday, **September 4**, 2017
10.	**Personal Day****	**Employee's Choice**

Note

*This holiday falls on a Sunday; the Monday after will be observed.

**You are eligible to use a Personal Holiday after 90 days of employment. The Personal Day must be used during the 2016-2017 Fiscal Year. It cannot be carried over.

I-5

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: August 15th, 2016

SUBJECT: Consideration of Proposals from Aztek Systems for Installation/Upgrade of Security Camera Systems for all Town Facilities.

DEPARTMENT: All Town Facilities

STAFF RECOMMENDED MOTION: Approve the proposals from Aztek Systems for the Installation/Upgrade of Security Camera Systems for all Town Facilities.

SUMMARY: In efforts to deter and/or document any potential illegal activities taking place at any of the Town owned facilities, staff requested our current Security Monitoring and Maintenance Contractor to put together a comprehensive proposal for installation of security camera's. Attached to this cover sheet is itemized proposals for each of the Town's facilities. Each facility was assessed for their specific needs. Funding is proposed utilizing surplus budget funds.

FISCAL IMPACT: Est. $ 97,282.00
(Transfer funds from PD $45,681 & Contingency $51,601)
001-1901-519- 3400

[ ] Capital Budget
[ ] Operating
[X] Other- BT16-019

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

[X] Other- Proposal from Aztek Systems [ ] Support Documents

DEPARTMENT HEAD **Submitted** **Date:** 8/08/2016

FINANCE DEPARTMENT psw **Approved as to Budget Requirements** **Date** 8/8/16

TOWN MANAGER **Approved Agenda Item for:** 8/15/16 **Date** 8/9/16

COMMISSION ACTION:

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

[ ] Continued to Date Certain **[ ] Approved with Modification**

TO: Town Manager

DATE: 8/9/2016

FROM: Finance

TRANS NO : BT16-019

FUND	ACCT DESCRIPTION	INCREASE	(DECREASE)
REV			
EXP			
001-2101-521-1200	PD Regular Payroll		$32,681.0
001-2101-521-4100	PD Telephone, Cell, Pagers		$7,000.0
001-2101-521-4310	PD Electricity		$2,000.0
001-2101-519-5500	PD Training		$4,000.0
001-1901-519-9900	GF Contingency		$51,601.0
001-1901-519-3410	TH Other Contractual Services	$97,282.00	
		$97,282.00	$97,282.0

JUSTIFICATION To Purchase and install additional cameras and purchase a recording system for additional security around Town of Lady Lake properties

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
Agenda Item #

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: Period 11 2016
Posted by:
Data Entry Date:

AZTEK SYSTEMS
SECURITY & FIRE ALARMS

APOPKA, FLORIDA 32703 * Phone: 407-740-0002 * Fax: 407-740-0014 * State License # EF20000557

PROPOSAL SUBMITTED TO:
Name: TOWN OF LADY LAKE

Date: August 5, 2016

Address:

Phone: / Fax:

Address:

Contact: CT EAGLE

City, St, FL Zip: TOWN LADY LAKE FLORIDA

Job Name: HERITAGE PARK CCTV SYSTEM

We hereby submit specifications and estimates for: UPGRADE TO EXISTING CCTV SYSTEM.
This proposal includes: MATERIALS AND LABOR

1. (1)DVR 8 CAMERA HD RECORDER WITH 4TB HARD DRIVE AT 30FPS.....$875.00 PER UNIT
2. (1)REMOTE DDNS SERVICE FOR REMOTE VIEWING.....NO CHARGE
3. (1)CAMERA POWER SUPPLY 5 AMPS.....$120.00 PER UNIT
4. (4)CAMERA BULLET STYLE WITH IR TO 130FT FULL HD.....$175.00 PER CAMERA
5. (1)CAMERA DOME TURRET STYLE WITH IR TO 165FT FULL HD.....$228.00 PER CAMERA
6. (5)COAX CABLE WITH 2 CONDUCTOR FOR POWER FOR NEW CAMERAS.....$81.00 PER CAMERA
7. (1)LABOR TO INSTALL DVRS.....$300.00 EACH
8. (5)LABOR TO INSTALL CAMERA.....$200.00 EACH
9. (1)PVC PIPE CONDUIT.....$150.00
10. (1)NEMA ENCLOSURE WITH FANS FOR COOLING.....$575.00

TOTAL IS $4,353.00

PAYMENT TERMS

Fifty percent (50%) of the proposal price shall be due at the commencement of work on this project. An additional thirty percent (30) is due prior to final inspection and the remaining twenty percent (20%) of the proposal shall be due upon completion of project. Our terms of payment are net thirty (30) days, with no retainage. An interest charge of one point five percent (1.5%) per month will be assessed to all unpaid balances in excess of thirty (30) days past due. These terms will be strictly adhered to.

NOTES:

1. LIFT TO BE PROVIDED BY OTHERS IF NEEDED.
2. ALL WORK TO BE DONE DURING NORMAL BUSINESS HOURS.
3. ALL 120VAC AND RACEWAY PROVIDED BY OTHER
4. FOR REMOTE VIEWING ON INTERNET CONNECTION IS NEEDED AT DVRS WITH A STATIC IP ADDRESS FROM THE LOCAL ROUTER AND AN OPEN PORT FOR EACH RECORDER
5. THIS SYSTEM WILL STAND ALONE UNTIL INTERNET SERVICE CAN BE PROVIDED TO BUILDING
6. OPTIONAL 19 INCH MONITOR CAN BE ADDED FOR AN ADDITIONAL $350.00
7. REASONABLE ATTIC ACCESS IS REQUIRED TO PULL CABLE TO ALL CAMERA LOCATIONS
8. MONTHLY MAINTENANCE TO CHECK ON HARD DRIVE STATUS CAN BE PROVIDED FOR $75.00 A MONTH

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of: () payment to be made as outlined above. This proposal does not include 120V hookup or the necessary conduit to install the above devices.
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.
We require one set of Specifications and Drawings.
All agreements are contingent upon strikes, accidents or delays beyond our control.
We will provide a one-year warranty covering materials and labor, excluding acts of nature, fire, theft, vandalism, or tampering by unauthorized personnel.
Any legal fees incurred due to non-payment of contract will be your responsibility.
If a job requires a bond, add 2% to contract price.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. FOB & 2% service charge

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date Accepted: _____ Customer Signature _____

AZTEK SYSTEMS
SECURITY & FIRE ALARMS

APOPKA, FLORIDA 32703 * Phone: 407-740-0002 * Fax: 407-740-0014 * State License # EF20000557

PROPOSAL SUBMITTED TO:

Name: TOWN OF LADY LAKE

Date: August 5, 2016

Address:

Phone: / Fax:

Address:

Contact: CT EAGLE

City, St, FL Zip: TOWN OF LADY LAKE FLORIDA

Job Name: FUEL DEPOT CCTV SYSTEM

We hereby submit specifications and estimates for: UPGRADE TO EXISTING CCTV SYSTEM.
This proposal includes: MATERIALS AND LABOR

1. (1) CAMERA Outdoor Dome, 4MP-20fps/1080p, H264, 2.8mm, Day/Night.....$280.00 PER UNIT
2. (1)POWER OVER EITHER NET ADAPTOR WITH VIDEO OUT .....$64.00 PER UNIT
3. (1)SD MEMORY CARD 128 GB STORAGE CARD.....$128.00 PER UNIT
4. (1)PVC BOX AND PVC PIPE.....$50.00 PER CAMERA
5. (1)CAT5 CABLE.....$81.00 PER CAMERA
6. (1)LABOR TO INSTALL CAMERA.....$200.00 EACH

TOTAL COST IS $803.00

PAYMENT TERMS

Fifty percent (50%) of the proposal price shall be due at the commencement of work on this project. An additional thirty percent (30) is due prior to final inspection and the remaining twenty percent (20%) of the proposal shall be due upon completion of project. Our terms of payment are net thirty (30) days, with no retainage. An interest charge of one point five percent (1.5%) per month will be assessed to all unpaid balances in excess of thirty (30) days past due. These terms will be strictly adhered to.

NOTES:

1. LIFT TO BE PROVIDED BY OTHERS IF NEEDED.
2. ALL WORK TO BE DONE DURING NORMAL BUSINESS HOURS.
3. ALL 120VAC AND RACEWAY PROVIDED BY OTHER
4. FOR REMOTE VIEWING ON INTERNET CONNECTION IS NEEDED AT BOTH DVRS WITH A STATIC IP ADDRESS FROM THE LOCAL ROUTER AND AN OPEN PORT FOR EACH RECORDER
5. REASONABLE ATTIC OR OVERHEAD ACCESS IS REQUIRED TO PULL CABLE TO ALL CAMERA LOCATIONS
6. MONTHLY MAINTENANCE TO CHECK ON HARD DRIVE STATUS CAN BE PROVIDED FOR $75.00 A MONTH

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of: () payment to be made as outlined above. This proposal does not include 120V hookup or the necessary conduit to install the above devices.
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.
We require one set of Specifications and Drawings.
All agreements are contingent upon strikes, accidents or delays beyond our control.
We will provide a one-year warranty covering materials and labor, excluding acts of nature, fire, theft, vandalism, or tampering by unauthorized personnel.
Any legal fees incurred due to non-payment of contract will be your responsibility.
If a job requires a bond, add 2% to contract price.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. FOB & 2% service charge

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date Accepted: _____ Customer Signature _____

AZTEK SYSTEMS
SECURITY & FIRE ALARMS

APOPKA, FLORIDA 32703 * Phone: 407-740-0002 * Fax: 407-740-0014 * State License # EF20000557

PROPOSAL SUBMITTED TO:

Name: TOWN OF LADY LAKE

Date: August 5, 2016

Address:

Phone: / Fax:

Address:

Contact: CT EAGLE

City, St, FL Zip: TOWN OF LADY LAKE FLORIDA

Job Name: WELL HOUSE 2 CCTV SYSTEM

We hereby submit specifications and estimates for: UPGRADE TO EXISTING CCTV SYSTEM.
This proposal includes: MATERIALS AND LABOR

1. (1)DVR 4 CAMERA HD RECORDER WITH 2TB HARD DRIVE AT 15FPS.....$365.00 PER UNIT
2. (1)REMOTE DDNS SERVICE FOR REMOTE VIEWING.....NO CHARGE
3. (1)CAMERA POWER SUPPLY 5 AMPS.....$99.00 PER UNIT
4. (3)CAMERA DOME TURRET STYLE WITH IR TO 165FT FULL HD..... .....$228.00 PER CAMERA
5. (3)COAX CABLE WITH 2 CONDUCTOR FOR POWER FOR NEW CAMERAS.....$81.00 PER CAMERA
6. (1)LABOR TO INSTALL DVRS.....$300.00 EACH
7. (3)LABOR TO INSTALL CAMERA.....$200.00 EACH

TOTAL COST IS $2,291.00

PAYMENT TERMS

Fifty percent (50%) of the proposal price shall be due at the commencement of work on this project. An additional thirty percent (30) is due prior to final inspection and the remaining twenty percent (20%) of the proposal shall be due upon completion of project. Our terms of payment are net thirty (30) days, with no retainage. An interest charge of one point five percent (1.5%) per month will be assessed to all unpaid balances in excess of thirty (30) days past due. These terms will be strictly adhered to.

NOTES:

1. LIFT TO BE PROVIDED BY OTHERS IF NEEDED.
2. ALL WORK TO BE DONE DURING NORMAL BUSINESS HOURS.
3. ALL 120VAC AND RACEWAY PROVIDED BY OTHER
4. FOR REMOTE VIEWING ON INTERNET CONNECTION IS NEEDED AT BOTH DVRS WITH A STATIC IP ADDRESS FROM THE LOCAL ROUTER AND AN OPEN PORT FOR EACH RECORDER
5. REASONABLE ATTIC OR OVERHEAD ACCESS IS REQUIRED TO PULL CABLE TO ALL CAMERA LOCATIONS
6. MONTHLY MAINTENANCE TO CHECK ON HARD DRIVE STATUS CAN BE PROVIDED FOR $75.00 A MONTH

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of: () payment to be made as outlined above. This proposal does not include 120V hookup or the necessary conduit to install the above devices.
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.
We require one set of Specifications and Drawings.
All agreements are contingent upon strikes, accidents or delays beyond our control.
We will provide a one-year warranty covering materials and labor, excluding acts of nature, fire, theft, vandalism, or tampering by unauthorized personnel.
Any legal fees incurred due to non-payment of contract will be your responsibility.
If a job requires a bond, add 2% to contract price.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. FOB & 2% service charge

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date Accepted: _____ Customer Signature _____

AZTEK SYSTEMS
SECURITY & FIRE ALARMS

APOPKA, FLORIDA 32703 * Phone: 407-740-0002 * Fax: 407-740-0014 * State License # EF20000557

PROPOSAL SUBMITTED TO:

Name: TOWN OF LADY LAKE

Date: August 5, 2016

Address:

Phone: / Fax:

Address:

Contact: CT EAGLE

City, St, FL Zip: TOWN OF LADY LAKE FLORIDA

Job Name: WELL HOUSE 1 CCTV SYSTEM

We hereby submit specifications and estimates for: UPGRADE TO EXISTING CCTV SYSTEM.
This proposal includes: MATERIALS AND LABOR

1. (1)DVR 4 CAMERA HD RECORDER WITH 2TB HARD DRIVE AT 15FPS.....$365.00 PER UNIT
2. (1)REMOTE DDNS SERVICE FOR REMOTE VIEWING.....NO CHARGE
3. (1)CAMERA POWER SUPPLY 5 AMPS.....$99.00 PER UNIT
4. (3)CAMERA DOME TURRET STYLE WITH IR TO 165FT FULL HD.....$228.00 PER CAMERA
5. (3)COAX CABLE WITH 2 CONDUCTOR FOR POWER FOR NEW CAMERAS.....$81.00 PER CAMERA
6. (1)LABOR TO INSTALL DVRS.....$300.00 EACH
7. (3)LABOR TO INSTALL CAMERA.....$200.00 EACH

TOTAL COST IS $2,291.00

PAYMENT TERMS

Fifty percent (50%) of the proposal price shall be due at the commencement of work on this project. An additional thirty percent (30) is due prior to final inspection and the remaining twenty percent (20%) of the proposal shall be due upon completion of project. Our terms of payment are net thirty (30) days, with no retainage. An interest charge of one point five percent (1.5%) per month will be assessed to all unpaid balances in excess of thirty (30) days past due. These terms will be strictly adhered to.

NOTES:

1. LIFT TO BE PROVIDED BY OTHERS IF NEEDED.
2. ALL WORK TO BE DONE DURING NORMAL BUSINESS HOURS.
3. ALL 120VAC AND RACEWAY PROVIDED BY OTHER
4. FOR REMOTE VIEWING ON INTERNET CONNECTION IS NEEDED AT BOTH DVRS WITH A STATIC IP ADDRESS FROM THE LOCAL ROUTER AND AN OPEN PORT FOR EACH RECORDER
5. REASONABLE ATTIC OR OVERHEAD ACCESS IS REQUIRED TO PULL CABLE TO ALL CAMERA LOCATIONS
6. MONTHLY MAINTENANCE TO CHECK ON HARD DRIVE STATUS CAN BE PROVIDED FOR $75.00 A MONTH

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of: () payment to be made as outlined above. This proposal does not include 120V hookup or the necessary conduit to install the above devices.
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.
We require one set of Specifications and Drawings.
All agreements are contingent upon strikes, accidents or delays beyond our control.
We will provide a one-year warranty covering materials and labor, excluding acts of nature, fire, theft, vandalism, or tampering by unauthorized personnel.
Any legal fees incurred due to non-payment of contract will be your responsibility.
If a job requires a bond, add 2% to contract price.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. FOB & 2% service charge

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date Accepted: _____ Customer Signature _____

AZTEK SYSTEMS
SECURITY & FIRE ALARMS

APOPKA, FLORIDA 32703 * Phone: 407-740-0002 * Fax: 407-740-0014 * State License # EF20000557

PROPOSAL SUBMITTED TO:

Name: TOWN OF LADY LAKE

Date: August 5, 2016

Address:

Phone: / Fax:

Address:

Contact: CT EAGLE

City, St, FL Zip: TOWN OF LADY LAKE FLORIDA

Job Name: WELL HOUSE 3 CCTV SYSTEM

We hereby submit specifications and estimates for: UPGRADE TO EXISTING CCTV SYSTEM.
This proposal includes: MATERIALS AND LABOR

1. (1)DVR 4 CAMERA HD RECORDER WITH 2TB HARD DRIVE AT 15FPS.....$365.00 PER UNIT
2. (1)REMOTE DDNS SERVICE FOR REMOTE VIEWING.....NO CHARGE
3. (1)CAMERA POWER SUPPLY 5 AMPS.....$99.00 PER UNIT
4. (4)CAMERA DOME TURRET STYLE WITH IR TO 165FT FULL HD..... .....$228.00 PER CAMERA
5. (4)COAX CABLE WITH 2 CONDUCTOR FOR POWER FOR NEW CAMERAS.....$81.00 PER CAMERA
6. (1)LABOR TO INSTALL DVRS.....$300.00 EACH
7. (4)LABOR TO INSTALL CAMERA.....$200.00 EACH

TOTAL COST IS $2,800.00

PAYMENT TERMS

Fifty percent (50%) of the proposal price shall be due at the commencement of work on this project. An additional thirty percent (30) is due prior to final inspection and the remaining twenty percent (20%) of the proposal shall be due upon completion of project. Our terms of payment are net thirty (30) days, with no retainage. An interest charge of one point five percent (1.5%) per month will be assessed to all unpaid balances in excess of thirty (30) days past due. These terms will be strictly adhered to.

NOTES:

1. LIFT TO BE PROVIDED BY OTHERS IF NEEDED.
2. ALL WORK TO BE DONE DURING NORMAL BUSINESS HOURS.
3. ALL 120VAC AND RACEWAY PROVIDED BY OTHER
4. FOR REMOTE VIEWING ON INTERNET CONNECTION IS NEEDED AT BOTH DVRS WITH A STATIC IP ADDRESS FROM THE LOCAL ROUTER AND AN OPEN PORT FOR EACH RECORDER
5. REASONABLE ATTIC OR OVERHEAD ACCESS IS REQUIRED TO PULL CABLE TO ALL CAMERA LOCATIONS
6. MONTHLY MAINTENANCE TO CHECK ON HARD DRIVE STATUS CAN BE PROVIDED FOR $75.00 A MONTH

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of: () payment to be made as outlined above. This proposal does not include 120V hookup or the necessary conduit to install the above devices.
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.
We require one set of Specifications and Drawings.
All agreements are contingent upon strikes, accidents or delays beyond our control.
We will provide a one-year warranty covering materials and labor, excluding acts of nature, fire, theft, vandalism, or tampering by unauthorized personnel.
Any legal fees incurred due to non-payment of contract will be your responsibility.
If a job requires a bond, add 2% to contract price.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. FOB & 2% service charge

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date Accepted: _____ Customer Signature _____

AZTEK SYSTEMS
SECURITY & FIRE ALARMS

APOPKA, FLORIDA 32703 * Phone: 407-740-0002 * Fax: 407-740-0014 * State License # EF20000557

PROPOSAL SUBMITTED TO:

Name: TOWN OF LADY LAKE

Date: August 5, 2016

Address:

Phone: / Fax:

Address:

Contact: CT EAGLE

City, St, FL Zip: TOWN LADY LAKE FLORIDA

Job Name: TRAIN STATION MUSEUM CCTV SYSTEM

We hereby submit specifications and estimates for: UPGRADE TO EXISTING CCTV SYSTEM.
This proposal includes: MATERIALS AND LABOR

1. (1)DVR 8 CAMERA HD RECORDER WITH 4TB HARD DRIVE AT 30FPS.....$875.00 PER UNIT
2. (1)REMOTE DDNS SERVICE FOR REMOTE VIEWING.....NO CHARGE
3. (1)CAMERA POWER SUPPLY 5 AMPS.....$120.00 PER UNIT
4. (8)CAMERA BULLET STYLE WITH IR TO 130FT FULL HD.....$175.00 PER CAMERA
5. (8)COAX CABLE WITH 2 CONDUCTOR FOR POWER FOR NEW CAMERAS.....$81.00 PER CAMERA
6. (1)LABOR TO INSTALL DVRS.....$300.00 EACH
7. (8)LABOR TO INSTALL CAMERA.....$200.00 EACH
8. (1)PVC PIPING FOR CAMERA RUNS.....$300.00

TOTAL IS $5,243.00

PAYMENT TERMS

Fifty percent (50%) of the proposal price shall be due at the commencement of work on this project. An additional thirty percent (30) is due prior to final inspection and the remaining twenty percent (20%) of the proposal shall be due upon completion of project. Our terms of payment are net thirty (30) days, with no retainage. An interest charge of one point five percent (1.5%) per month will be assessed to all unpaid balances in excess of thirty (30) days past due. These terms will be strictly adhered to.

NOTES:

1. LIFT TO BE PROVIDED BY OTHERS IF NEEDED.
2. ALL WORK TO BE DONE DURING NORMAL BUSINESS HOURS.
3. ALL 120VAC AND RACEWAY PROVIDED BY OTHER
4. FOR REMOTE VIEWING ON INTERNET CONNECTION IS NEEDED AT DVRS WITH A STATIC IP ADDRESS FROM THE LOCAL ROUTER AND AN OPEN PORT FOR EACH RECORDER
5. THIS SYSTEM WILL STAND ALONE UNTIL INTERNET SERVICE CAN BE PROVIDED TO BUILDING
6. OPTIONAL 19 INCH MONITOR CAN BE ADDED FOR AN ADDITIONAL $350.00
7. REASONABLE ATTIC ACCESS IS REQUIRED TO PULL CABLE TO ALL CAMERA LOCATIONS
8. MONTHLY MAINTENANCE TO CHECK ON HARD DRIVE STATUS CAN BE PROVIDED FOR $75.00 A MONTH

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of: () payment to be made as outlined above. This proposal does not include 120V hookup or the necessary conduit to install the above devices.
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.
We require one set of Specifications and Drawings.
All agreements are contingent upon strikes, accidents or delays beyond our control.
We will provide a one-year warranty covering materials and labor, excluding acts of nature, fire, theft, vandalism, or tampering by unauthorized personnel.
Any legal fees incurred due to non-payment of contract will be your responsibility.
If a job requires a bond, add 2% to contract price.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. FOB & 2% service charge

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date Accepted: _____ Customer Signature _____

AZTEK SYSTEMS
SECURITY & FIRE ALARMS

APOPKA, FLORIDA 32703 * Phone: 407-740-0002 * Fax: 407-740-0014 * State License # EF20000557

PROPOSAL SUBMITTED TO:

Name: TOWN OF LADY LAKE

Date: August 5, 2016

Address:

Phone: / Fax:

Address:

Contact: CT EAGLE

City, St, FL Zip: TOWN LADY LAKE FLORIDA

Job Name: LOG CABIN CCTV SYSTEM

We hereby submit specifications and estimates for: UPGRADE TO EXISTING CCTV SYSTEM.
This proposal includes: MATERIALS AND LABOR

1. (1)DVR 8 CAMERA HD RECORDER WITH 4TB HARD DRIVE AT 30FPS.....$875.00 PER UNIT
2. (1)REMOTE DDNS SERVICE FOR REMOTE VIEWING.....NO CHARGE
3. (1)CAMERA POWER SUPPLY 5 AMPS.....$120.00 PER UNIT
4. (2)CAMERA DOME TURRET STYLE WITH IR TO 165FT FULL HD.....$228.00 PER CAMERA
5. (4)CAMERA BULLET STYLE WITH IR TO 130FT FULL HD.....$175.00 PER CAMERA
6. (6)COAX CABLE WITH 2 CONDUCTOR FOR POWER FOR NEW CAMERAS.....$81.00 PER CAMERA
7. (1)LABOR TO INSTALL DVRS.....$300.00 EACH
8. (6)LABOR TO INSTALL CAMERA.....$200.00 EACH
9. (1)PVC PIPING FOR CAMERA RUNS.....$150.00

TOTAL IS $4,287.00

PAYMENT TERMS

Fifty percent (50%) of the proposal price shall be due at the commencement of work on this project. An additional thirty percent (30) is due prior to final inspection and the remaining twenty percent (20%) of the proposal shall be due upon completion of project. Our terms of payment are net thirty (30) days, with no retainage. An interest charge of one point five percent (1.5%) per month will be assessed to all unpaid balances in excess of thirty (30) days past due. These terms will be strictly adhered to.

