



REGULAR MEETING OF THE LADY LAKE TOWN COMMISSION

DATE: Monday, October 17, 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. INVOCATION¹:** Reverend David Collette – First Baptist Church of Lady Lake
- D. PLEDGE OF ALLEGIANCE**
- E. ROLL CALL**
- F. PUBLIC COMMENTS²**
- G. PRESENTATION:**
1. Check Presentation to the Lady Lake Library by the American Legion #347 (Tom Murphy) (Pg. 4)
 2. Plaque Presentation Regarding Florida Local Government Information Systems Association's (FLGISA) Recognition of the Town of Lady Lake's 10 Year Membership (Mayor Kussard/John Pearl) (Pg. 5)
- H. CONSENT³:**
3. Minutes – October 3, 2016 – Regular Commission Meeting (Pg. 6)
 4. Consideration of Abatement Order Recommendation – 213 Morningside Ave. – Case No. 14-4691 – Violation of the Town of Lady Lake Code of Ordinances Ch. 20-51

(a)(8) Property Maintenance, Porches/Stairs; Ch. 20-20 (a)(1) Property Maintenance, Exterior Maintenance; Ch. 20-19 (a)