NOTES:

1. LIFT TO BE PROVIDED BY OTHERS IF NEEDED.
2. ALL WORK TO BE DONE DURING NORMAL BUSINESS HOURS.
3. ALL 120VAC AND RACEWAY PROVIDED BY OTHER
4. FOR REMOTE VIEWING ON INTERNET CONNECTION IS NEEDED AT DVRS WITH A STATIC IP ADDRESS FROM THE LOCAL ROUTER AND AN OPEN PORT FOR EACH RECORDER
5. THIS SYSTEM WILL STAND ALONE UNTIL INTERNET SERVICE CAN BE PROVIDED TO BUILDING
6. OPTIONAL 19 INCH MONITOR CAN BE ADDED FOR AN ADDITIONAL $350.00
7. REASONABLE ATTIC ACCESS IS REQUIRED TO PULL CABLE TO ALL CAMERA LOCATIONS
8. MONTHLY MAINTENANCE TO CHECK ON HARD DRIVE STATUS CAN BE PROVIDED FOR $75.00 A MONTH

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of: () payment to be made as outlined above. This proposal does not include 120V hookup or the necessary conduit to install the above devices.
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.
We require one set of Specifications and Drawings.
All agreements are contingent upon strikes, accidents or delays beyond our control.
We will provide a one-year warranty covering materials and labor, excluding acts of nature, fire, theft, vandalism, or tampering by unauthorized personnel.
Any legal fees incurred due to non-payment of contract will be your responsibility.
If a job requires a bond, add 2% to contract price.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. FOB & 2% service charge

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date Accepted: _____ Customer Signature _____

AZTEK SYSTEMS
SECURITY & FIRE ALARMS

APOPKA, FLORIDA 32703 * Phone: 407-740-0002 * Fax: 407-740-0014 * State License # EF20000557

PROPOSAL SUBMITTED TO:

Name: TOWN OF LADY LAKE

Date: August 5, 2016

Address:

Phone: / Fax:

Address:

Contact: CT EAGLE

City, St, FL Zip: TOWN OF LADY LAKE FLORIDA

Job Name: DRIVING RANGE CCTV SYSTEM

We hereby submit specifications and estimates for: UPGRADE TO EXISTING CCTV SYSTEM.
This proposal includes: MATERIALS AND LABOR

1. (1)DVR 4 CAMERA HD RECORDER WITH 2TB HARD DRIVE AT 15FPS.....$365.00 PER UNIT
2. (1)REMOTE DDNS SERVICE FOR REMOTE VIEWING.....NO CHARGE
3. (1)CAMERA POWER SUPPLY 5 AMPS.....$99.00 PER UNIT
4. (4)CAMERA DOME TURRET STYLE WITH IR TO 165FT FULL HD..... .....$228.00 PER CAMERA
5. (1)COAX CABLE WITH 2 CONDUCTOR FOR POWER FOR NEW CAMERAS.....$81.00 PER CAMERA
6. (1)LABOR TO INSTALL DVRS.....$300.00 EACH
7. (4)LABOR TO INSTALL CAMERA.....$200.00 EACH

TOTAL COST IS $2,800.00

PAYMENT TERMS

Fifty percent (50%) of the proposal price shall be due at the commencement of work on this project. An additional thirty percent (30) is due prior to final inspection and the remaining twenty percent (20%) of the proposal shall be due upon completion of project. Our terms of payment are net thirty (30) days, with no retainage. An interest charge of one point five percent (1.5%) per month will be assessed to all unpaid balances in excess of thirty (30) days past due. These terms will be strictly adhered to.

NOTES:

1. LIFT TO BE PROVIDED BY OTHERS IF NEEDED.
2. ALL WORK TO BE DONE DURING NORMAL BUSINESS HOURS.
3. ALL 120VAC AND RACEWAY PROVIDED BY OTHER
4. FOR REMOTE VIEWING ON INTERNET CONNECTION IS NEEDED AT BOTH DVRS WITH A STATIC IP ADDRESS FROM THE LOCAL ROUTER AND AN OPEN PORT FOR EACH RECORDER
5. REASONABLE ATTIC OR OVERHEAD ACCESS IS REQUIRED TO PULL CABLE TO ALL CAMERA LOCATIONS
6. MONTHLY MAINTENANCE TO CHECK ON HARD DRIVE STATUS CAN BE PROVIDED FOR $75.00 A MONTH

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of: () payment to be made as outlined above. This proposal does not include 120V hookup or the necessary conduit to install the above devices.
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.
We require one set of Specifications and Drawings.
All agreements are contingent upon strikes, accidents or delays beyond our control.
We will provide a one-year warranty covering materials and labor, excluding acts of nature, fire, theft, vandalism, or tampering by unauthorized personnel.
Any legal fees incurred due to non-payment of contract will be your responsibility.
If a job requires a bond, add 2% to contract price.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. FOB & 2% service charge

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date Accepted: _____ Customer Signature _____

AZTEK SYSTEMS
SECURITY & FIRE ALARMS

APOPKA, FLORIDA 32703 * Phone: 407-740-0002 * Fax: 407-740-0014 * State License # EF20000557

PROPOSAL SUBMITTED TO:

Name: TOWN OF LADY LAKE

Date: August 5, 2016

Address:

Phone: / Fax:

Address:

Contact: CT EAGLE

City, St, FL Zip: TOWN LADY LAKE FLORIDA

Job Name: COMMUNITY CENTER CCTV SYSTEM

We hereby submit specifications and estimates for: UPGRADE TO EXISTING CCTV SYSTEM.
This proposal includes: MATERIALS AND LABOR

1. (1)DVR 8 CAMERA HD RECORDER WITH 4TB HARD DRIVE AT 30FPS.....$875.00 PER UNIT
2. (1)REMOTE DDNS SERVICE FOR REMOTE VIEWING.....NO CHARGE
3. (1)CAMERA POWER SUPPLY 5 AMPS.....$120.00 PER UNIT
4. (4)CAMERA BULLET STYLE WITH IR TO 130FT FULL HD.....$175.00 PER CAMERA
5. (4)COAX CABLE WITH 2 CONDUCTOR FOR POWER FOR NEW CAMERAS.....$81.00 PER CAMERA
6. (1)LABOR TO INSTALL DVRS.....$300.00 EACH
7. (4)LABOR TO INSTALL CAMERA.....$200.00 EACH

TOTAL IS $3,119.00

PAYMENT TERMS

Fifty percent (50%) of the proposal price shall be due at the commencement of work on this project. An additional thirty percent (30) is due prior to final inspection and the remaining twenty percent (20%) of the proposal shall be due upon completion of project. Our terms of payment are net thirty (30) days, with no retainage. An interest charge of one point five percent (1.5%) per month will be assessed to all unpaid balances in excess of thirty (30) days past due. These terms will be strictly adhered to.

NOTES:

1. LIFT TO BE PROVIDED BY OTHERS IF NEEDED.
2. ALL WORK TO BE DONE DURING NORMAL BUSINESS HOURS.
3. ALL 120VAC AND RACEWAY PROVIDED BY OTHER
4. FOR REMOTE VIEWING ON INTERNET CONNECTION IS NEEDED AT DVRS WITH A STATIC IP ADDRESS FROM THE LOCAL ROUTER AND AN OPEN PORT FOR EACH RECORDER
5. THIS SYSTEM WILL STAND ALONE UNTIL INTERNET SERVICE CAN BE PROVIDED TO BUILDING
6. OPTIONAL 19 INCH MONITOR CAN BE ADDED FOR AN ADDITIONAL $350.00
7. REASONABLE ATTIC ACCESS IS REQUIRED TO PULL CABLE TO ALL CAMERA LOCATIONS
8. MONTHLY MAINTENANCE TO CHECK ON HARD DRIVE STATUS CAN BE PROVIDED FOR $75.00 A MONTH

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of: () payment to be made as outlined above. This proposal does not include 120V hookup or the necessary conduit to install the above devices.
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.
We require one set of Specifications and Drawings.
All agreements are contingent upon strikes, accidents or delays beyond our control.
We will provide a one-year warranty covering materials and labor, excluding acts of nature, fire, theft, vandalism, or tampering by unauthorized personnel.
Any legal fees incurred due to non-payment of contract will be your responsibility.
If a job requires a bond, add 2% to contract price.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. FOB & 2% service charge

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date Accepted: _____ Customer Signature _____

AZTEK SYSTEMS
SECURITY & FIRE ALARMS

APOPKA, FLORIDA 32703 * Phone: 407-740-0002 * Fax: 407-740-0014 * State License # EF20000557

PROPOSAL SUBMITTED TO:

Name: TOWN OF LADY LAKE

Date: August 5, 2016

Address:

Phone: / Fax:

Address:

Contact: CT EAGLE

City, St, FL Zip: TOWN LADY LAKE FLORIDA

Job Name: PUBLIC WORKS CCTV SYSTEM

We hereby submit specifications and estimates for: UPGRADE TO EXISTING CCTV SYSTEM.
This proposal includes: MATERIALS AND LABOR

1. (1)DVR 8 CAMERA HD RECORDER WITH 4TB HARD DRIVE AT 30FPS.....$875.00 PER UNIT
2. (1)REMOTE DDNS SERVICE FOR REMOTE VIEWING.....NO CHARGE
3. (1)CAMERA POWER SUPPLY 5 AMPS.....$120.00 PER UNIT
4. (2)CAMERA BULLET STYLE WITH IR TO 130FT FULL HD.....$175.00 PER CAMERA
5. (2)CAMERA BULLET STYLE WITH LONGER FOCUS RANGE W/300 FT IR FULL HD.....$375.00 PER CAMERA
6. (4)COAX CABLE WITH 2 CONDUCTOR FOR POWER FOR NEW CAMERAS.....$81.00 PER CAMERA
7. (1)LABOR TO INSTALL DVRS.....$300.00 EACH
8. (4)LABOR TO INSTALL CAMERA.....$200.00 EACH

TOTAL IS $3,519.00

PAYMENT TERMS

Fifty percent (50%) of the proposal price shall be due at the commencement of work on this project. An additional thirty percent (30) is due prior to final inspection and the remaining twenty percent (20%) of the proposal shall be due upon completion of project. Our terms of payment are net thirty (30) days, with no retainage. An interest charge of one point five percent (1.5%) per month will be assessed to all unpaid balances in excess of thirty (30) days past due. These terms will be strictly adhered to.

NOTES:

1. LIFT TO BE PROVIDED BY OTHERS IF NEEDED.
2. ALL WORK TO BE DONE DURING NORMAL BUSINESS HOURS.
3. ALL 120VAC AND RACEWAY PROVIDED BY OTHER
4. FOR REMOTE VIEWING ON INTERNET CONNECTION IS NEEDED AT DVRS WITH A STATIC IP ADDRESS FROM THE LOCAL ROUTER AND AN OPEN PORT FOR EACH RECORDER
5. THIS SYSTEM WILL STAND ALONE UNTIL INTERNET SERVICE CAN BE PROVIDED TO BUILDING
6. OPTIONAL 19 INCH MONITOR CAN BE ADDED FOR AN ADDITIONAL $350.00
7. REASONABLE ATTIC ACCESS IS REQUIRED TO PULL CABLE TO ALL CAMERA LOCATIONS
8. MONTHLY MAINTENANCE TO CHECK ON HARD DRIVE STATUS CAN BE PROVIDED FOR $75.00 A MONTH

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of: () payment to be made as outlined above. This proposal does not include 120V hookup or the necessary conduit to install the above devices.
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.
We require one set of Specifications and Drawings.
All agreements are contingent upon strikes, accidents or delays beyond our control.
We will provide a one-year warranty covering materials and labor, excluding acts of nature, fire, theft, vandalism, or tampering by unauthorized personnel.
Any legal fees incurred due to non-payment of contract will be your responsibility.
If a job requires a bond, add 2% to contract price.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. FOB & 2% service charge

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date Accepted: _____ Customer Signature _____

AZTEK SYSTEMS
SECURITY & FIRE ALARMS

APOPKA, FLORIDA 32703 * Phone: 407-740-0002 * Fax: 407-740-0014 * State License # EF20000557

PROPOSAL SUBMITTED TO:

Name: TOWN OF LADY LAKE

Date: August 5, 2016

Address:

Phone: / Fax:

Address:

Contact: CT EAGLE

City, St, FL Zip: TOWN OF LADY LAKE FLORIDA

Job Name: LIBRARY CCTV SYSTEM

We hereby submit specifications and estimates for: UPGRADE TO EXISTING CCTV SYSTEM.
This proposal includes: MATERIALS AND LABOR

1. (3)DVR 16 CAMERA HD RECORDER WITH 6TB HARD DRIVE AT 30FPS.....$1,240.00 PER UNIT
2. (1)REMOTE DDNS SERVICE FOR REMOTE VIEWING.....NO CHARGE
3. (3)CAMERA POWER SUPPLY 11 AMPS.....$224.00 PER UNIT
4. (47)CAMERA DOME TURRET STYLE WITH IR TO 165FT FULL HD.....$228.00 PER CAMERA
5. (1)CAMERA BULLET STYLE WITH LONGER FOCUS RANGE W/300 FT IR FULL HD.....$375.00 PER CAMERA
6. (48)COAX CABLE WITH 2 CONDUCTOR FOR POWER FOR NEW CAMERAS.....$91.00 PER CAMERA
7. (3)LABOR TO INSTALL DVRS.....$300.00 EACH
8. (48)LABOR TO INSTALL CAMERA.....$300.00 EACH

TOTAL IS $35,151.00

PAYMENT TERMS

Fifty percent (50%) of the proposal price shall be due at the commencement of work on this project. An additional thirty percent (30) is due prior to final inspection and the remaining twenty percent (20%) of the proposal shall be due upon completion of project. Our terms of payment are net thirty (30) days, with no retainage. An interest charge of one point five percent (1.5%) per month will be assessed to all unpaid balances in excess of thirty (30) days past due. These terms will be strictly adhered to.

NOTES:

1. LIFT TO BE PROVIDED BY OTHERS IF NEEDED.
2. ALL WORK TO BE DONE DURING NORMAL BUSINESS HOURS.
3. ALL 120VAC AND RACEWAY PROVIDED BY OTHER
4. FOR REMOTE VIEWING ON INTERNET CONNECTION IS NEEDED AT BOTH DVRS WITH A STATIC IP ADDRESS FROM THE LOCAL ROUTER AND AN OPEN PORT FOR EACH RECORDER
5. REASONABLE ATTIC OR OVERHEAD ACCESS IS REQUIRED TO PULL CABLE TO ALL CAMERA LOCATIONS
6. MONTHLY MAINTENANCE TO CHECK ON HARD DRIVE STATUS CAN BE PROVIDED FOR $75.00 A MONTH

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of: () payment to be made as outlined above. This proposal does not include 120V hookup or the necessary conduit to install the above devices.
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.
We require one set of Specifications and Drawings.
All agreements are contingent upon strikes, accidents or delays beyond our control.
We will provide a one-year warranty covering materials and labor, excluding acts of nature, fire, theft, vandalism, or tampering by unauthorized personnel.
Any legal fees incurred due to non-payment of contract will be your responsibility.
If a job requires a bond, add 2% to contract price.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. FOB & 2% service charge

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date Accepted: _____ Customer Signature _____

AZTEK SYSTEMS
SECURITY & FIRE ALARMS

APOPKA, FLORIDA 32703 * Phone: 407-740-0002 * Fax: 407-740-0014 * State License # EF20000557

PROPOSAL SUBMITTED TO:

Name: TOWN OF LADY LAKE

Date: August 5, 2016

Address:

Phone: / Fax:

Address:

Contact: CT EAGLE

City, St, FL Zip: TOWN OF LADY LAKE FLORIDA

Job Name: POLICE DEPARTMENT/CITY HALL CCTV SYSTEM

We hereby submit specifications and estimates for: UPGRADE TO EXISTING CCTV SYSTEM.
This proposal includes: MATERIALS AND LABOR

1. (3)DVR 16 CAMERA HD RECORDER WITH 6TB HARD DRIVE AT 30FPS.....$1,240.00 PER UNIT
2. (1)REMOTE DDNS SERVICE FOR REMOTE VIEWING.....NO CHARGE
3. (3)CAMERA POWER SUPPLY 11 AMPS.....$224.00 PER UNIT
4. (11)CAMERA BULLET STYLE WITH IR TO 130FT FULL HD.....$175.00 PER CAMERA
5. (22)CAMERA DOME TURRET STYLE WITH IR TO 165FT FULL HD.....$228.00 PER CAMERA
6. (1)CAMERA BULLET STYLE WITH LONGER FOCUS RANGE W/300 FT IR FULL HD.....$375.00 PER CAMERA
7. (1)COAX CABLE WITH 2 CONDUCTOR FOR POWER FOR NEW CAMERAS.....$81.00 PER CAMERA
8. (3)LABOR TO INSTALL DVRS.....$300.00
9. (1)LABOR TO INSTALL CAMERA.....$200.00 EACH

TOTAL COST IS $22,162.00

PAYMENT TERMS

Fifty percent (50%) of the proposal price shall be due at the commencement of work on this project. An additional thirty percent (30) is due prior to final inspection and the remaining twenty percent (20%) of the proposal shall be due upon completion of project. Our terms of payment are net thirty (30) days, with no retainage. An interest charge of one point five percent (1.5%) per month will be assessed to all unpaid balances in excess of thirty (30) days past due. These terms will be strictly adhered to.

NOTES:

1. LIFT TO BE PROVIDED BY OTHERS IF NEEDED.
2. ALL WORK TO BE DONE DURING NORMAL BUSINESS HOURS.
3. ALL 120VAC AND RACEWAY PROVIDED BY OTHER
4. FOR REMOTE VIEWING ON INTERNET CONNECTION IS NEEDED AT BOTH DVRS WITH A STATIC IP ADDRESS FROM THE LOCAL ROUTER AND AN OPEN PORT FOR EACH RECORDER
5. REASONABLE ATTIC ACCESS IS REQUIRED TO PULL CABLE TO ALL CAMERA LOCATIONS
6. MONTHLY MAINTENANCE TO CHECK ON HARD DRIVE STATUS CAN BE PROVIDED FOR $75.00 A MONTH

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of: () payment to be made as outlined above. This proposal does not include 120V hookup or the necessary conduit to install the above devices.
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.
We require one set of Specifications and Drawings.
All agreements are contingent upon strikes, accidents or delays beyond our control.
We will provide a one-year warranty covering materials and labor, excluding acts of nature, fire, theft, vandalism, or tampering by unauthorized personnel.
Any legal fees incurred due to non-payment of contract will be your responsibility.
If a job requires a bond, add 2% to contract price.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. FOB & 2% service charge

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date Accepted: _____ Customer Signature _____

AZTEK SYSTEMS
SECURITY & FIRE ALARMS

APOPKA, FLORIDA 32703 * Phone: 407-740-0002 * Fax: 407-740-0014 * State License # EF20000557

PROPOSAL SUBMITTED TO:

Name: TOWN OF LADY LAKE

Date: August 5, 2016

Address:

Phone: / Fax:

Address:

Contact: CT EAGLE

City, St, FL Zip: TOWN LADY LAKE FLORIDA

Job Name: COMMUNITY CENTER CCTV SYSTEM

We hereby submit specifications and estimates for: UPGRADE TO EXISTING CCTV SYSTEM.
This proposal includes: MATERIALS AND LABOR

1. (1)DVR 8 CAMERA HD RECORDER WITH 4TB HARD DRIVE AT 30FPS.....$875.00 PER UNIT
2. (1)REMOTE DDNS SERVICE FOR REMOTE VIEWING.....NO CHARGE
3. (1)CAMERA POWER SUPPLY 5 AMPS.....$120.00 PER UNIT
4. (2)CAMERA BULLET STYLE WITH IR TO 130FT FULL HD.....$175.00 PER CAMERA
5. (1)CAMERA BULLET STYLE WITH LONGER FOCUS RANGE W/300 FT IR FULL HD.....$375.00 PER CAMERA
6. (3)COAX CABLE WITH 2 CONDUCTOR FOR POWER FOR NEW CAMERAS.....$81.00 PER CAMERA
7. (1)LABOR TO INSTALL DVRS.....$300.00 EACH
8. (3)LABOR TO INSTALL CAMERA.....$200.00 EACH

TOTAL IS $2,863.00

PAYMENT TERMS

Fifty percent (50%) of the proposal price shall be due at the commencement of work on this project. An additional thirty percent (30) is due prior to final inspection and the remaining twenty percent (20%) of the proposal shall be due upon completion of project. Our terms of payment are net thirty (30) days, with no retainage. An interest charge of one point five percent (1.5%) per month will be assessed to all unpaid balances in excess of thirty (30) days past due. These terms will be strictly adhered to.

NOTES:

1. LIFT TO BE PROVIDED BY OTHERS IF NEEDED.
2. ALL WORK TO BE DONE DURING NORMAL BUSINESS HOURS.
3. ALL 120VAC AND RACEWAY PROVIDED BY OTHER
4. FOR REMOTE VIEWING ON INTERNET CONNECTION IS NEEDED AT DVRS WITH A STATIC IP ADDRESS FROM THE LOCAL ROUTER AND AN OPEN PORT FOR EACH RECORDER
5. THIS SYSTEM WILL STAND ALONE UNTIL INTERNET SERVICE CAN BE PROVIDED TO BUILDING
6. OPTIONAL 19 INCH MONITOR CAN BE ADDED FOR AN ADDITIONAL $350.00
7. REASONABLE ATTIC ACCESS IS REQUIRED TO PULL CABLE TO ALL CAMERA LOCATIONS
8. MONTHLY MAINTENANCE TO CHECK ON HARD DRIVE STATUS CAN BE PROVIDED FOR $75.00 A MONTH

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of: () payment to be made as outlined above. This proposal does not include 120V hookup or the necessary conduit to install the above devices.
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.
We require one set of Specifications and Drawings.
All agreements are contingent upon strikes, accidents or delays beyond our control.
We will provide a one-year warranty covering materials and labor, excluding acts of nature, fire, theft, vandalism, or tampering by unauthorized personnel.
Any legal fees incurred due to non-payment of contract will be your responsibility.
If a job requires a bond, add 2% to contract price.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. FOB & 2% service charge

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date Accepted: _____ Customer Signature _____

AZTEK SYSTEMS
SECURITY & FIRE ALARMS

APOPKA, FLORIDA 32703 * Phone: 407-740-0002 * Fax: 407-740-0014 * State License # EF20000557

PROPOSAL SUBMITTED TO:

Name: TOWN OF LADY LAKE

Date: August 5, 2016

Address:

Phone: / Fax:

Address:

Contact: CT EAGLE

City, St, FL Zip: TOWN OF LADY LAKE FLORIDA

Job Name: CONCESSION STAND LIBRARY CCTV SYSTEM

We hereby submit specifications and estimates for: UPGRADE TO EXISTING CCTV SYSTEM.
This proposal includes: MATERIALS AND LABOR

1. (1)DVR 4 CAMERA HD RECORDER WITH 2TB HARD DRIVE AT 15FPS.....$365.00 PER UNIT
2. (1)REMOTE DDNS SERVICE FOR REMOTE VIEWING.....NO CHARGE
3. (1)CAMERA POWER SUPPLY 5 AMPS.....$99.00 PER UNIT
4. (4)CAMERA DOME TURRET STYLE WITH IR TO 165FT FULL HD..... .....$228.00 PER CAMERA
5. (1)COAX CABLE WITH 2 CONDUCTOR FOR POWER FOR NEW CAMERAS.....$81.00 PER CAMERA
6. (1)LABOR TO INSTALL DVRS.....$300.00 EACH
7. (4)LABOR TO INSTALL CAMERA.....$200.00 EACH

TOTAL COST IS $2,800.00

PAYMENT TERMS

Fifty percent (50%) of the proposal price shall be due at the commencement of work on this project. An additional thirty percent (30) is due prior to final inspection and the remaining twenty percent (20%) of the proposal shall be due upon completion of project. Our terms of payment are net thirty (30) days, with no retainage. An interest charge of one point five percent (1.5%) per month will be assessed to all unpaid balances in excess of thirty (30) days past due. These terms will be strictly adhered to.

NOTES:

1. LIFT TO BE PROVIDED BY OTHERS IF NEEDED.
2. ALL WORK TO BE DONE DURING NORMAL BUSINESS HOURS.
3. ALL 120VAC AND RACEWAY PROVIDED BY OTHER
4. FOR REMOTE VIEWING ON INTERNET CONNECTION IS NEEDED AT BOTH DVRS WITH A STATIC IP ADDRESS FROM THE LOCAL ROUTER AND AN OPEN PORT FOR EACH RECORDER
5. REASONABLE ATTIC OR OVERHEAD ACCESS IS REQUIRED TO PULL CABLE TO ALL CAMERA LOCATIONS
6. MONTHLY MAINTENANCE TO CHECK ON HARD DRIVE STATUS CAN BE PROVIDED FOR $75.00 A MONTH

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of: () payment to be made as outlined above. This proposal does not include 120V hookup or the necessary conduit to install the above devices.
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.
We require one set of Specifications and Drawings.
All agreements are contingent upon strikes, accidents or delays beyond our control.
We will provide a one-year warranty covering materials and labor, excluding acts of nature, fire, theft, vandalism, or tampering by unauthorized personnel.
Any legal fees incurred due to non-payment of contract will be your responsibility.
If a job requires a bond, add 2% to contract price.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. FOB & 2% service charge

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date Accepted: _____ Customer Signature _____

AZTEK SYSTEMS
SECURITY & FIRE ALARMS

APOPKA, FLORIDA 32703 * Phone: 407-740-0002 * Fax: 407-740-0014 * State License # EF20000557

PROPOSAL SUBMITTED TO:

Name: TOWN OF LADY LAKE

Date: August 5, 2016

Address:

Phone: / Fax:

Address:

Contact: CT EAGLE

City, St, FL Zip: TOWN OF LADY LAKE FLORIDA

Job Name: CONCESSION STAND ROLLIN HILLS CCTV SYSTEM

We hereby submit specifications and estimates for: UPGRADE TO EXISTING CCTV SYSTEM.
This proposal includes: MATERIALS AND LABOR

1. (1)DVR 4 CAMERA HD RECORDER WITH 2TB HARD DRIVE AT 15FPS.....$365.00 PER UNIT
2. (1)REMOTE DDNS SERVICE FOR REMOTE VIEWING.....NO CHARGE
3. (1)CAMERA POWER SUPPLY 5 AMPS.....$99.00 PER UNIT
4. (4)CAMERA DOME TURRET STYLE WITH IR TO 165FT FULL HD..... .....$228.00 PER CAMERA
5. (1)COAX CABLE WITH 2 CONDUCTOR FOR POWER FOR NEW CAMERAS.....$81.00 PER CAMERA
6. (1)LABOR TO INSTALL DVRS.....$300.00 EACH
7. (4)LABOR TO INSTALL CAMERA.....$200.00 EACH

TOTAL COST IS $2,800.00

PAYMENT TERMS

Fifty percent (50%) of the proposal price shall be due at the commencement of work on this project. An additional thirty percent (30) is due prior to final inspection and the remaining twenty percent (20%) of the proposal shall be due upon completion of project. Our terms of payment are net thirty (30) days, with no retainage. An interest charge of one point five percent (1.5%) per month will be assessed to all unpaid balances in excess of thirty (30) days past due. These terms will be strictly adhered to.

NOTES:

1. LIFT TO BE PROVIDED BY OTHERS IF NEEDED.
2. ALL WORK TO BE DONE DURING NORMAL BUSINESS HOURS.
3. ALL 120VAC AND RACEWAY PROVIDED BY OTHER
4. FOR REMOTE VIEWING ON INTERNET CONNECTION IS NEEDED AT BOTH DVRS WITH A STATIC IP ADDRESS FROM THE LOCAL ROUTER AND AN OPEN PORT FOR EACH RECORDER
5. REASONABLE ATTIC OR OVERHEAD ACCESS IS REQUIRED TO PULL CABLE TO ALL CAMERA LOCATIONS
6. MONTHLY MAINTENANCE TO CHECK ON HARD DRIVE STATUS CAN BE PROVIDED FOR $75.00 A MONTH

We hereby propose to furnish labor and materials – complete in accordance with the above specifications, for the sum of: () payment to be made as outlined above. This proposal does not include 120V hookup or the necessary conduit to install the above devices.
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.
We require one set of Specifications and Drawings.
All agreements are contingent upon strikes, accidents or delays beyond our control.
We will provide a one-year warranty covering materials and labor, excluding acts of nature, fire, theft, vandalism, or tampering by unauthorized personnel.
Any legal fees incurred due to non-payment of contract will be your responsibility.
If a job requires a bond, add 2% to contract price.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. FOB & 2% service charge

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date Accepted: _____ Customer Signature _____

J-6

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: SECOND READING - AUGUST 15, 2016

SUBJECT: **Ordinance 2016-21 – Annexation of Property Being 0.31 +/- Acres of Land Owned by the Villages of Lake-Sumter, Inc., Referenced by Alternate Keys 1482437 and 2582774; Two (2) Lots Which Are Located Within Orange Blossom Gardens Unit 1, within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance 2016-21, The Villages of Lake-Sumter, Inc., Requesting Annexation of 2 lots consisting of approximately 0.31 +/- acres of land which are Located Within Orange Blossom Gardens Unit 1.

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to annex properties consisting of 2 Lots located on Aloha Way within the Orange Blossom Gardens Subdivision Unit 1. The annexation application involves 0.31 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 2 lots include the following addresses:

- 1034 Aloha Way
- 1043 Aloha Way

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

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

The annexation application was received on Tuesday, June 14, 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 (33) within 150 feet of the properties proposed by annexation request were mailed Wednesday, June 22, 2016. The properties were posted Monday, June 27, 2016.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-21, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the July 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-21 by a vote of 4-0.

At the August 1, 2016 meeting, the **Town Commission** voted 4-0 for approval of Ordinance 2016-21 upon First Reading.

FISCAL IMPACT: $ TBD – pending value of future homes

[ ] Capital Budget **[ ] Operating** **[ ] Other**

ATTACHMENTS: **[X] Ordinance(s)** **[ ] Resolution** **[ ] Budget Resolution**

[ ] Other

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

---

(21) 38-16

DEPARTMENT HEAD		**Submitted** 8/8/16	**Date**
FINANCE DEPARTMENT		**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY		**Approved as to Form and Legality**	**Date**
TOWN MANAGER		**Approved Agenda Item for:** 8/15/16	**Date** 8/9/16

BOARD ACTION: **[ ] Approved as Recommended** **[ ] Disapproved**

[ ] Tabled Indefinitely **[ ] Continued to Date Certain**

[ ] Approved with Modifications

ORDINANCE NO. 2016-21

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VOLUNTARILY ANNEXING PROPERTY BEING 0.31 +/- ACRES OF LAND OWNED BY THE VILLAGES OF LAKE-SUMTER, INC; REFERENCED BY ALTERNATE KEYS 1482437 AND 2582774; TWO LOTS WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNIT 1, WITHIN LAKE COUNTY, FLORIDA; PROVIDING FOR REDEFINITION OF THE LAND BOUNDARIES OF THE TOWN OF LADY LAKE; PROVIDING FOR FILING OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION IN ACCORDANCE WITH LAW.

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

Section 1. Pursuant to and under the authority of the provisions of Florida Statute 171.205 and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake, Florida, the Town of Lady Lake does hereby annex property being 0.31 +/- 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 **15th** day of **August**, **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: _____

DRAFT

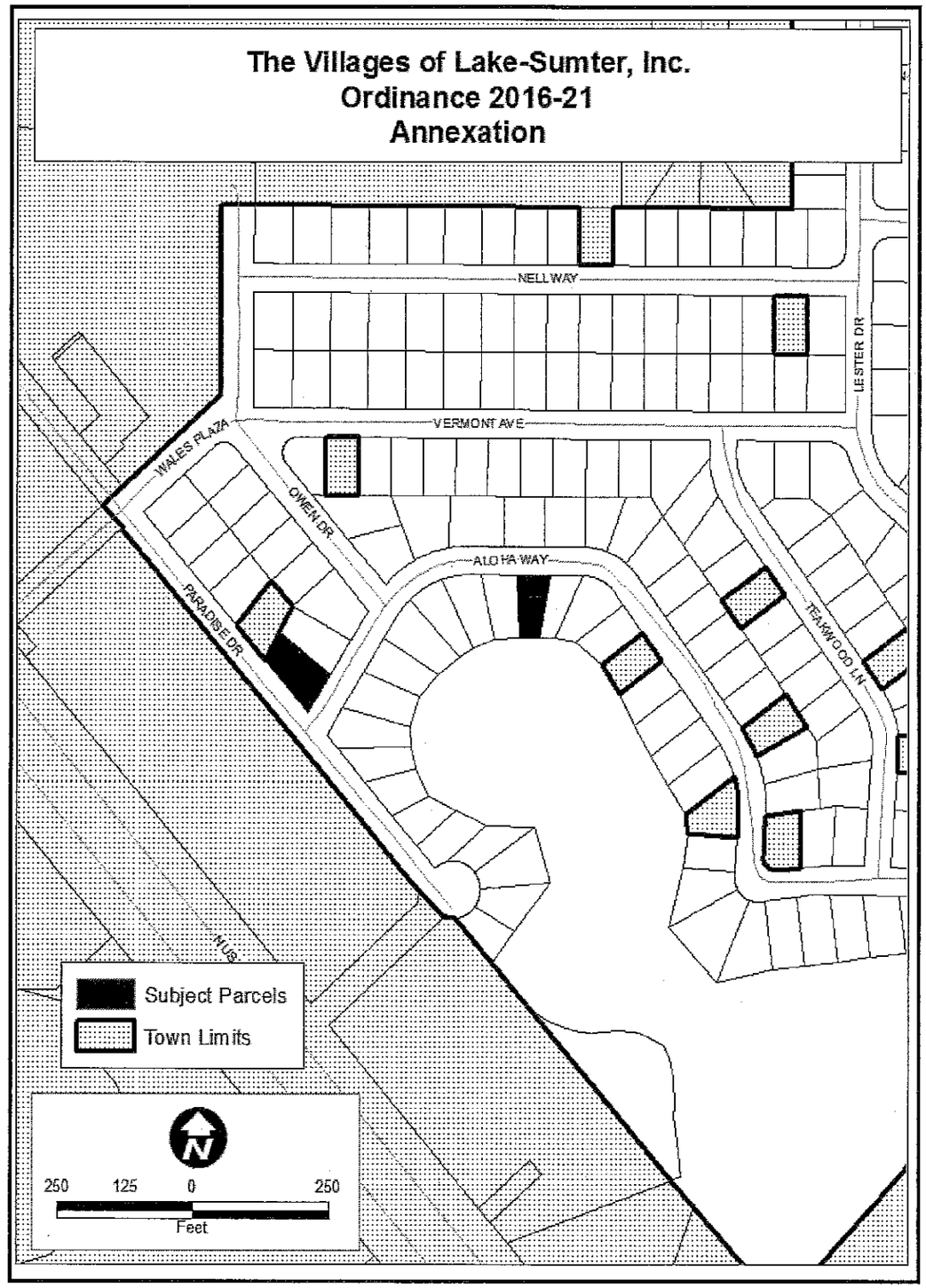
EXHIBIT "A" - legal Descriptions and Map

Parcel ID #: 06-18-24-01000-000-00100; Lot 1, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

and

Parcel ID #: 06-18-24-001000-000-0700; Lot 70, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. And a part of Lot 71, Unit 1, Orange Blossom Gardens, described as follows: Begin at the most Northeasterly corner of Lot 70 and run S 09°45'50" W. along the lot line between Lot 70 and 71 a distance of 115 feet more or less, to the waters of Lake Paradise and a point hereby designated as Point "A," return to the Point of Beginning and run S 06°43'20" W. 115 feet, more or less, to the waters of lake Paradise, thence Westerly along and with said waters of Lake Paradise, to intersect the aforementioned Point "A."

DRAFT


The Villages of Lake-Sumter, Inc.
Ordinance 2016-21
Annexation
NELL WAY
LESTER DR
VERMONT AVE
WALES PLAZA
OWEN DR
ALOHA WAY
PARADISE DR
TEAKWOOD LN
HWY 466
Subject Parcels
Town Limits
N
250 125 0 250
Feet

1

TOWN OF LADY LAKE
ANNEXATION APPLICATION

Alternate Key Number See attached list.

1. Owner's Name: The Villages of Lake-Sumter, Inc.

   Mailing Address: 1020 Lake Sumter Landing, The Villages, FL 32162

   Email Address: See below.

   Telephone #: See below.

2. Applicant's Name: The Villages of Lake-Sumter, Inc. - Martin L. Dzuro, V.P.

   Mailing Address: 1045 Lake Sumter Landing, The Villages, FL 32162

   Email Address: marty.dzuro@thevillages.com

   Telephone #: (352) 753-6262

3. Applicant is: Owner X 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: 13,410 Square feet 0.31 Acres

8. Utilities: Central Water [✓] Central Sewer [✓] Well [ ] Septic Tank [ ]

9. Existing County zoning of property: RM - Residential Medium

10. Requested zoning of property: MX-8 - Mixed Single Family

11. Number, square footage and present use of the existing structures on the property: See attached list. If any structures, they are Residential.

12. Proposed use of the property: Residential

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

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

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

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

Signature of Applicant

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

Office Use:

Date Application Received: 6/14/16 Received by: T. Carroll

Annexation and Rezoning Fees Paid: $2500.00

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

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

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

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

(3) That the applicant desires Annexation with a MX-8 zoning classification to allow: Mixed Single Family

(4) That the sign cards will be posted two (2) weeks prior to the Planning and Zoning Board hearing and will remain posted until final determination by the Town Commission after which time the sign cards are to be removed.

(5) That the applicant acknowledges the obligation to enter into an agreement acceptable to the Town for the extension of municipal water and sewer services as a condition of the annexation.

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 14th day of June, 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

VICKI C. VARNON
MY COMMISSION EXPIRES
September 22, 2019
#FF 909781
Bonded thru Troy Fain - Insurance
NOTARY PUBLIC, STATE OF FLORIDA

LIST NO.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG1	1	1043	Aloha Way	2582774	18/9
2	OBG1	70 & Part of Lot 71	1034	Aloha Way	1482437	18/9

Exhibit A

Parcel ID #: 06-18-24-01000-000-00100

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

and

Parcel ID #: 06-18-24-001000-000-0700

Lot 70, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. And a part of Lot 71, Unit 1, Orange Blossom Gardens, described as follows: Begin at the most Northeasterly corner of Lot 70 and run S 09°45'50" W. along the lot line between Lot 70 and 71 a distance of 115 feet more or less, to the waters of Lake Paradise and a point hereby designated as Point "A," return to the Point of Beginning and run S 06°43'20" W. 115 feet, more or less, to the waters of lake Paradise, thence Westerly along and with said waters of Lake Paradise, to intersect the aforementioned Point "A."

INSTRUMENT#: 2016051582 OR BK 4781 PG 1384 PAGES: 1 5/19/2016 11:23:00 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$595.00

8800

Prepared by and return to:
Gary Fuchs/ess
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08841

RETURN

Ent
Rec
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **9th** day of **May, 2016** between **Patricia V. DePalma, a single woman, individually and as Trustee of the Patricia V. DePalma Trust under Agreement dated September 28, 2015**, whose post office address is **1007 Parker Place, 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 #: 06182401000-000-00100

Lot 1, 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 # 312894 A & B thereon. The Titles have been retired.

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

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

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

Witness Name: Stacy Spears

Patricia V. DePalma

Patricia V. DePalma, individually and as Trustee of the Patricia V. DePalma Trust under Agreement dated September 28, 2015

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 9th day of May, 2016 by Patricia V. DePalma, a single woman, Individually and as Trustee of the Patricia V. DePalma Trust under Agreement dated September 28, 2015, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

STACY S. SPEARS
MY COMMISSION # FF 072774
EXPIRES: December 26, 2017
Bonded Thru Budget Notary Services

INSTRUMENT#: 2016060000 OR BK 4791 PG 1387 PAGES: 1 6/9/2016 3:40:51 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$490.00

70,000

Exd
Rec
Doc
Int
Total

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1026 Lake Sumter Landing
The Villages, FL 32162
File No.: P06616

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26th day of May, 2016 between Marie L. Clapp MacClennan, a single woman, whose post office address is 1034 Aloha Way, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 06182401000-000-07000

Lot 70, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. And a part of Lot 71, Unit 1, Orange Blossom Gardens, described as follows: Begin at the most Northeasterly corner of Lot 70 and run S 09 deg. 45' 55" West along the lot line between Lot 70 and 71, a distance of 115 feet more or less, to the waters of Lake Pardise and a point hereby designated as Point "A", return to the Point of Beginning and run S 09 deg 43' 20" West 115 feet more or less, to the waters of Lake Paradise; thence Westerly along and with said waters of Lake Paradise, to intersect the aforementioned Point "A".

Together with a 1977 SKYLINE Manufactured Home, ID# 0261185K, Florida Title 13742602 bearing Real Property Decals # R0662169 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:

Jennifer Groveteen
Witness Name: Jennifer Groveteen

Marie L. Clapp MacClennan
Marie L. Clapp MacClennan

Janice S. Schoenfeldt
Witness Name: JANICE S. SCHOENFELDT

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 26th day of May, 2016 by Marie L. Clapp MacClennan, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

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

Jennifer Groveteen
Notary Public

Printed Name: Jennifer Groveteen

My Commission Expires: 12/5/19

I certify that the foregoing is an accurate copy of the document as reflected in the Official Records. Portions may be redacted.
NEIL KELLY, CLERK OF CIRCUIT COURT LAKE COUNTY
By [signature] Deputy Clerk 6/9/2016 3:40:54 PM

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me this 25 day of May, 2001 by Leonard A. Drayton, Individually and as Trustee of The Leonard A. Drayton Trust dated December 18, 1998, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

MICHELLE M. HEWETT
MY COMMISSION EXPIRES
July 25, 2003
#CC 827748
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

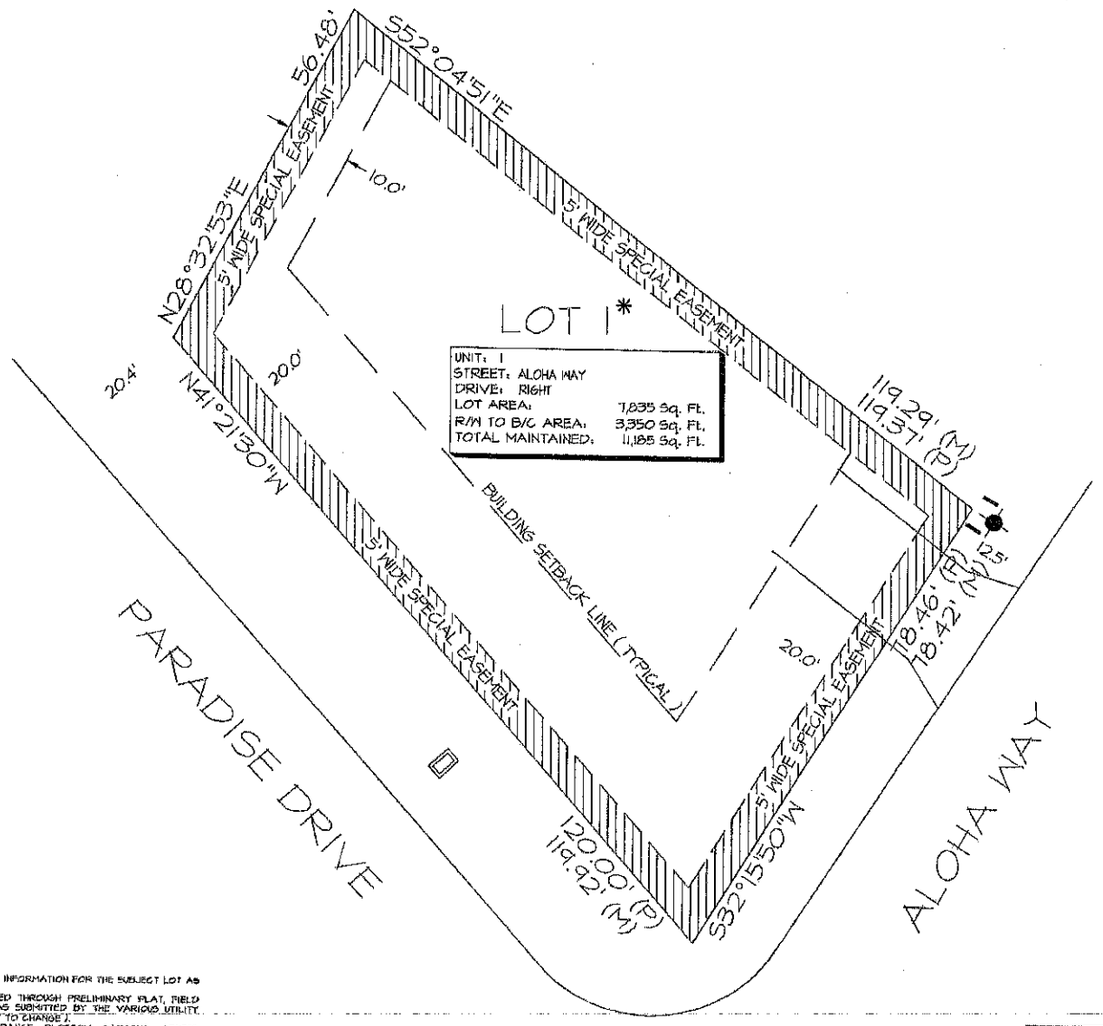
Notary Public

Printed Name: Michelle M. Hewett

My Commission Expires: July 25, 2003

DoubleTime®

SCALE: 1/16"=1'



LEGEND

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 8" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X20" PAD
- ELECTRIC TRANSFORMER / 8'X8' 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"X26"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.

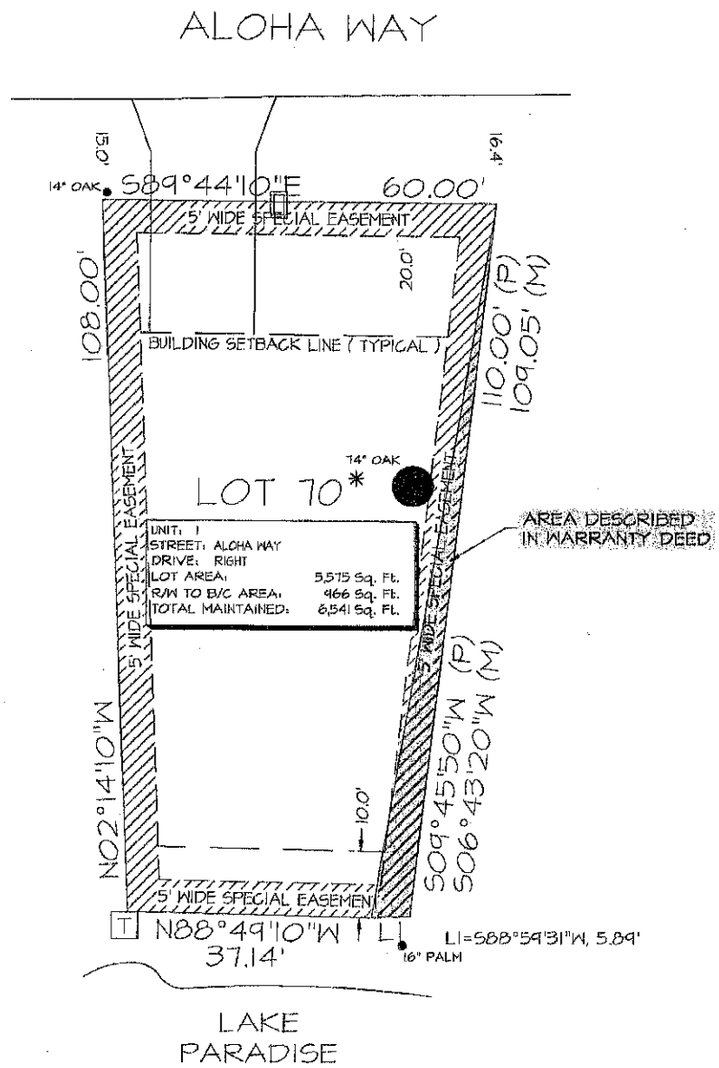
CUSTOMER SIGNATURE: DATE:

CUSTOMER SIGNATURE: DATE:

The Villages

Arnett Environmental, LLC

SCALE: 1/16"=1'



LEGEND:

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- C CABLE T.V. PEDESTAL / 7" OR 9" ROUND
- T TELEPHONE PEDESTAL / 4" OR 12" ROUND
- E ELECTRIC PEDESTAL / 20"X20" PAD
- X ELECTRIC TRANSFORMER / 5X8' PAD
- R ELECTRIC FEED THROUGH CABINET
- UV UTILITY VAULT
- WV WATER VALVE
- FIRE HYDRANT
- STORM INLET
- VALLEY GUTTER INLET
- CB CATCH BASIN
- MANHOLE
- LINE EXTENDER PEDESTAL / 12"X30"X14"
- TRUNK-AMP PEDESTAL / 17"X30"X14"
- SG SWITCH GEAR / 7' X 7'
- PS 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 NEWS IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE

THIS IS NOT A SURVEY

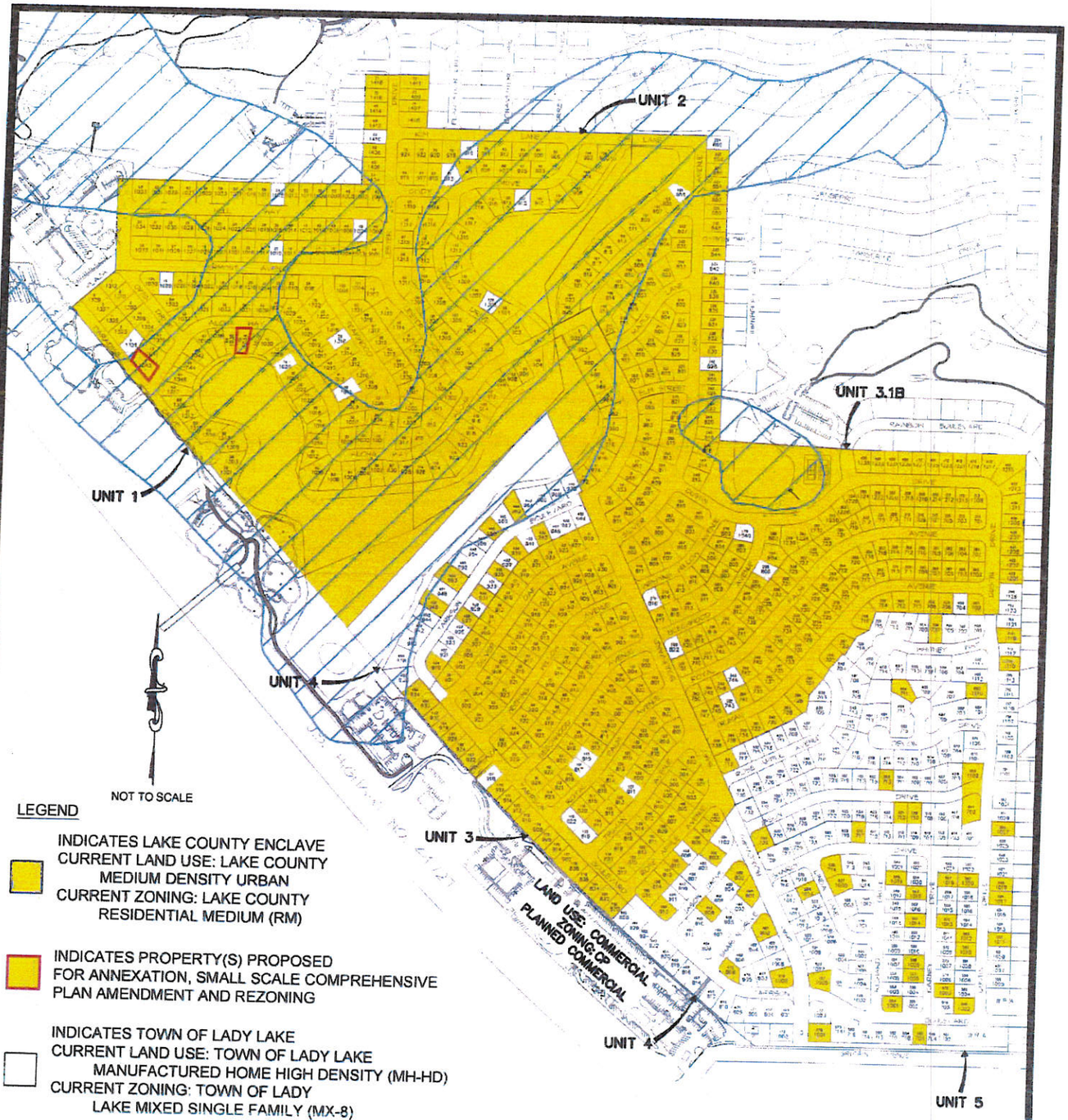
THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
THE VILLAGES 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



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

JUNE 13, 2016

Arnett
Environmental, LLC
1038 Lake Sumter Landing The Villages, FL 32162
Tel No (352)753-4747 Fax No (352)753-1288
Certificate of Authorization Number 27496

The Villages

June 14, 2016

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

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

Dear Mr. Carroll:

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

Please place this request on the July 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 August 1, 2016 Meetings and Commission for Final Reading on August 15, 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,

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

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

COUNTY

LAKE COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

Jimmy Conner
Chairman

This 24th day of June, 2015.

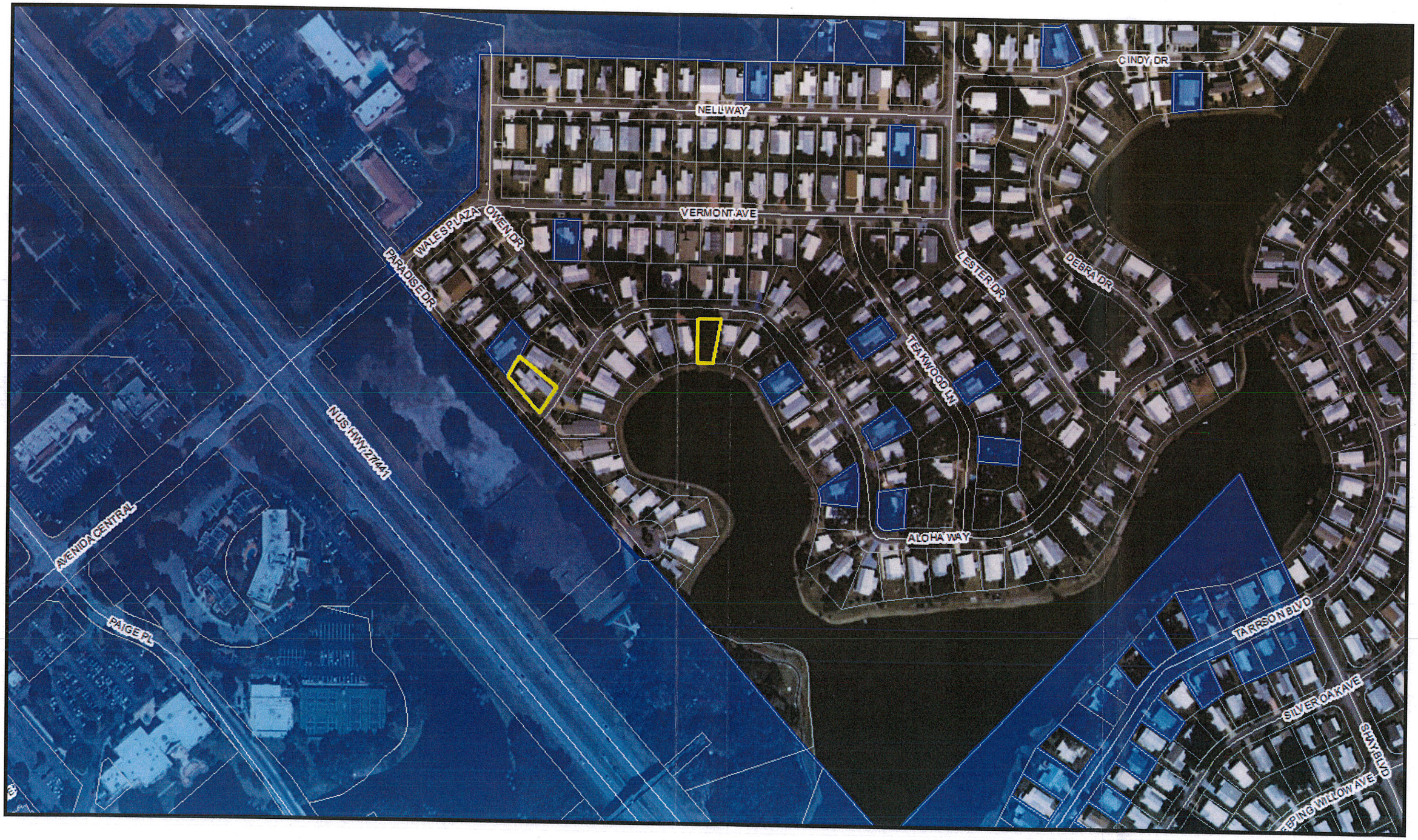
ATTEST:

Neil Kelly, Clerk of the Board
of County Commissioners
of Lake County, Florida

Approved as to form and legality:

Sanford A. Minkoff
County Attorney

Property Location



PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: July 11, 2016

SUBJECT: **Ordinance 2016-21 – Annexation of Property Being 0.31 +/- Acres of Land Owned by the Villages of Lake-Sumter, Inc., Referenced by Alternate Keys 1482437 and 2582774; Two (2) Lots Which Are Located Within Orange Blossom Gardens Unit 1, within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance 2016-21- The Villages of Lake-Sumter, Inc.– Requesting Annexation of 2 lots consisting of approximately 0.31 +/- acres of land which are Located Within Orange Blossom Gardens Unit 1, Within Lake County, Florida, with the recommendation of approval.**

2. **Motion to forward Ordinance 2016-21- The Villages of Lake-Sumter, Inc.– Requesting Annexation of 2 lots consisting of approximately 0.31 +/- acres of land which are Located Within Orange Blossom Gardens Unit 1, Within Lake County, Florida, with the recommendation of denial.**

Staff is in support of Motion Number 1

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to annex properties consisting of 2 Lots located on Aloha Way within the Orange Blossom Gardens Subdivision Unit 1. The annexation application involves 0.31 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 2 lots include the following addresses:

- 1034 Aloha Way
- 1043 Aloha Way

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

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

The annexation application was received on Tuesday, June 14, 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 (33) within 150 feet of the properties proposed by annexation request were mailed Wednesday, June 22, 2016. The properties were posted Monday, June 27, 2016.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-21, 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 2016-21 for first reading on Monday, August 1, 2016 at 6:00 p.m. The second and final reading will be held on Monday, August 15, 2016 at 6:00 p.m.

FISCAL IMPACT: $ TBD – pending value of future homes

[ ] Capital Budget **[ ] Operating** **[ ] Other**

ATTACHMENTS: **[X] Ordinance(s)** **[ ] Resolution** **[ ] Budget Resolution**

[ ] Other

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

---

WB 7-5-16	DEPARTMENT HEAD	Submitted 7/5/16	Date
	FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
	TOWN ATTORNEY	Approved as to Form and Legality	Date
	TOWN MANAGER	Approved Agenda Item for: 7/11/16	Date 7/6/16

BOARD ACTION: [✓] Approved as Recommended [ ] Disapproved

Chasson McKenzie 4/0

CC Tchad

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

~~July 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:~~ ~~William Sigurdson, Vice Chair~~

~~PLEDGE OF ALLEGIANCE:~~ ~~William Sigurdson, Vice Chair~~

~~ROLL CALL:~~ ~~Michael McKenzie, Member~~
~~William Sigurdson, Vice Chair/Member~~
~~Peter Chiasson, Member~~
~~Robert Conlin, Member~~

~~ABSENT:~~ ~~John Gauder, Chairperson~~

~~STAFF MEMBERS PRESENT:~~ ~~Wendy Then, Town Planner; and Carol Osborne, Staff Assistant to Town Clerk~~

~~Also Present:~~ ~~Attorney Sasha Garcia, BRS Legal; Daniel O'Neill; and Greg Thomas, Green Key Village Subdivision~~

~~OPEN FORUM:~~ ~~Vice Chair/Member Sigurdson introduced and welcomed new board member Robert Conlin.~~

~~NEW BUSINESS:~~

~~1. Approval of Minutes – June 13, 2016 Regular Meeting~~

~~Upon a motion by Member McKenzie and a second by Member Chiasson, the Planning and Zoning Board approved the minutes of the Planning and Zoning Board meeting of June 13, 2016 by a vote of 4-0.~~

2. Ordinance No. 2016-21 – Annexation – The Villages of Lake-Sumter, Inc. – Two Lots within Orange Blossom Gardens Unit 1, within Lake County, FL; Referenced by Alternate Keys 1482437 & 2582774 (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., has filed applications to annex properties consisting of two lots located on Aloha Way within the Orange Blossom Gardens Subdivision Unit 1. The annexation application involves 0.31 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The two lots include the following addresses:

- 1034 Aloha Way
- 1043 Aloha Way

DRAFT

Ms. Then reported the manufactured homes have been removed and the properties are currently vacant. The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of each property was 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 Tuesday, June 14, 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 (33) within 150 feet of the properties proposed by annexation request were mailed Wednesday, June 22, 2016, and the properties were posted Monday, June 27, 2016.

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-21, 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. 2016-21 for first reading on Monday, August 1, 2016 at 6:00 p.m. The second and final reading will be held on Monday, August 15, 2016 at 6:00 p.m.

Vice Chair/Member Sigurdson asked for questions and comments from those in attendance. He briefly reviewed the background for these properties and the process of annexation. He explained several properties have been annexed into the Town of Lady Lake per an Interlocal Agreement between Lake County and the Town of Lady Lake. All properties annexed into the Town must comply with the Town's zoning requirements.

Ms. Then further clarified the process pertaining to this applicant. She stated that in 2015, Mr. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., presented a plan to revitalize the entire area of Orange Blossom Gardens Subdivision. Therefore, there is a possibility more properties will be presented to the Planning and Zoning Board and to the Town Commission for annexation by The Villages and other applicants.

Upon a motion by Member Chiasson and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-21 to the Town Commission for consideration by the following roll call vote:

MCKENZIE	*YES*
CHIASSON	*YES*
SIGURDSON	*YES*
CONLIN	*YES*

3. ~~Ordinance No. 2016-22 – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – from Lake County Medium Urban Density to Lady Lake~~

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: AUGUST 1, 2016

SUBJECT: **Ordinance 2016-21 – Annexation of Property Being 0.31 +/- Acres of Land Owned by the Villages of Lake-Sumter, Inc., Referenced by Alternate Keys 1482437 and 2582774; Two (2) Lots Which Are Located Within Orange Blossom Gardens Unit 1, within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance 2016-21, The Villages of Lake-Sumter, Inc., Requesting Annexation of 2 lots consisting of approximately 0.31 +/- acres of land which are Located Within Orange Blossom Gardens Unit 1.

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to annex properties consisting of 2 Lots located on Aloha Way within the Orange Blossom Gardens Subdivision Unit 1. The annexation application involves 0.31 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 2 lots include the following addresses:

- 1034 Aloha Way
- 1043 Aloha Way

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

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

The annexation application was received on Tuesday, June 14, 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 (33) within 150 feet of the properties proposed by annexation request were mailed Wednesday, June 22, 2016. The properties were posted Monday, June 27, 2016.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-21, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the July 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-21 by a vote of 4-0.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-21 for second and final reading on Monday, August 15, 2016 at 6:00 p.m.

FISCAL IMPACT: $ TBD – pending value of future homes

[ ] Capital Budget **[ ] Operating** **[ ] Other**

ATTACHMENTS: **[X] Ordinance(s)** **[ ] Resolution** **[ ] Budget Resolution**

[ ] Other

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

---

(12)
7-25-16

DEPARTMENT HEAD **Submitted** 7/25/16 **Date**

FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date**

TOWN ATTORNEY **Approved as to Form and Legality** **Date**

TOWN MANAGER **Approved Agenda Item for:** 8/1/16 **Date** 7/25/16

BOARD ACTION: **[✓] Approved as Recommended** HOLYHAN 4-0 **[ ] Disapproved**

[ ] Tabled Indefinitely **[ ] Continued to Date Certain**

[ ] Approved with Modifications

cc: THAD-G.M. ✓

J-7

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: SECOND READING - AUGUST 15, 2016

SUBJECT: **Ordinance 2016-22 – Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for property being approximately 0.31+/- acres of land, owned by The Villages of Lake-Sumter, Inc., Referenced by Alternate Keys 1482437 and 2582774; Two (2) Lots Which Are Located Within Orange Blossom Gardens Unit 1, within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2016-22, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.31 +/- 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., has filed applications to amend the future land use comprehensive plan for properties consisting of two (2) Lots located on Aloha Way within the Orange Blossom Gardens Subdivision Unit 1, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.31 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 1034 Aloha Way
- 1043 Aloha Way

The Small Scale Future Land Use Map Amendment application was received on Tuesday, June 14, 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 (33) within 150' of the property of the proposed amendment were mailed on Wednesday, June 22, 2016. The properties were posted on Monday, June 27, 2016.

Concurrency Determination Statement

The Villages has removed existing manufactured homes on two (2) lots in a historic section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot. 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 0.31 ± acres lie in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density/
East	Lake County – Medium Urban Density
North	Lake County Medium Urban Density/ Lady Lake Manufactured Home High 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.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-22, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the July 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-22 by a vote of 4-0.

At the August 1, 2016 meeting, the **Local Planning Agency** voted 4-0 for approval of Ordinance 2016-22.

At the August 1, 2016 meeting, the **Town Commission** voted 4-0 for approval of Ordinance 2016-22 upon First Reading.

FISCAL IMPACT: $_____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

ATTACHMENTS: **[X] Ordinance(s)** **[ ] Resolution** **[ ] Budget Resolution**

[ ] Other

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

---

8-8-16

DEPARTMENT HEAD **Submitted** 8/8/16 **Date**

FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date**

TOWN ATTORNEY **Approved as to Form and Legality** **Date**

TOWN MANAGER **Approved Agenda Item for:** 8/15/16 **Date** 8/9/16

BOARD ACTION: **[ ] Approved as Recommended** **[ ] Disapproved**

[ ] Tabled Indefinitely **[ ] Continued to Date Certain**

[ ] Approved with Modification

ORDINANCE NO. 2016-22

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

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

Section 1. Legislative Findings, Purpose, and Intent.

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

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

c. The Town's Local Planning Agency reviewed a proposed amendment to the Future Land Use Map Series of the Town of Lady Lake Comprehensive Plan on August 1, 2016, and recommended to the Town Commission that said amendment be adopted by the Town Commission.

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

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

Section 2. Authority.

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

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

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

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

General Location:	North of Griffin Avenue and northeast of North Hwy 27/441, 2 lots located within the Orange Blossom Gardens Subdivision Unit 1, within Lake County, Florida.
Acres:	0.31 +/- 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 **15th** day of **August**, **2016**.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

DRAFT

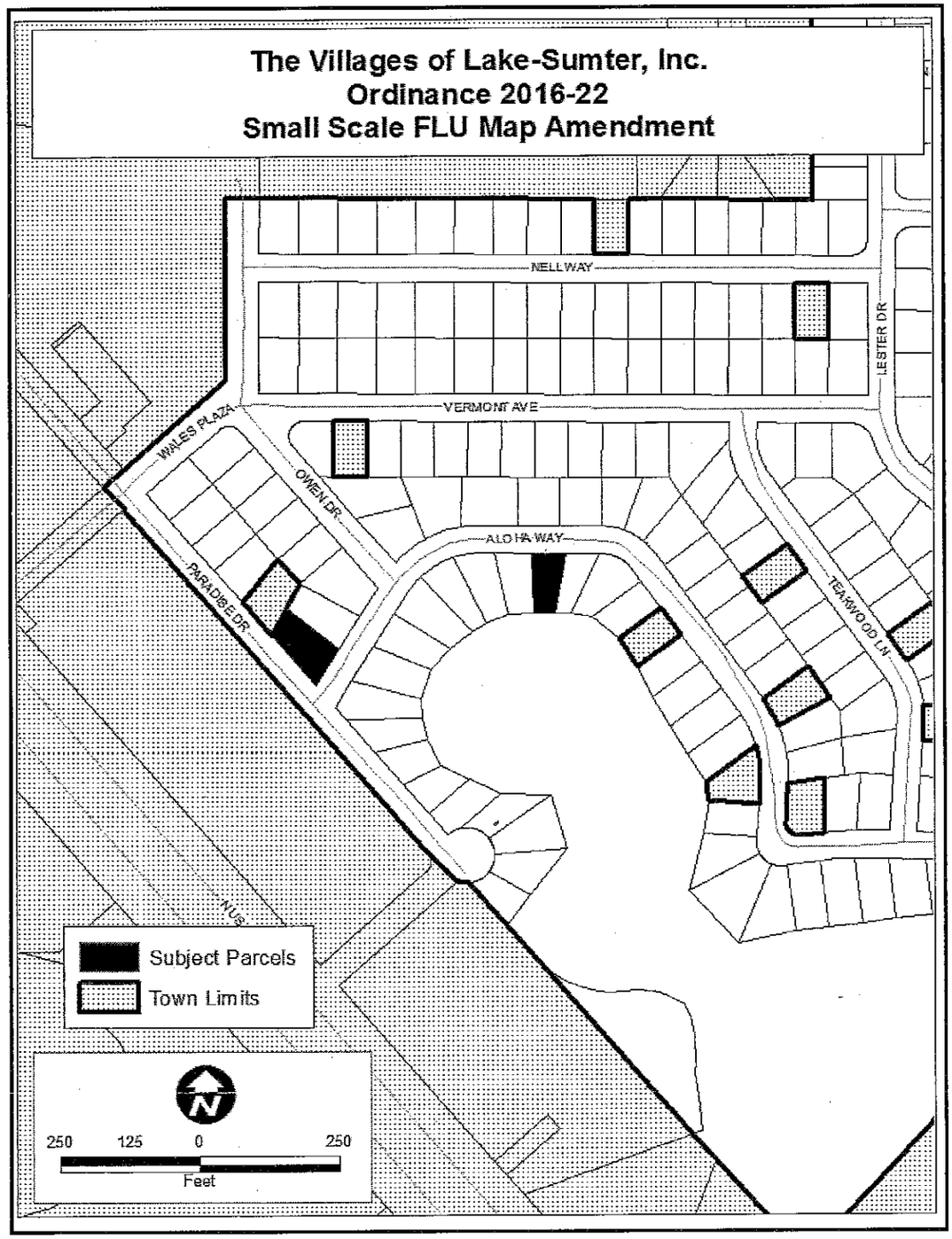
EXHIBIT "A"
Legal Descriptions and Map

Parcel ID #: 06-18-24-01000-000-00100; Lot 1, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

and

Parcel ID #: 06-18-24-001000-000-0700; Lot 70, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. And a part of Lot 71, Unit 1, Orange Blossom Gardens, described as follows: Begin at the most Northeasterly corner of Lot 70 and run S 09°45'50" W. along the lot line between Lot 70 and 71 a distance of 115 feet more or less, to the waters of Lake Paradise and a point hereby designated as Point "A," return to the Point of Beginning and run S 06°43'20" W. 115 feet, more or less, to the waters of lake Paradise, thence Westerly along and with said waters of Lake Paradise, to intersect the aforementioned Point "A."

DRAFT


The Villages of Lake-Sumter, Inc.
Ordinance 2016-22
Small Scale FLU Map Amendment
NELL WAY
LESTER DR
VERMONT AVE
WALES PLAZA
OWEN DR
ALOHA WAY
PARADISE DR
TEAKWOOD LN
Subject Parcels
Town Limits
N
250
125
0
250
Feet

1

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

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

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

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

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

Type or Print the following information, if applicable:

Owner(s)/Applicant*	Agent/Applicant
The Villages of Lake-Sumter, Inc.	Martin L. Dzuro, Vice President
Address 1020 Lake Sumter Landing	Address 1045 Lake Sumter Landing
City The Villages	City The Villages
State FL Zip 32162	State FL 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	Township	Range
6	18	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 13,410

Developable Acreage to be Amended: Approximately 0.31

If Conservation Areas (wetlands) or natural water bodies exist on-site, give estimated acreage of each: None.
(Submit any previously completed wetland determination studies).

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

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

Has an application for rezoning or other development permit been submitted to the Town?
Yes X No ____
(If yes, type and date submitted _____).

Has the project/property been subject to any Town action, including a comprehensive plan amendment, within the last five (5) years? Yes____ No X
(If yes, indicate type and date _____).

REQUIRED SUBMITTALS
(Ten (10) copies of each)

1. The complete legal description of the property and portion thereof that the amendment is being requested for, **typed on a separate sheet of paper.**

2. Certified survey of the subject property or a County Property Appraiser's map illustrating the exact parcel may be accepted in lieu of a survey (County Property Appraiser's maps are available from Lake County Maps Sales, 123 N. Sinclair Ave., Tavares).

3 Vicinity map depicting the subject property and major roadways.

4. For property within flood prone areas, include Flood Insurance Rate Map, Flood Hazard Boundary Map or other information for determining suitability for development (Flood maps are available from the Lady Lake Building Department).

5. Attach justification statement and appropriate data and analysis to support the requested change including, but not limited to, adjacent land use compatibility; availability of sanitary sewer and potable water; why the amendment is consistent with and furthers various objectives and/or policies of the Comprehensive Plan; existing traffic or environmental studies; and any other information which supports this request.

6. Attach a listing of property owners within 150 feet of the subject property. The list may be obtained from the Lake County Property Appraisers Office located at 317 West Main Street, Tavares, Florida or you may get the information off of Lake County's GIS website www.lakegovernment.com.

ADDITIONAL APPLICATION INFORMATION

1. **Applicants are requested to seek a pre-application conference with the Community Development staff to discuss the content and format of the amendment proposal.** Acceptance of an application for amendment to the CP should not be construed as staff support of the amendment request. Please contact the Growth Management Department at (352) 751-1520 to schedule an appointment.

2. Small scale amendments require two (2) public hearings for adoption. The Local Planning Agency (LPA) public hearing and the Lady Lake Commission public hearing. A flow chart of the small scale process is attached to this application.

3. Applications for a comprehensive plan amendment which were previously not transmitted or adopted by the Town of Lady Lake Commissioners cannot be reconsidered for a period of two (2) years of that action.

4. Comprehensive Plan Amendment does not guarantee/entitle the applicant/owner to a development permit.

5. The current owner of the subject property must sign the application. Agents must submit the attached Agent Authorization Form .

6. Only one contiguous development per application for a Future Land Use Map amendment will be accepted. Contiguous property can be submitted on one application upon authorization of all property owners.

7. Upon review of the submitted application, the Growth Management Department may find an application incomplete and request that the applicant resubmit the application with clarification or additional information, Resubmitted applications or additional information are due within fifteen (15) working days of notice from the Growth Management Department unless special permission is granted by the Growth Management Director, or his/her designee, to accommodate special/lengthy requests.

8. Application fees shall be refunded only if an application is withdrawn upon request of either the property owner or agent prior to the first public notice of hearing.

9. The following shall be exempted from the payment of the amendment fee: Lake County, the Lake County School Board, the State of Florida, the United States of America, municipalities situated wholly within the boundaries of the County and established transportation authorities. Others may request a fee waiver from the Lady Lake Commission through a request to the Growth Management Director.

10. The applicant and those he/she represents in this amendment are hereby put on notice that approval of this application by the Lady Lake Commission, which is then challenged by an affected party, is not "effective" until a final order determining the adopted amendment to be in compliance is issued by the Department of Community Affairs or the Administration Commission. Therefore, the applicant and those he/she represent are hereby put on notice that there shall be no reliance on, and, the Town shall not be responsible for any reliance on an approval of this application until it is "effective", pursuant to law. Amendments which are not challenged are effective thirty-one (31) days after adoption. The Town does not issue any development orders (e.g., rezoning).

11. Applicants are required to place a notice of public hearing poster on property involved in this amendment request prior to the public hearings. The Growth Management Department will prepare the poster for posting. The Growth Management Department provides public hearing notices to property owners within 150 feet of property subject to an amendment.

12. Dependent upon the type of amendment request, the applicant may be required to participate in a neighborhood meeting(s) in order to provide additional information and notice to surrounding residents about the proposed development.

THE FOLLOWING SECTION MUST BE COMPLETED BY ALL APPLICANTS:

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

Signature of the Applicant, Property owner or Agent

June 14, 2016
Date

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

STATE OF Florida
COUNTY OF Sumter

THE FOREGOING INSTRUMENT was acknowledged before me this 14th day of June, 20 16, by Martin L. Dzuro, as an individual/officer/agent, on behalf of himself/herself/The Villages of Lake Sumter, Inc., a corporation/partnership. He/she is personally known 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 14th day of June, 20 16.

Notary Public (SEAL)

Vicki C. Vamon
Printed Name
Commission No.:
My Commission Expires:

VICKI C. VARNON
MY COMMISSION EXPIRES
September 22, 2019
#FF 909781
Bonded thru Troy Fain - Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Exhibit A

Parcel ID #: 06-18-24-01000-000-00100

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

and

Parcel ID #: 06-18-24-001000-000-0700

Lot 70, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. And a part of Lot 71, Unit 1, Orange Blossom Gardens, described as follows: Begin at the most Northeasterly corner of Lot 70 and run S 09°45'50" W. along the lot line between Lot 70 and 71 a distance of 115 feet more or less, to the waters of Lake Paradise and a point hereby designated as Point "A," return to the Point of Beginning and run S 06°43'20" W. 115 feet, more or less, to the waters of lake Paradise, thence Westerly along and with said waters of Lake Paradise, to intersect the aforementioned Point "A."

LIST NO.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG1	1	1043	Aloha Way	2582774	18/9
2	OBG1	70 & Part of Lot 71	1034	Aloha Way	1482437	18/9

INSTRUMENT#: 2016051582 OR BK 4781 PG 1384 PAGES: 1 5/19/2016 11:23:00 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$595.00

8800

Prepared by and return to:
Gary Fuchs/ess
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08841

RETURN

Ex
Rec
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **9th** day of **May, 2016** between **Patricia V. DePalma, a single woman, Individually and as Trustee of the Patricia V. DePalma Trust under Agreement dated September 28, 2015**, whose post office address is **1007 Parker Place, 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 #: 06182401000-000-00100

Lot 1, 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 # 312894 A & B thereon. The Titles have been retired.

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

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

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

Witness Name: Stacy Spears

Patricia V. DePalma

Patricia V. DePalma, Individually and as Trustee of the Patricia V. DePalma Trust under Agreement dated September 28, 2015

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 9th day of May, 2016 by Patricia V. DePalma, a single woman, Individually and as Trustee of the Patricia V. DePalma Trust under Agreement dated September 28, 2015, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

STACY S. SPEARS
MY COMMISSION # FF 072714
EXPIRES: December 26, 2017
Bonded Thru Budget Notary Services

INSTRUMENT#: 2016060000 OR BK 4791 PG 1387 PAGES: 1 6/9/2016 3:40:51 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$490.00

70,000

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P06616

Exh
Rec 10
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26th day of May, 2016 between Marie L. Clapp MacClennan, a single woman, whose post office address is 1024 Aloha Way, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 06162401000-000-07000

Lot 70, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. And a part of Lot 71, Unit 1, Orange Blossom Gardens, described as follows: Begin at the most Northeasterly corner of Lot 70 and run S 08 deg 45' 50" West along the lot line between Lot 70 and 71, a distance of 115 feet more or less, to the waters of Lake Paradise and a point hereby designated as Point "A", return to the Point of Beginning and run S 08 deg 43' 20" West 115 feet more or less, to the waters of Lake Paradise; thence Westerly along and with said waters of Lake Paradise, to intersect the aforementioned Point "A".

Together with a 1977 SKYLINE Manufactured Home, ID# 0261185K, Florida Title 13742602 bearing Real Property Decals # R0662169 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:

Jennifer Groveteer
Witness Name: Jennifer Groveteer

Janice S. Schoenfeldt
Witness Name: JANICE S. SCHOENFELDT

Marie L. Clapp MacClennan
Marie L. Clapp MacClennan

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 26th day of May, 2016 by Marie L. Clapp MacClennan, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

JENNIFER GROVETEER
MY COMMISSION # FF 89224
EXPIRES: December 3, 2019
Bonded Thru Notary Service

Jennifer Groveteer
Notary Public

Printed Name: Jennifer Groveteer

My Commission Expires: 12/5/19

I certify that the foregoing is an accurate copy of the document as reflected in the Official Records. Portions may be redacted.
NEIL KELLY, CLERK OF CIRCUIT COURT LAKE COUNTY
By [signature] Deputy Clerk 6/9/2016 3:40:54 PM

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me this 24 day of May, 2001 by Leonard A. Drayton, Individually and as Trustee of The Leonard A. Drayton Trust dated December 18, 1998, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

MICHELLE M. HEWETT
MY COMMISSION EXPIRES
July 25, 2003
#CC 827748
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

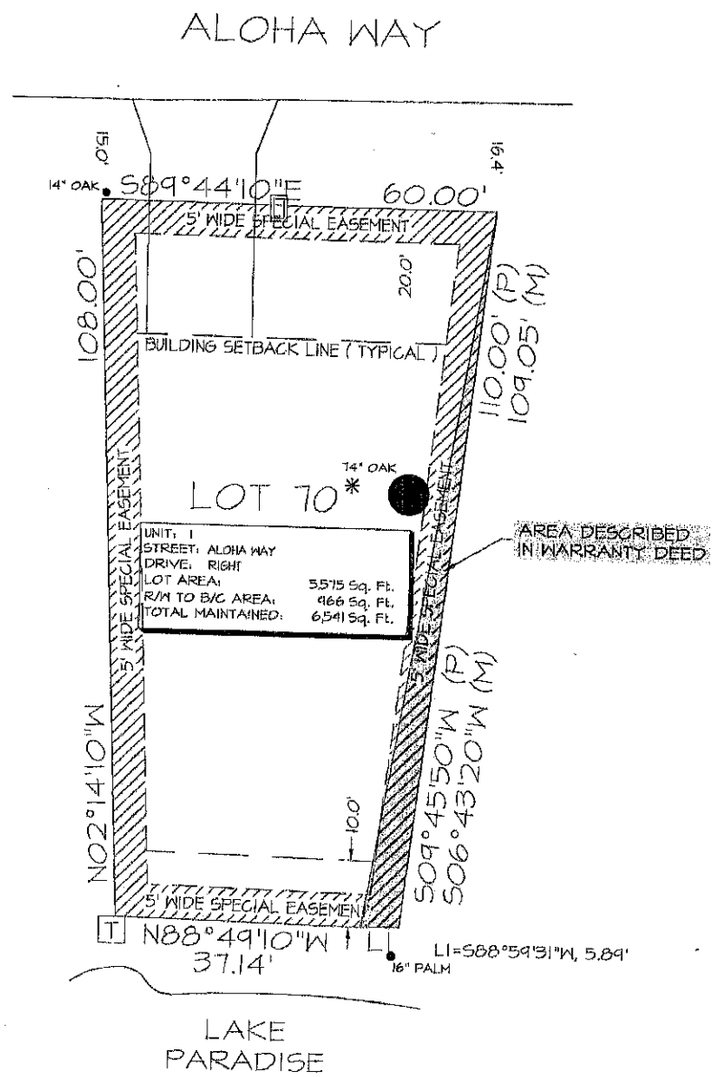
Notary Public

Printed Name: Michelle M. Hewett

My Commission Expires: July 25, 2003

DoubleTime®

SCALE: 1/16"=1'



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'X8' 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"X80"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

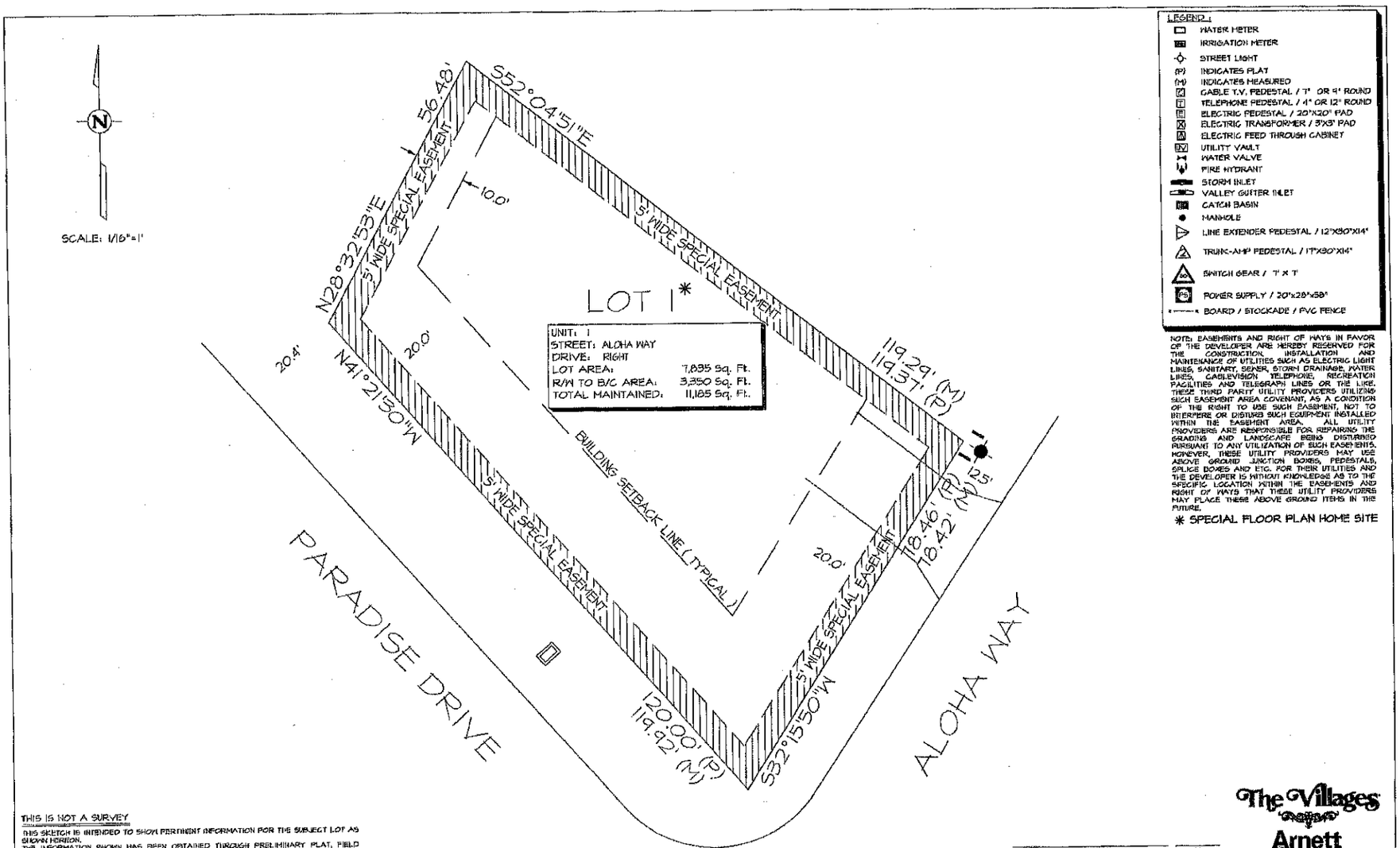
THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
THE VILLAGES OF LAKE-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: _____

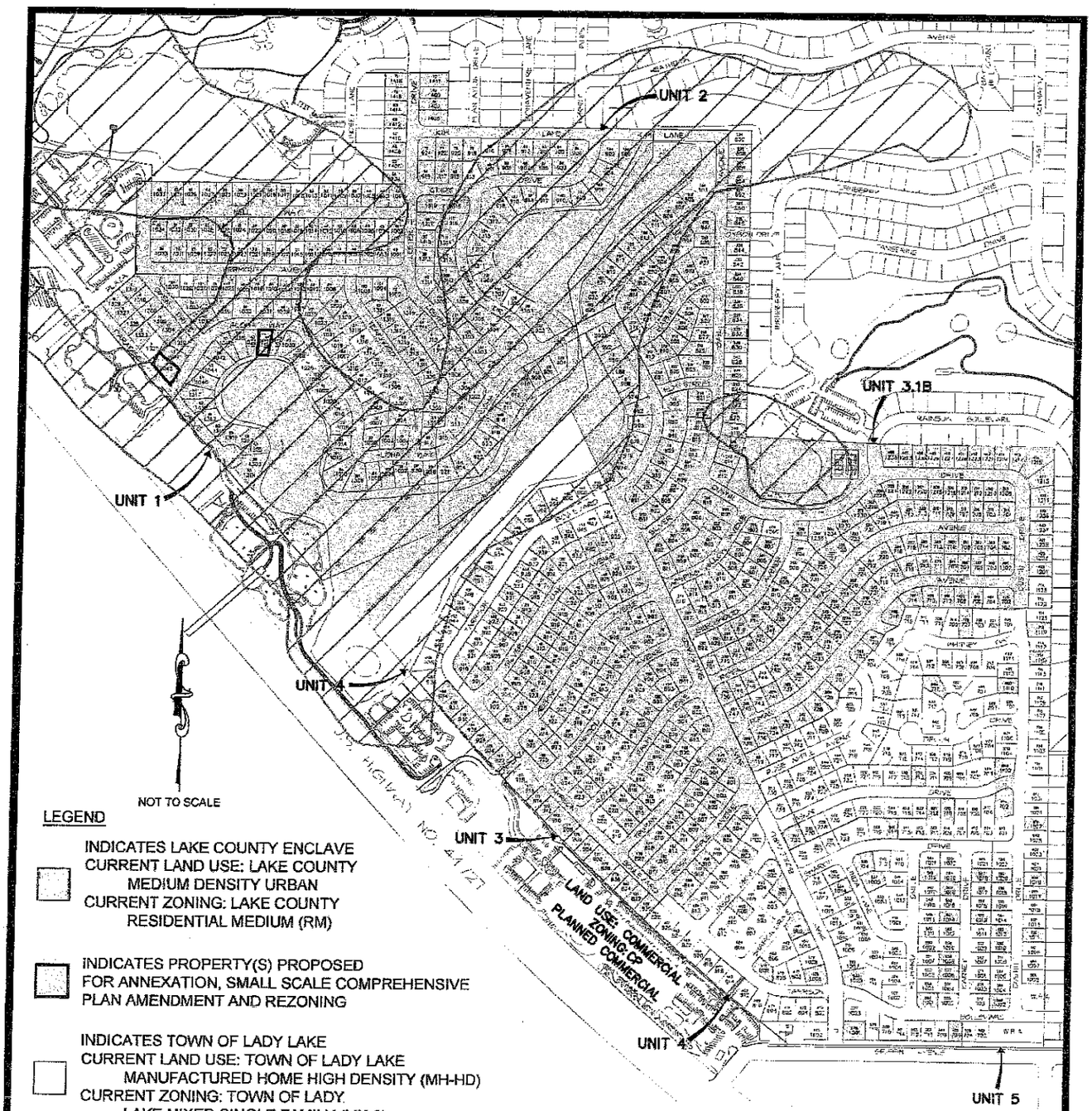
CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC



N
SCALE: 1/16"=1'
S52°04'51"E
56.48'
5' WIDE SPECIAL EASEMENT
10.0'
N28°32'53"E
5' WIDE SPECIAL EASEMENT
LOT 1*
UNIT: 1
STREET: ALOHA WAY
DRIVE: RIGHT
LOT AREA: 7,835 Sq. Ft.
R/W TO B/C AREA: 3,350 Sq. Ft.
TOTAL MAINTAINED: 11,185 Sq. Ft.
119.29' (M)
119.37' (P)
12.5'
20.4'
20.0'
N41°21'50"W
BUILDING SETBACK LINE (TYPICAL)
5' WIDE SPECIAL EASEMENT
20.0'
18.46' (P)
18.42' (M)
5' WIDE SPECIAL EASEMENT
PARADISE DRIVE
120.00' (P)
119.92' (M)
S32°15'50"W
ALOHA WAY
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"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.
CUSTOMER SIGNATURE: DATE:
CUSTOMER SIGNATURE: DATE:
The Villages
Arnett
Environmental, LLC



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

JUNE 13, 2016

Arnett Environmental, LLC
1036 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1295
Certificate of Authorization Number 27426

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 two (2) 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 homes will be replaced with new homes. 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 SJR WMD guidelines and Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Print Form

TOWN OF LADY LAKE
APPLICATION FOR CONCURRENCY DETERMINATION

1. **Purpose for Concurrency Determination: (check one)**

   X **Comprehensive Plan Land Use Amendment** — X **Rezoning**
   ___ **Preliminary/Final Subdivision Approval** — ___ **Site Plan Approval**
   ___ **Other**

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

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

4. **Property Address:** See attached list.

5. **Alt. Key #:** See attached list. 6. **Total Acreage:** Approx. 0.31 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:** 2 lots 12. **Non-Resident, Gross Sq. Ft.:** _____

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

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

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

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

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

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

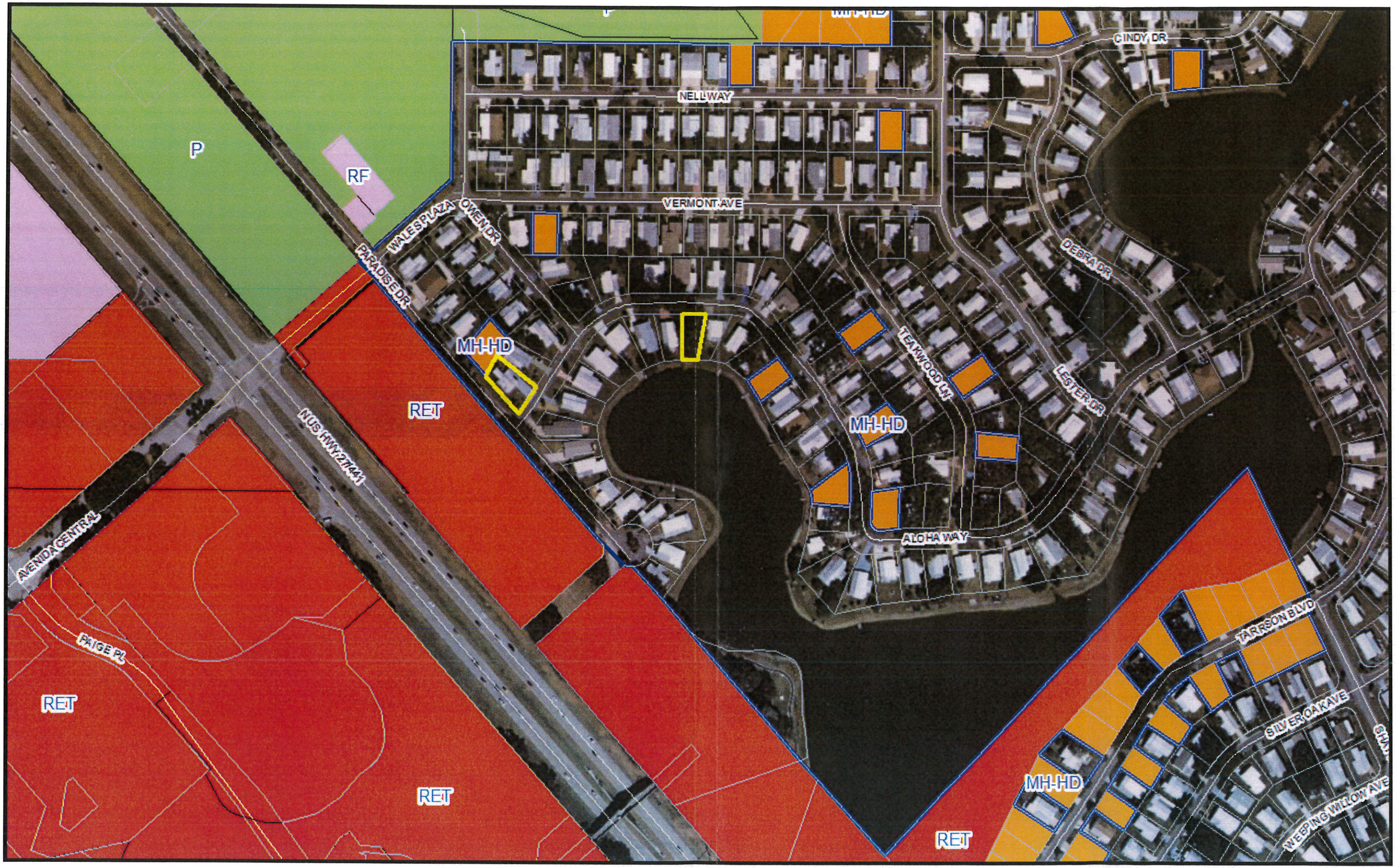
19. **Recreation (residential only) 4 acres per 1,000 residents:** N/A See attached sheet. **Acres**

Signature of Engineer: _____ **Date:** _____

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

LIST NO.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG1	1	1043	Aloha Way	2582774	18/9
2	OBG1	70 & Part of Lot 71	1034	Aloha Way	1482437	18/9

Future Land Use Map



PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: July 11, 2016

SUBJECT: **Ordinance 2016-22 —Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for property being approximately 0.31+/- acres of land, owned by The Villages of Lake-Sumter, Inc., Referenced by Alternate Keys 1482437 and 2582774; Two (2) Lots Which Are Located Within Orange Blossom Gardens Unit 1, within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance No. 2016-22, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.31 +/- 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. 2016-22, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.31 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density to the Town Commission with the recommendation of denial.**

Staff is in support of Motion Number 1

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to amend the future land use comprehensive plan for properties consisting of two (2) Lots located on Aloha Way within the Orange Blossom Gardens Subdivision Unit 1, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.31 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 1034 Aloha Way
- 1043 Aloha Way

The Small Scale Future Land Use Map Amendment application was received on Tuesday, June 14, 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 (33) within 150' of the property of the proposed amendment were mailed on Wednesday, June 22, 2016. The properties were posted on Monday, June 27, 2016.

Concurrency Determination Statement

The Villages has removed existing manufactured homes on two (2) lots in a historic section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot. 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 0.31 ± acres lie in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density/
East	Lake County – Medium Urban Density
North	Lake County Medium Urban Density/ Lady Lake Manufactured Home High 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.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-22, 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 2016-22 on Monday, August 1, at 5:45 p.m.

The **Town Commission** is scheduled to consider Ordinance 2016-22 for first reading on Monday, August 1, 2016 at 6:00 p.m. The second and final reading will be held on Monday, August 15, 2016 at 6:00 p.m.

FISCAL IMPACT: $_____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

ATTACHMENTS: **[X] Ordinance(s)** **[ ] Resolution** **[ ] Budget Resolution**

[ ] Other

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

---

7-05-16	**DEPARTMENT HEAD**	**Submitted** 7/5/16	**Date**
	FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
	TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
	TOWN MANAGER	**Approved Agenda Item for:** 7/12/16	**Date** 7/5/16

BOARD ACTION: **[✓] Approved as Recommended** **[ ] Disapproved**

[ ] Tabled Indefinitely **[ ] Continued to Date Certain**

[ ] Approved with Modification

McKenzie, Chasson 4/0

C.C. T. Carroll

~~Ms. Then reported the manufactured homes have been removed and the properties are currently vacant. The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of each property was 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 Tuesday, June 14, 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 (33) within 150 feet of the properties proposed by annexation request were mailed Wednesday, June 22, 2016, and the properties were posted Monday, June 27, 2016.~~

~~The Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-21, 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. 2016-21 for first reading on Monday, August 1, 2016 at 6:00 p.m. The second and final reading will be held on Monday, August 15, 2016 at 6:00 p.m.~~

~~Vice Chair/Member Sigurdson asked for questions and comments from those in attendance. He briefly reviewed the background for these properties and the process of annexation. He explained several properties have been annexed into the Town of Lady Lake per an Interlocal Agreement between Lake County and the Town of Lady Lake. All properties annexed into the Town must comply with the Town's zoning requirements.~~

~~Ms. Then further clarified the process pertaining to this applicant. She stated that in 2015, Mr. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., presented a plan to revitalize the entire area of Orange Blossom Gardens Subdivision. Therefore, there is a possibility more properties will be presented to the Planning and Zoning Board and to the Town Commission for annexation by The Villages and other applicants.~~

~~***Upon a motion by Member Chiasson and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-21 to the Town Commission for consideration by the following roll call vote:***~~

~~***MCKENZIE***~~	~~***YES***~~
~~***CHIASSON***~~	~~***YES***~~
~~***SIGURDSON***~~	~~***YES***~~
~~***CONLIN***~~	~~***YES***~~

3. Ordinance No. 2016-22 – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – from Lake County Medium Urban Density to Lady Lake

DRAFT

Manufactured Home High Density – Two Lots within Orange Blossom Gardens Unit 1, within Lake County, FL; Referenced by Alternate Keys 1482437 & 2582774 (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., has filed applications to amend the future land use comprehensive plan for properties consisting of two lots located on Aloha Way within the Orange Blossom Gardens Subdivision Unit 1 from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.31 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 1034 Aloha Way
- 1043 Aloha Way

The Small Scale Future Land Use Map Amendment application was received on Tuesday, June 14, 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 (33) within 150 feet of the property of the proposed amendment were mailed on Wednesday, June 22, 2016, and the properties were posted on Monday, June 27, 2016. There were no objections or letters of support from the neighboring property owners.

Concurrency Determination Statement: The Villages has removed existing manufactured homes on two lots in a historic section of The Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot. There will be no increase in utility services, traffic, population, or recreation use as reviewed 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 the Parks and Recreation 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.

Ms. Then stated that both of these properties are located within the flood plain. She explained all properties located within a flood plain that have proposed construction plans must adhere to the Town's Floodplain Management Ordinance. She stated elevation certificates are submitted with the

DRAFT

construction plan, during construction, and at the end of construction to ensure the regulations have been followed.

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 0.31 ± acres lie in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density/
East	Lake County – Medium Urban Density
North	Lake County Medium Urban Density/ Lady Lake Manufactured Home High 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.

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-22, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. The Local Planning Agency is scheduled to consider Ordinance No. 2016-22 on Monday, August 1, at 5:45 p.m. The Town Commission is scheduled to consider Ordinance No. 2016-22 for first reading on Monday, August 1, 2016 at 6:00 p.m., and for second/final reading on Monday, August 15, 2016 at 6:00 p.m.

Vice Chair/Member Sigurdson asked for questions and comments from those in attendance, and hearing none, asked for a motion.

Upon a motion by Member McKenzie and a second by Member Chiasson the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-22 to the Town Commission for consideration by the following roll call vote:

DRAFT

MCKENZIE	*YES*
CHIASSON	*YES*
SIGURDSON	*YES*
CONLIN	*YES*

~~4. Ordinance No. 2016-23 - Rezoning - The Villages of Lake Sumter, Inc. from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) - Two Lots within Orange Blossom Gardens Unit 1, within Lake County, FL; Referenced by Alternate Keys 1482437 & 2582774 (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, has filed an application to rezone properties consisting of two lots on Aloha Way within the Orange Blossom Gardens Subdivision Unit 1. The application involves rezoning 0.31 +/- 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:~~

- ~~1034 Aloha Way~~
- ~~1043 Aloha Way~~

~~The Rezoning application was received on Tuesday, June 14, 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 (33) within 150 feet of the property of the proposed annexation were mailed on Wednesday, June 22, 2016, and the properties were posted on Monday, June 27, 2016.~~

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

~~Zoning~~

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

~~The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-23, 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. 2016-23 for first reading on Monday, August 1, 2016 at 6:00 p.m., and for second/final reading on Monday, August 15, 2016 at 6:00 p.m.~~

DRAFT

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: August 1, 2016

SUBJECT: **Ordinance 2016-22 – Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for property being approximately 0.31+/- acres of land, owned by The Villages of Lake-Sumter, Inc., Referenced by Alternate Keys 1482437 and 2582774; Two (2) Lots Which Are Located Within Orange Blossom Gardens Unit 1, within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2016-22, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.31 +/- 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., has filed applications to amend the future land use comprehensive plan for properties consisting of two (2) Lots located on Aloha Way within the Orange Blossom Gardens Subdivision Unit 1, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.31 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 1034 Aloha Way
- 1043 Aloha Way

The Small Scale Future Land Use Map Amendment application was received on Tuesday, June 14, 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 (33) within 150' of the property of the proposed amendment were mailed on Wednesday, June 22, 2016. The properties were posted on Monday, June 27, 2016.

Concurrency Determination Statement

The Villages has removed existing manufactured homes on two (2) lots in a historic section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot. 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 0.31 ± acres lie in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density/
East	Lake County – Medium Urban Density
North	Lake County Medium Urban Density/ Lady Lake Manufactured Home High 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.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-22, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the July 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-22 by a vote of 4-0.

Public Hearings

The **Local Planning Agency** is scheduled to consider Ordinance 2016-22 on Monday, August 1, at 5:45 p.m.

The **Town Commission** is scheduled to consider Ordinance 2016-22 second and final reading on Monday, August 15, 2016 at 6:00 p.m.

FISCAL IMPACT: $ _____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

ATTACHMENTS: **[X] Ordinance(s)** **[ ] Resolution** **[ ] Budget Resolution**

[ ] Other

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

---

7/25/16

DEPARTMENT HEAD **Submitted** 7/25/16 **Date**

FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date**

TOWN ATTORNEY **Approved as to Form and Legality** **Date**

TOWN MANAGER **Approved Agenda Item for:** 8/1/16 **Date** 7/25/16

BOARD ACTION: **[✓] Approved as Recommended** HAY/HOL 4-0 **[ ] Disapproved**

[ ] Tabled Indefinitely **[ ] Continued to Date Certain**

[ ] Approved with Modification

CC: THAD - G.M. ✓

LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: August 1, 2016

PLEASE REFERENCE COMMISSION PACKET ITEM # K-9 FOR MATERIALS

SUBJECT: **Ordinance 2016-22 – Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for property being approximately 0.31+/- acres of land, owned by The Villages of Lake-Sumter, Inc., Referenced by Alternate Keys 1482437 and 2582774; Two (2) Lots Which Are Located Within Orange Blossom Gardens Unit 1, within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2016-22, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.31 +/- 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., has filed applications to amend the future land use comprehensive plan for properties consisting of two (2) Lots located on Aloha Way within the Orange Blossom Gardens Subdivision Unit 1, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.31 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 1034 Aloha Way
- 1043 Aloha Way

The Small Scale Future Land Use Map Amendment application was received on Tuesday, June 14, 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 (33) within 150' of the property of the proposed amendment were mailed on Wednesday, June 22, 2016. The properties were posted on Monday, June 27, 2016.

Concurrency Determination Statement

The Villages has removed existing manufactured homes on two (2) lots in a historic section of the Villages known as Orange Blossom Gardens to construct a similar size conventional built home on each lot. 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 0.31 ± 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

The subject properties involve approximately 0.31 ± acres lie in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density/
East	Lake County – Medium Urban Density
North	Lake County Medium Urban Density/ Lady Lake Manufactured Home High 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.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-22, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the July 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-22 by a vote of 4-0.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-22 for second and final reading on Monday, August 15, 2016 at 6:00 p.m.

FISCAL IMPACT: $_____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

ATTACHMENTS: **[X] Ordinance(s)** **[ ] Resolution** **[ ] Budget Resolution**

[ ] Other

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

---

7-26-16

DEPARTMENT HEAD		**Submitted** 7/26/16	**Date**
FINANCE DEPARTMENT		**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY		**Approved as to Form and Legality**	**Date**
TOWN MANAGER		**Approved Agenda Item for:** 8/1/16	**Date** 7/26/16

BOARD ACTION: **[✓] Approved as Recommended** Hay/Vin 4-0 **[ ] Disapproved**

[ ] Tabled Indefinitely **[ ] Continued to Date Certain**

[ ] Approved with Modification

cc: THAD - G.M. ✓

J-8

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: SECOND READING - AUGUST 15, 2016

SUBJECT: **Ordinance 2016-23 - Rezoning of Property Being 0.31 +/- Acres of Land Owned by the Villages of Lake-Sumter, Inc. from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8), Referenced by Alternate Keys 1482437 and 2582774; Two (2) Lots Which Are Located Within Orange Blossom Gardens Unit 1, Within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2016-23, Rezoning 0.31 ± Acres of Property consisting of 2 lots – Located within Orange Blossom Gardens Unit 1 within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8).

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc, has filed an application to rezone properties consisting of two (2) Lots on Aloha Way within the Orange Blossom Gardens Subdivision Unit 1. The application involves rezoning 0.31 +/- 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:

- 1034 Aloha Way
- 1043 Aloha Way

The Rezoning application was received on Tuesday, June 14, 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 (33) within 150' of the property of the proposed rezoning were mailed on Wednesday, June 22, 2016. The properties were posted on Monday, June 27, 2016.

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

Zoning

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

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-23, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the July 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-23 by a vote of 4-0.

At the August 1, 2016 meeting, the **Town Commission** voted 4-0 for approval of Ordinance 2016-23 upon First Reading.

FISCAL IMPACT: $_____

[ ] Capital Budget **[ ] Operating** **[ ] Other**

ATTACHMENTS: **[X] Ordinance(s)** **[ ] Resolution** **[ ] Budget Resolution**

[ ] Other

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

---

DEPARTMENT HEAD		Submitted 8/8/16	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements	Date
TOWN ATTORNEY		Approved as to Form and Legality	Date
TOWN MANAGER		Approved Agenda Item for: 8/15/16	Date 8/9/11

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

ORDINANCE NO. 2016-23

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY BEING 0.31 ± ACRES OF LAND OWNED BY THE VILLAGES OF LAKE-SUMTER, INC.; REFERENCED BY ALTERNATE KEYS 1482437, AND 2582774, TWO LOTS WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNIT 1, WITHIN LAKE COUNTY, FLORIDA; REZONING SUBJECT PROPERTY FROM LAKE COUNTY RESIDENTIAL MEDIUM (RM) TO LADY LAKE MIXED RESIDENTIAL MEDIUM DENSITY (MX-8); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

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

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

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

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

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

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

Section 2. **Severability.** The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be

DRAFT

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 **15th** day of **August, 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

DRAFT

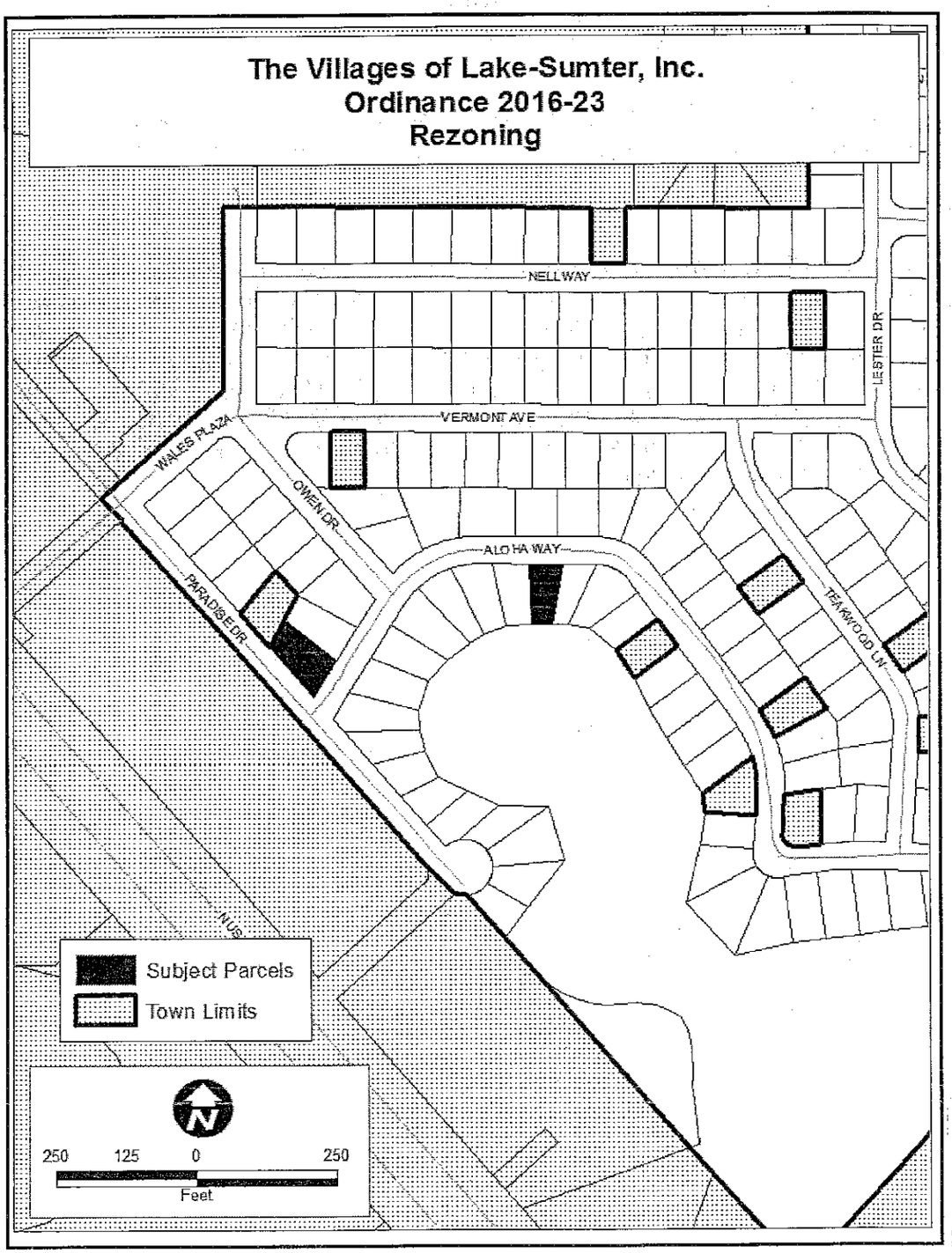
EXHIBIT "A"
Legal Descriptions and Map

Parcel ID #: 06-18-24-01000-000-00100; Lot 1, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida.

and

Parcel ID #: 06-18-24-001000-000-0700; Lot 70, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. And a part of Lot 71, Unit 1, Orange Blossom Gardens, described as follows: Begin at the most Northeasterly corner of Lot 70 and run S 09°45'50" W. along the lot line between Lot 70 and 71 a distance of 115 feet more or less, to the waters of Lake Paradise and a point hereby designated as Point "A," return to the Point of Beginning and run S 06°43'20" W. 115 feet, more or less, to the waters of lake Paradise, thence Westerly along and with said waters of Lake Paradise, to intersect the aforementioned Point "A."

DRAFT


The Villages of Lake-Sumter, Inc.
Ordinance 2016-23
Rezoning
NELL WAY
LESTER DR
VERMONT AVE
WALES PLAZA
OWEN DR
ALOHA WAY
PARADISE DR
TEAKWOOD LN
NUS
Subject Parcels
Town Limits
N
250
125
0
250
Feet

1

TOWN OF LADY LAKE
REZONING APPLICATION

Alternate Key Number See attached list.

1. Owner's Name: The Villages of Lake-Sumter, Inc.

   Mailing Address: 1020 Lake Sumter Landing, The Villages, FL 32162

   Email Address: See below.

   Telephone #: See below.

2. Applicant's Name: The Villages of Lake-Sumter, Inc. - Martin L. Dzuro, VP

   Mailing Address: 1045 Lake Sumter Landing, The Villages, FL 32162

   Email Address: marty.dzuro@thevillages.com

   Telephone #: (352) 753-6262

3. Applicant is: Owner X 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: 13,410 Square feet _____ Acres 0.31

8. Utilities: Central Water X Central Sewer X 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: X Residential, ___ Commercial, ____ Industrial, ____ Mixed Use, and refer to the requirements of the preliminary development plan and see Chapter ____ of the LDR Code. If the rezoning is to Manufactured Homes High Density (MH-9), a Master Park Plan shall be submitted.

11. Number, square footage and present use of the existing structures on the property;
    None.

12. Proposed use the property: Residential

13. Has any land use application been file within last year in connection with this property? ____Yes __X__No. If yes, briefly describe the nature of the request and the date when it was done:

_____

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

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

Rezoning Fees:
Rezoning (except PUD, PFD, CP)
PUD
PFD/CP
Substantial Alterations (PUDS) Fees Paid _____

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

_____
Signature of Applicant

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

Office Use:

Date Application Received: 6/10/16 Received by: T. Carroll

Fees Paid: $2500.00

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Martin L. Dzuro, V.P. 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/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 14 day of June, 20 16, 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

VICKI C. VARNON
MY COMMISSION EXPIRES
September 22, 2019
#FF 909761
NOTARY PUBLIC STATE OF FLORIDA

LIST NO.	UNIT	LOT	HOUSE NO.	ADDRESS	ALT KEY NO.	PLAT BOOK/PAGE
1	OBG1	1	1043	Aloha Way	2582774	18/9
2	OBG1	70 & Part of Lot 71	1034	Aloha Way	1482437	18/9

Exhibit A

Parcel ID #: 06-18-24-01000-000-00100

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

and

Parcel ID #: 06-18-24-001000-000-0700

Lot 70, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 18, Page 9, Public Records of Lake County, Florida. And a part of Lot 71, Unit 1, Orange Blossom Gardens, described as follows: Begin at the most Northeasterly corner of Lot 70 and run S 09°45'50" W. along the lot line between Lot 70 and 71 a distance of 115 feet more or less, to the waters of Lake Paradise and a point hereby designated as Point "A," return to the Point of Beginning and run S 06°43'20" W. 115 feet, more or less, to the waters of lake Paradise, thence Westerly along and with said waters of Lake Paradise, to intersect the aforementioned Point "A."

INSTRUMENT#: 2016051582 OR BK 4781 PG 1384 PAGES: 1 5/19/2016 11:23:00 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$595.00

8800

Prepared by and return to:
Gary Fuchs/sss
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08841

RETURN

Ex
Rec
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **9th** day of **May, 2016** between **Patricia V. DePalma, a single woman, individually and as Trustee of the Patricia V. DePalma Trust under Agreement dated September 28, 2015**, whose post office address is **1007 Parker Place, 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 #: 06182401000-000-00100

Lot 1, 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 # 312894 A & B thereon. The Titles have been retired.

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

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

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

Witness Name: Stacy Spears

Patricia V. DePalma

Patricia V. DePalma, individually and as Trustee of the Patricia V. DePalma Trust under Agreement dated September 28, 2015

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 9th day of May, 2016 by Patricia V. DePalma, a single woman, Individually and as Trustee of the Patricia V. DePalma Trust under Agreement dated September 28, 2015, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

STACY S. SPEARS
MY COMMISSION # FF 072774
EXPIRES: December 28, 2017
Bonded Thru Budget Notary Services

INSTRUMENT#: 2016060000 OR BK 4791 PG 1387 PAGES: 1 6/9/2016 3:40:51 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$490.00

70,00C

Prepared by and return to
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08616

Ex. 1
Rec 10
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26th day of May, 2016 between Marie L. Clapp MacClennan, a single woman, whose post office address is 1034 Aloha Way, The Villages, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 06182401000-000-07000

Lot 70, Unit 1, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 15, Page 9, Public Records of Lake County, Florida. And a part of Lot 71, Unit 1, Orange Blossom Gardens, described as follows: Begin at the most Northeasterly corner of Lot 70 and run S 09 deg. 45' 50" West along the lot line between Lot 70 and 71, a distance of 115 feet more or less, to the waters of Lake Pardise and a point hereby designated as Point "A", return to the Point of Beginning and run S 08 deg 43' 20" West 115 feet more or less, to the waters of Lake Paradise; thence Westerly along and with said waters of Lake Paradise, to intersect the aforementioned Point "A".

Together with a 1977 SKYLINE Manufactured Home, ID# 0261165K, Florida Title 13742602 bearing Real Property Decals # R0682180 which is an improvement to the land and an immovable fixture, and by intention of the parties and upon retirement of the Certificate of Title as provided in Florida Statutes 319.261, shall constitute a part of the realty and shall pass with it.

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

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

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

Signed, sealed and delivered in our presence:

Witness Name Jennifer Grovesteen

Witness Name JANICE S. SCHOENFELDT

Marie L. Clapp MacClennan

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 26th day of May, 2016 by Marie L. Clapp MacClennan, a single woman, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

JENNIFER GROVESTEEN
MY COMMISSION # FF 967221
EXPIRES: December 5, 2019
Bonded Thru Budget Notary Service

Notary Public

Printed Name: Jennifer Grovesteen

My Commission Expires: 12/5/19

I certify that the foregoing is an accurate copy of the document as reflected in the Official Records. Portions may be redacted.
NEIL KELLY, CLERK OF CIRCUIT COURT LAKE COUNTY
By [signature] Deputy Clerk 6/9/2016 3:40:54 PM

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me this 2nd day of May, 2001 by Leonard A. Drayton, Individually and as Trustee of The Leonard A. Drayton Trust dated December 18, 1998, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

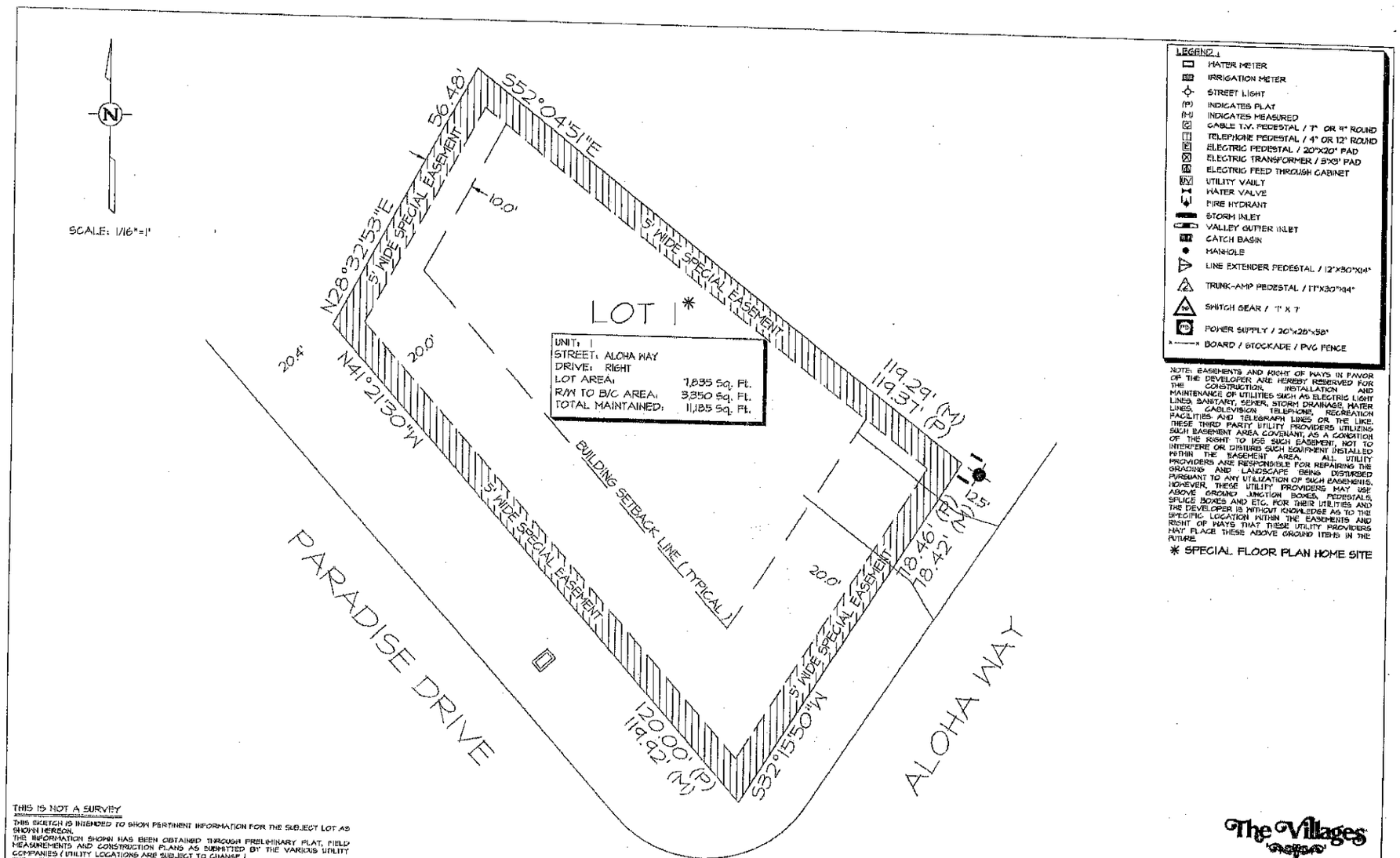
MICHELLE M. HEWETT
MY COMMISSION EXPIRES
JULY 25, 2003
#CC 827748
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Printed Name: Michelle M. Hewett

My Commission Expires: July 25, 2003

DoubleTime®



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 HEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

CUSTOMER SIGNATURE: _____ DATE: _____

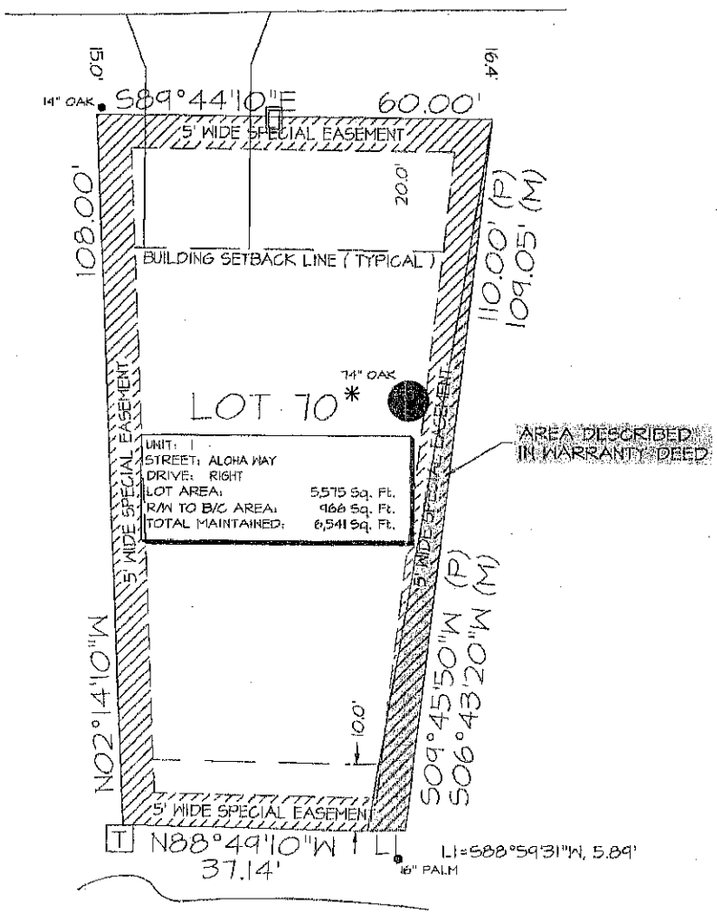
CUSTOMER SIGNATURE: _____ DATE: _____

The Villages

Arnett Environmental, LLC

ALOHA WAY

SCALE: 1/16"=1'



LEGEND :

- WATER METER
- IRRIGATION METER
- STREET LIGHT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED
- CABLE T.V. PEDESTAL / 7" OR 4" ROUND
- TELEPHONE PEDESTAL / 4" OR 12" ROUND
- ELECTRIC PEDESTAL / 20"X30" 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"X26"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, CABLE/FIBER 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

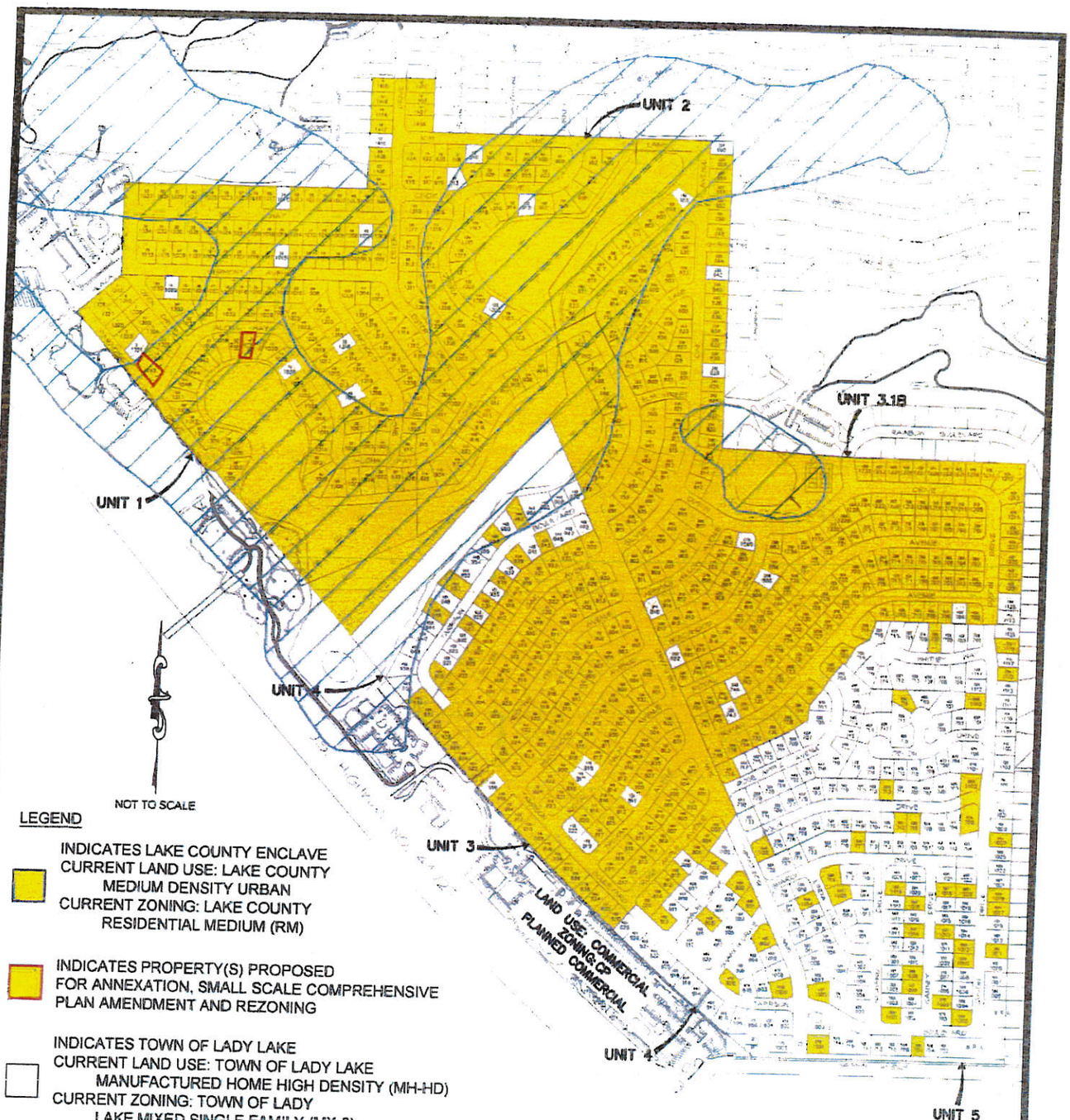
THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
THE VILLAGES 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



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)

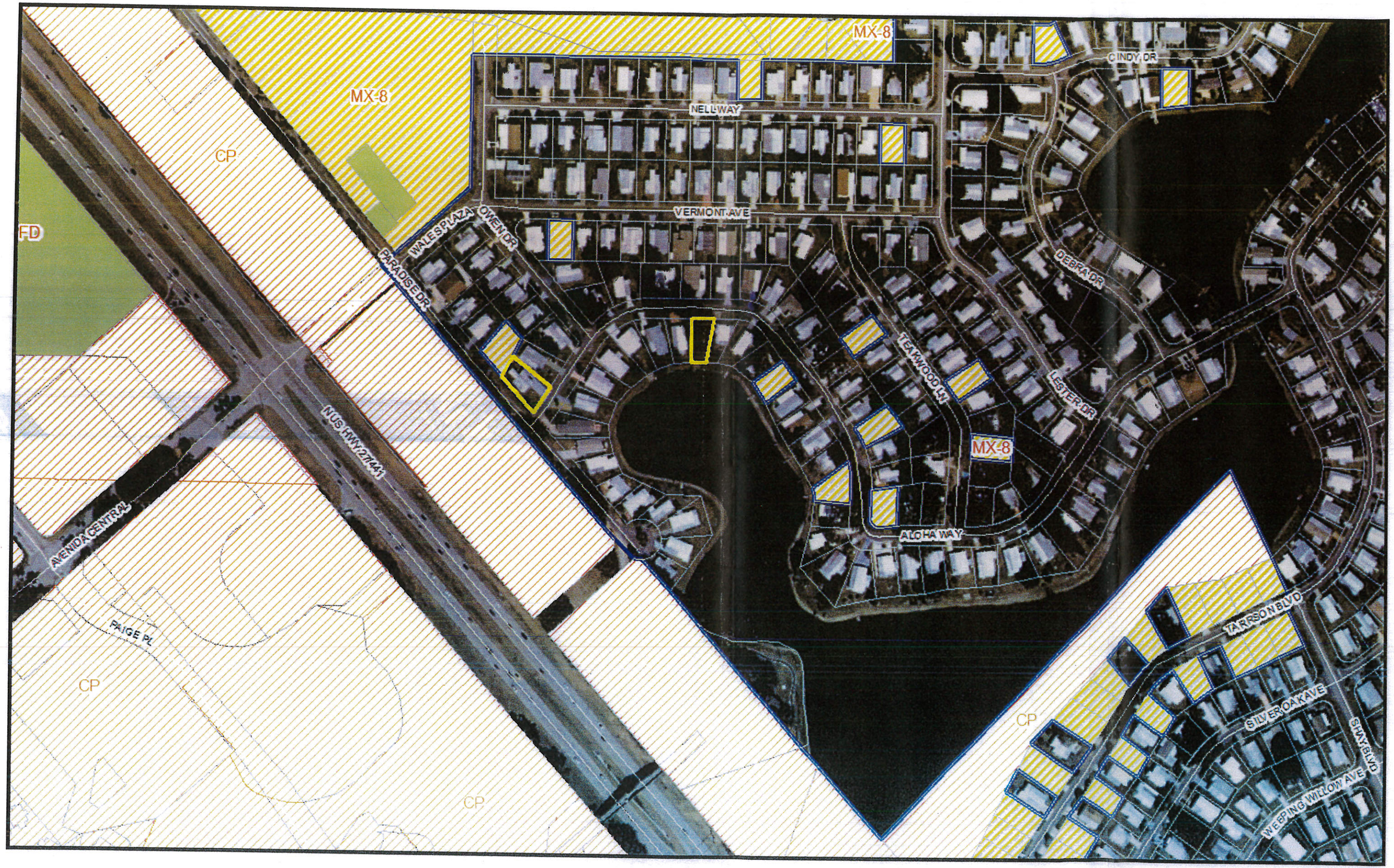
10 —— LOT NUMBER
100 —— 911 NUMBER

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

JUNE 13, 2016

Arnett Environmental, LLC

Zoning Map


MX-8
MX-8
CP
FD
NELL WAY
VERMONT AVE
WALES PLAZA
OWEN DR
PARADISE DR
CINDY DR
DEBRA DR
TEAKWOOD LN
LESTER DR
MX-8
ALOHA WAY
NUS HWY 27(441)
AVENIDA CENTRAL
PAIGE PL
CP
CP
CP
TARRSON BLVD
SILVER OAK AVE
SHAY BLVD
WEEPING WILLOW AVE

PLANNING AND ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: July 11, 2016

SUBJECT: **Ordinance 2016-23 - Rezoning of Property Being 0.31 +/- Acres of Land Owned by the Villages of Lake-Sumter, Inc. from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8), Referenced by Alternate Keys 1482437 and 2582774; Two (2) Lots Which Are Located Within Orange Blossom Gardens Unit 1, Within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance No. 2016-23, Rezoning 0.31 ± Acres of Property consisting of 2 lots – Located within Orange Blossom Gardens Unit 1 within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) to the Town Commission with the recommendation of approval.**

2. **Motion to forward Ordinance No. 2016-23, rezoning 0.31 ± Acres of Property consisting of 2 lots – Located within Orange Blossom Gardens Unit 1 within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) to the Town Commission with the recommendation of denial.**

Staff is in support of Motion Number 1

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc, has filed an application to rezone properties consisting of two (2) Lots on Aloha Way within the Orange Blossom Gardens Subdivision Unit 1. The application involves rezoning 0.31 +/- 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:

- 1034 Aloha Way
- 1043 Aloha Way

The Rezoning application was received on Tuesday, June 14, 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 (33) within 150' of the property of the proposed annexation were mailed on Wednesday, June 22, 2016. The properties were posted on Monday, June 27, 2016.

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

Zoning

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

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-23, 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 2016-23 for first reading on Monday, August 1, 2016 at 6:00 p.m. The second and final reading will be held on Monday, August 15, 2016 at 6:00 p.m.

FISCAL IMPACT: $_____

[ ] Capital Budget [ ] Operating [ ] Other

ATTACHMENTS: [X] Ordinance(s) [ ] Resolution [ ] Budget Resolution

[ ] Other

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

7/5/16	DEPARTMENT HEAD	Submitted 7/5/16	Date
	FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
	TOWN ATTORNEY	Approved as to Form and Legality	Date
	TOWN MANAGER	Approved Agenda Item for: 7/11/16	Date 7/5/16

BOARD ACTION: [✓] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

Chiasson, McKenzie 4/0

C.C.T. Carroll

~~*MCKENZIE* *YES*~~
~~*CHLASSON* *YES*~~
~~*SIGURDSON* *YES*~~
~~*CONLIN* *YES*~~

4. Ordinance No. 2016-23 - Rezoning – The Villages of Lake-Sumter, Inc. – from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) – Two Lots within Orange Blossom Gardens Unit 1, within Lake County, FL; Referenced by Alternate Keys 1482437 & 2582774 (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, has filed an application to rezone properties consisting of two lots on Aloha Way within the Orange Blossom Gardens Subdivision Unit 1. The application involves rezoning 0.31 +/- 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:

- 1034 Aloha Way
- 1043 Aloha Way

The Rezoning application was received on Tuesday, June 14, 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 (33) within 150 feet of the property of the proposed annexation were mailed on Wednesday, June 22, 2016, and the properties were posted on Monday, June 27, 2016.

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

Zoning

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

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-23, 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. 2016-23 for first reading on Monday, August 1, 2016 at 6:00 p.m., and for second/final reading on Monday, August 15, 2016 at 6:00 p.m.

DRAFT

Vice Chair/Member Sigurdson asked for questions and comments from those in attendance, and hearing none, asked for a motion.

Upon a motion by Member Chiasson and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-23 to the Town Commission for consideration by the following roll call vote:

MCKENZIE	*YES*
CHIASSON	*YES*
SIGURDSON	*YES*
CONLIN	*YES*

~~5. Resolution No. 2016-107 – Variance Request – Daniel O'Neill – Pursuant to Chapter 5, Section 5-4. f). 4). C). 1.a., of the Town of Lady Lake Land Development Regulations (LDRs) – Requesting a Minimum 10-Foot Front-Yard Setback to Replace an Existing Manufactured Home with a Single Family Residence – Located at 1016 Aloha Way (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, Daniel O'Neil, has submitted an application for a variance from Chapter 5, Section 5-4. f). 4). C). 1.a., of the Town of Lady Lake Land Development Regulations (LDRs) which requires that the front yard setback be a distance of a 20-foot minimum within the MX-8 Zoning District. The applicant is proposing to construct a new single-family residence at 1016 Aloha Way (referenced by Alternate Key No. 1482496), and the variance request is to allow a minimum ten-foot front-yard setback along Aloha Way for the new proposed home.~~

~~Ms. Then reported that the applicant just recently annexed this parcel into the jurisdiction of Town of Lady Lake on March 21, 2016, to replace an existing manufactured home with a single family residence. As result of the Town's Land Development Regulations, Chapter 12, Article II, Section 12-52) a).1)., any part of the proposed habitable structure is required to adhere to a 35-foot setback from the ordinary high water line from bodies of water. The parcel abuts Lake Paradise on the rear yard and is located within a Special Flood Hazard Area (SFHA) Flood Zone A, which requires that redevelopment adheres to the National Flood Insurance Program (NFIP) and the Town's Floodplain Management Ordinance.~~

~~Referring to pictures of the property included in the Board's meeting packet, Ms. Then stated the owner is preserving the two large oak trees in the front of the property.~~

~~Ms. Then stated that as part of the variance application, a Justification Statement is required and has been provided. The applicant states that:~~

- ~~The ten-foot encroachment into the front yard setback along Aloha Way will not present an adverse impact to the general safety or well-being to adjacent properties in that the current manufactured home sits at a 5.74-foot front yard setback; therefore, the new single family residence proposal would be more in compliance with the current zoning regulations than the existing structure.~~

- ~~The property will not suffer diminution of value, but rather enable the property owners to rebuild to the square footage desired. By replacing the existing late model manufactured home, the applicant must adhere to all new Florida Building Code and Life Safety Code inspections, including new hurricane and wind codes, which would enhance the neighborhood and increase the value of surrounding properties.~~

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: AUGUST 1, 2016

SUBJECT: **Ordinance 2016-23 - Rezoning of Property Being 0.31 +/- Acres of Land Owned by the Villages of Lake-Sumter, Inc. from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8), Referenced by Alternate Keys 1482437 and 2582774; Two (2) Lots Which Are Located Within Orange Blossom Gardens Unit 1, Within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2016-23, Rezoning 0.31 ± Acres of Property consisting of 2 lots – Located within Orange Blossom Gardens Unit 1 within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8).

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc, has filed an application to rezone properties consisting of two (2) Lots on Aloha Way within the Orange Blossom Gardens Subdivision Unit 1. The application involves rezoning 0.31 +/- 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:

- 1034 Aloha Way
- 1043 Aloha Way

The Rezoning application was received on Tuesday, June 14, 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 (33) within 150' of the property of the proposed rezoning were mailed on Wednesday, June 22, 2016. The properties were posted on Monday, June 27, 2016.

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

Zoning

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

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-23, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the July 11, 2016 meeting, the **Planning and Zoning Board** recommended approval of Ordinance 2016-23 by a vote of 4-0.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-23 for second and final reading on Monday, August 15, 2016 at 6:00 p.m.

FISCAL IMPACT: $_____

[ ] Capital Budget [ ] Operating [ ] Other

ATTACHMENTS: [X] Ordinance(s) [ ] Resolution [ ] Budget Resolution

[ ] Other

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

7-25-16	DEPARTMENT HEAD	Submitted 7/25/16	Date
	FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
	TOWN ATTORNEY	Approved as to Form and Legality	Date
	TOWN MANAGER	Approved Agenda Item for: 8/1/16	Date 7/25/16

BOARD ACTION: [✓] Approved as Recommended HER/VIN 4-0 [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

CC: THAD - G.M.

J-9

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: SECOND READING- AUGUST 15, 2016

SUBJECT: **Ordinance 2016-24 - An Ordinance of the Town of Lady Lake, Lake County, Florida; Amending The Town of Lady Lake Land Development Regulations (Ordinance No. 2014-04); Chapter 1, Article III, Section 1-83; Entitled "Code Enforcement Special Magistrate"; Providing for A Procedure for Stipulation Agreements.**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance #2016-24 – Amending The Town of Lady Lake Land Development Regulations (Ordinance No. 2014-04); Chapter 1, Article III, Section 1-83; Entitled "Code Enforcement Special Magistrate"; Providing for A Procedure for Stipulation Agreements.

Over the course of the past few months, Growth Management Staff has received many inquiries regarding the purchase of listed properties for sale within the Town of Lady Lake. However, in many cases these properties have accrued costly code enforcement liens – many of which still continue to accrue due to their status of non-compliance of a violation.

At present, the Town has a procedure under the Land Development Regulations, Section 1-83, h), 5), whereby an individual or corporation may purchase a property that is not in compliance with the Town's Code of Ordinances and/or Land Development Regulations; then bring that property into compliance; and, subsequently ask for a lien reduction by the Town Commission based upon their efforts to bring the property into a satisfactory state. Although the process does afford the purchaser the potential for relief of large lien accruals, to many speculative purchasers, the process does not provide any assurance of such relief and the amount by which the liens will be reduced remains unknown. As a result, having no guarantee of what the purchaser will ultimately be responsible to pay following the lien reduction has left many properties within the Town in a state of vacancy, and in some cases, blight.

Staff is proposing a process, under Ordinance 2016-24, whereby a potential purchaser can come before the Town Commission *before* the purchase of property is made to orchestrate a stipulation agreement. This agreement shall define the timeline and manner in which the property will be brought into compliance. In exchange, the property purchaser will be provided a set figure for which

they will be responsible to pay provided that they satisfy all conditions of the agreement. In the event that the terms of the agreement are not adhered to, the liens are reinstated to their original amounts and the agreement shall be deemed void.

It is the intent that such agreements will provide potential purchasers the assurance they need to acquire properties that are in need of improvement and repair, thereby reducing the number of vacant and derelict parcels within the Town; essentially, the purpose of the ordinance is to improve and preserve the land values within the neighborhoods of our community.

Therefore, staff recommends approval of Ordinance 2016-24, establishing the process whereby these stipulation agreements can be created and used as an additional tool for code enforcement compliance and neighborhood stabilization.

The following language has been added to the policy since first reading:

The initial recommendation of Town Staff shall be to set the reduction to 25% of the value of the property if the accrued liens have exceeded that amount; or, to $5,000, whichever is less. The Town Commission retains the right to reduce the amount further or to not reduce the amount at all based upon the evidence of the party seeking to enter into the agreement.

Public Hearing Dates:

At First Reading on August 1, 2016, the **Town Commission** voted 4-0 for approval of Ordinance 2016-24 with a recommendation to amend language in the policy.

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

ATTACHMENTS: [x] Ordinance(s) [ ] Resolution [ ] Budget Resolution

[ ] Other

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

---

DEPARTMENT HEAD	**Submitted** 8/8/16	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 8/15/16	**Date** 8/9/16

8-8-16

COMMISSION ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

ORDINANCE NO. 2016-24

AN ORDINANCE OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA; AMENDING THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS (ORDINANCE NO. 2014-04); CHAPTER 1, ARTICLE III, SECTION 1-83; ENTITLED "CODE ENFORCEMENT SPECIAL MAGISTRATE"; PROVIDING FOR A PROCEDURE FOR STIPULATION AGREEMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING 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 Code 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, the Town of Lady Lake has elected to amend Chapter 1 Article III, Section 1-83 of the Land Development Regulations, finding it is in the best interests of the Town of Lady Lake and promotes the general welfare of its citizens.

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

Section 1. <u>Amendment</u>.

"The Land Development Code of the Town of Lady Lake, Florida," dated August 15, 1994 (the "Land Development Code") is hereby amended as provided below:

Chapter 1, Article III, Section 1-83 of the Land Development Regulations entitled "Code Enforcement Special Magistrate", is amended as set forth in Exhibit "A" attached hereto and incorporated herein.

Section 2. <u>Severability</u>.

If any section, sentence, clause, phrase or word of this Ordinance is for any reason held, or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this ordinance; and it shall be construed to have been the Town Commission's intent to pass this Ordinance without such unconstitutional, invalid or inoperative

part therein; and the remainder of this Ordinance, after the exclusion of such part or parts, shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

Section 3. Conflicts.

All ordinances or part of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Section 4. Codification.

The provisions of this Ordinance shall be codified as and become part of the Codes of Ordinances, Town of Lady Lake. The sections of this Ordinance may be re-numbered or re-lettered to accomplish such intention and the word "Ordinance", or similar words, may be changed to "Section", "Article", or other appropriate word.

Section 5. Applicability.

This Ordinance does not have retroactive applicability and does not apply to applications filed prior to the effective date of this Ordinance.

Section 6. Effective Date.

This ordinance shall become effective upon adoption.

PASSED AND ORDAINED this **15th** day of **August, 2016** in the regular meeting 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"

Sec. 1-83 Code Enforcement Special Magistrate

a) Code Enforcement Special Magistrate.

1) The Town Commission shall appoint one (1) or more persons to act in the capacity of a Special Magistrate to hear cases involving violations of the Town of Lady Lake Code of Ordinances and the Land Development Regulations.

2) In order to serve as a Code Enforcement Special Magistrate (hereinafter referred to as "Special Magistrate"), a person must be either a lawyer in good standing with the Florida Bar or a Florida Supreme Court certified mediator.

3) The Town shall include within the statement of violation and notice of hearing the date, time, and location the Special Magistrate will hear the case.

b) Jurisdiction and powers. The Special Magistrate shall have jurisdiction to hear and decide cases involving alleged violations of any provision of the Town of Lady Lake Code, the Land Development Regulations, or any resolution duly enacted by the Town Commission. The Special Magistrate shall have all powers granted by applicable law, in accordance with the F.S. Ch. 163, or as amended.

c) Enforcement procedure.

1) The Growth Management Director or designee shall have the duty of enforcing the various codes pursuant to this chapter. The Special Magistrate shall not have the power to initiate enforcement proceedings pursuant to this chapter. The Growth Management Director or designee shall accept anonymous Code violation complaints.

2) If a violation of a Code provision is found, the Growth Management Director or designee shall notify the alleged violator of the violation and give the alleged violator a reasonable time, in light of the nature of the violation, to correct the violation. Should the violation continue beyond the time specified for correction, the Growth Management Director or designee shall schedule a hearing in front of the Special Magistrate and provide written notice to the alleged violator of a scheduled hearing in the manner prescribed in subsection (d). If the violation is not corrected by the time specified for correction by the Growth Management Director or designee, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the hearing, and the notice shall so state.

3) If a repeat violation is found, the Growth Management Director or designee shall notify the alleged violator, but shall not be required to give the alleged violator a reasonable time to correct the violation. The Growth Management Director or designee, upon notifying the alleged violator of a repeat violation, shall schedule a hearing, and shall provide written notice to the alleged violator of a scheduled hearing in the manner prescribed in subsection (d). The case may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the hearing, and the notice shall so state. If

the repeat violation has been corrected, the Special Magistrate shall retain the right to hold a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator. For purposes of this chapter, a repeat violation means a violation of a provision of a code or ordinance by a person who has been previously found to have violated or who has admitted violating the same provision within five (5) years prior to the violation, notwithstanding the violations occur at different locations.

4) Notwithstanding the provisions of paragraphs (1), (2), and (3), [above], if the Growth Management Director or designee has reason to believe a violation presents a serious threat to the public health, safety and welfare or if the violation is irreparable or irreversible in nature, the Growth Management Director or designee shall make a reasonable effort to notify the alleged violator and may immediately schedule a hearing in front of the Special Magistrate.

d) Written notice.

1) All written notices required by this section shall be provided to the alleged violator by certified mail, return receipt requested, to the owner of the property in question at the address listed in the property appraiser or tax collector's office for tax notices and at any other address provided to the Town by such owner (hereinafter collectively "owner's address"). If such notice is returned as unclaimed or refused, notice shall be provided by posting and by first-class mail directed to the owner's address or by leaving the notice at the alleged violator's usual place of residence with some person of his or her family above fifteen (15) years of age, and informing such person of the contents of the written notice; or in the case of commercial premises, leaving the notice with the manager, registered agent, or other person in charge.

2) In addition to providing written notice as set forth in subsection (a), written notice may also be served by publication or posting as provided in F.S. § 162.12(2).

3) Evidence that an attempt has been made to hand deliver or mail notice, as provided in subsection (1) together with proof of publication or posting as provided in subsection (2), shall be sufficient to show that the notice requirements of this part have been met without regard to whether or not the alleged violator actually received such notice.

e) Public hearings.

1) Upon request of the Growth Management Director, a hearing in front of the Special Magistrate shall be scheduled. Minutes shall be kept of all hearings before the Special Magistrate and proceedings shall be open to the public. The alleged violator shall be given at least fifteen (15) days' written notice of the hearing, pursuant to the provisions of subsection (d), above. The Special Magistrate is a quasi-judicial official and shall follow all statutes and common law concerning ex parte communications.

2) Each case before the Special Magistrate shall be presented by the Town.

3) The Special Magistrate shall proceed to hear cases on the agenda for the day of the scheduled hearing. All testimony shall be under oath or affirmation, and shall be

recorded. The Special Magistrate, Town Attorney, Town Clerk, or Deputy Clerk shall have power to administer oaths and affirmations. The Town and the alleged violator shall have the right to call and examine witnesses, introduce exhibits, cross-examine opposing witnesses, impeach witnesses and rebut evidence. All persons appearing before the Special Magistrate shall be sworn in prior to giving any testimony relevant to the case. However, hearings shall be informal and need not be conducted according to technical rules of evidence.

4) Any relevant evidence shall be admitted if determined by the Special Magistrate to be the sort of evidence upon which reasonable and prudent persons are accustomed to rely in the conduct of their affairs, regardless of the existence of any common law or statutory rule which might make such evidence inadmissible in civil actions. Hearsay evidence may be used to supplement or explain other evidence, but shall not be sufficient in itself to support a finding of fact unless it would be admissible over objection in a civil action. The Special Magistrate may exclude irrelevant or unduly repetitious evidence.

5) After the conclusion of the hearing, if enforcement action is necessary, the Special Magistrate shall issue findings of fact and conclusions of law in the form of an order of enforcement, which shall command whatever steps are necessary to bring a violation into compliance by the time set in the order. The order of enforcement may include a notice that it shall be complied with by a specified date and that a fine may be imposed if the order is not complied with by such date. At the discretion of the Growth Management Director or designee and based upon the individual circumstances of a case, a certified copy of such order of enforcement may be recorded in the public records of the county prior to compliance and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property and the findings therein shall be binding upon the violator, and, if the violation concerns real property, any subsequent purchasers, successors in interest, or assigns. If such an order of enforcement is recorded in the public records pursuant to this section, and the order is complied with by the date specified in the order, the Special Magistrate shall issue an order acknowledging compliance, which shall be also recorded in the public records of the county.

6) The Town Clerk or the clerk's designee shall maintain all official records and orders of the Special Magistrate.

f) Subpoena powers. The Special Magistrate, the Growth Management Director or designee, or the alleged violator may request that witnesses and evidence, including records, surveys, plats, and other materials be subpoenaed for any Code enforcement hearing. Subpoenas, if requested in writing at least ten (10) days prior to the hearing, shall be signed by the Special Magistrate. Subpoenas may be served by the sheriff, or in any other manner provided by law. Proof of such service shall be made by affidavit of the person making service if not served by an officer authorized by law to do so.

g) Decisions and orders.

1) The Growth Management Director or designee, or the violator may appeal a final administrative order of the Special Magistrate to the Circuit Court of the Fifth Judicial

Circuit in Lake County. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order to be appealed.

2) Every order of enforcement entered by the Special Magistrate shall be in writing, and shall include findings of fact and conclusions of law, and shall contain a notice that the violation(s) shall be complied with by a specified date or that the stated fine will be imposed; that an administrative fee may be imposed; and that the violator shall have twenty (20) days from the imposition of the fine to request a due process hearing before the Special Magistrate to appeal the fine but such hearing shall not be a hearing de novo. Requesting a hearing on the order of enforcement shall not toll the time for appeal to the Circuit Court sitting in Lake County, Florida.

3) Every order of enforcement entered by the Special Magistrate shall be filed in the Office of the Clerk for the Special Magistrate. A copy of the executed order shall be mailed, regular mail and certified mail, to the owner's address.

4) The Special Magistrate shall, in every proceeding, reach a decision without unreasonable or unnecessary delay.

h) Orders of enforcement; liens. Reduction of fine; liens.

1) The Growth Management Director or designee having knowledge that an order of enforcement has not been complied with by the time set out in the order of enforcement, may cause to have the certified order of enforcement recorded in the public records of the county along with an affidavit of noncompliance.

a) A fine imposed pursuant to this section shall not exceed two hundred fifty dollars ($250.00) per day for a first violation and shall not exceed five hundred dollars ($500.00) per day for a repeat violation. However, if the Special Magistrate finds the violation to be irreparable or irreversible in nature, the Special Magistrate may impose a fine not to exceed five thousand dollars ($5,000.00) per violation.

b) In determining the amount of the fine, if any, the Special Magistrate shall consider the following factors:

i) The gravity of the violation;

ii) Any actions taken by the violator to correct the violation; and

iii) Any previous violations committed by the violator.

2) The violator shall have the right to request a hearing in front of the Special Magistrate to challenge the imposition of a fine, as contained in the order of enforcement, provided such hearing is requested within twenty (20) days of the date of imposition of the fine. If the hearing is timely requested, it shall be scheduled as soon as practicable in front of the Special Magistrate. The hearing shall be limited to consideration of only those new findings necessary to imposing the fine as contained in the order of enforcement and shall in no event be a complete re-hearing of the case. If the violator fails to make a timely

request for a hearing on the imposition of a fine contained in the order of enforcement, the order shall remain as recorded in the public records of Lake County, Florida. Requesting a hearing on the order of enforcement shall not toll the time for appeal to the Circuit Court sitting in Lake County, Florida.

3) A certified copy of an order of enforcement shall be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the Circuit Court, such order shall be enforceable in the same manner as a court judgment by the sheriff, including execution and levy against the personal property of the violator, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this section shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit to foreclose on a lien filed pursuant to this section, whichever shall first occur. After three (3) months from the filing of any such lien which remains unpaid, the Special Magistrate may authorize the Town Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest, attorney fees, and costs pursuant to the provisions of F.S. § 162.09.

4) No lien created pursuant to this chapter shall continue for a period longer than twenty (20) years after the certified copy of an order imposing a fine has been recorded, unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction.

5) Upon complying with the order of enforcement as executed by the Special Magistrate, the violator may request a hearing to ask for a reduction of fine accrual of the order of enforcement. Such request shall be made in writing addressed to the Growth Management Director or designee. Upon receipt of such request, Growth Management Director or designee shall verify that the violator has complied with the order of enforcement, and if in compliance, shall schedule the reduction request to be heard by the Special Magistrate. A request for reduction of fine shall not toll the time for filing an appeal of the order of enforcement to the Circuit Court. Should the Special Magistrate recommend a fine reduction, the Town Clerk shall place the fine reduction recommendation on the next available regular commission meeting agenda to consider approval of the Special Magistrate's recommendation. Upon approval, the Town Commission shall authorize the Mayor to sign an amended order or any other legal document necessary to satisfy or reduce the lien.

i. Stipulation Agreements. In the event that a potential purchaser/owner desires to remedy the outstanding violations on a property or properties where liens have continued to accrue, the Town of Lady Lake may extend the opportunity to enter into a stipulation agreement with the potential purchaser/owner for a lien reduction prior to compliance with the order of enforcement. The agreement shall be written in a manner so as to set a specific timeframe to achieve compliance for each violation on the property or properties; in turn, the purchaser/owner shall be provided assurance from the Town that the lien will be reduced by providing a specific amount to which the lien will be set when compliance is achieved. The

initial recommendation of Town Staff shall be to set the reduction to 25% of the value of the property if the accrued liens have exceeded that amount; or, to $5,000, whichever is less. The Town Commission retains the right to reduce the amount further or to not reduce the amount at all based upon the evidence of the party seeking to enter into the agreement. This agreement shall be presented to the Town Commission for approval to form, and signed and recorded with the Lake County Clerk of the Courts. Should the terms of the agreement not be satisfied by the date as specified in the agreement, the agreement shall become null and void; in addition, the conditions of the original lien will remain in effect, thus the time elapsed over the course of the allotted performance period shall be included in the lien accrual. An individual who has failed to comply with the terms of a stipulation agreement will not be extended an opportunity to enter into another stipulation agreement on the same property or properties under any circumstance. However, both parties may agree to an extension or modification of the agreement prior to the expiration date of the original stipulation agreement in circumstances where hardships may have arisen through no fault of the potential purchaser/owner.

j~~i~~) Conflicts. All ordinances or part of ordinances in conflict with any of the provisions of this section are hereby repealed.

k~~j~~) Severability. If any section, sentence, phrase, word or portion of this section is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this chapter not otherwise determined to be invalid, unlawful or unconstitutional.

(Ord. No. 2005-11, § 2(Exh. A), 5-19-2005; Ord. No. 2007-29, §§ 3-1—3-11, 10-18-2007; Ord. No. 2012-02, § 1(Exh. A), 2-22-2012; Ord. No. 2014-04, § 1(Exh. A), 7-7-2014)

Editor's note— Ord. No. 2014-04, § 1(Exh. A), adopted July 7, 2014, amended the catchline of § 1-83 to read as herein set out. Said section was formerly titled "Code Enforcement Board/Special Magistrate."

Ord. No. 2005-11, § 1, adopted May 19, 2005, repealed § 1-83, in its entirety. Section 2 (Exh. A) of said ordinance, enacted new provisions to read as herein set out. Prior to amendment, § 1-83 pertained to similar subject matter and derived from the original Land Development Code Regulations.

State Law reference— Code enforcement boards and special magistrates, F.S. § 162.01 et seq.

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: AUGUST 1, 2016

SUBJECT: **Ordinance 2016-24 - An Ordinance of the Town of Lady Lake, Lake County, Florida; Amending The Town of Lady Lake Land Development Regulations (Ordinance No. 2014-04); Chapter 1, Article III, Section 1-83; Entitled "Code Enforcement Special Magistrate"; Providing for A Procedure for Stipulation Agreements.**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance #2016-24 – Amending The Town of Lady Lake Land Development Regulations (Ordinance No. 2014-04); Chapter 1, Article III, Section 1-83; Entitled "Code Enforcement Special Magistrate"; Providing for A Procedure for Stipulation Agreements.

Over the course of the past few months, Growth Management Staff has received many inquiries regarding the purchase of listed properties for sale within the Town of Lady Lake. However, in many cases these properties have accrued costly code enforcement liens – many of which still continue to accrue due to their status of non-compliance of a violation.

At present, the Town has a procedure under the Land Development Regulations, Section 1-83, h), 5), whereby an individual or corporation may purchase a property that is not in compliance with the Town's Code of Ordinances and/or Land Development Regulations; then bring that property into compliance; and, subsequently ask for a lien reduction by the Town Commission based upon their efforts to bring the property into a satisfactory state. Although the process does afford the purchaser the potential for relief of large lien accruals, to many speculative purchasers, the process does not provide any assurance of such relief and the amount by which the liens will be reduced remains unknown. As a result, having no guarantee of what the purchaser will ultimately be responsible to pay following the lien reduction has left many properties within the Town in a state of vacancy, and in some cases, blight.

Staff is proposing a process, under Ordinance 2016-24, whereby a potential purchaser can come before the Town Commission *before* the purchase of property is made to orchestrate a stipulation agreement. This agreement shall define the timeline and manner in which the property will be brought into compliance. In exchange, the property purchaser will be provided a set figure for which

they will be responsible to pay provided that they satisfy all conditions of the agreement. In the event that the terms of the agreement are not adhered to, the liens are reinstated to their original amounts and the agreement shall be deemed void.

It is the intent that such agreements will provide potential purchasers the assurance they need to acquire properties that are in need of improvement and repair, thereby reducing the number of vacant and derelict parcels within the Town; essentially, the purpose of the ordinance is to improve and preserve the land values within the neighborhoods of our community.

Therefore, staff recommends approval of Ordinance 2016-24, establishing the process whereby these stipulation agreements can be created and used as an additional tool for code enforcement compliance and neighborhood stabilization.

Public Hearing Dates:

The Town Commission is scheduled to review Ordinance 2016-24 on second and final reading on Monday, August 15, 2016.

FISCAL IMPACT: $ -0- **[ ] Capital Budget**
[ ] Operating
[ ] Other

ATTACHMENTS: [x] Ordinance(s) [ ] Resolution [ ] Budget Resolution

[ ] Other

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

7/25/16

DEPARTMENT HEAD	**Submitted** 7/25/16	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 8/1/16	**Date** 7/25/16

COMMISSION ACTION: [✓] ~~Approved as Recommended~~ HAN/HOL 4-0 **[ ] Disapproved**

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[X] Approved with Modification

CC: THAD - GM, K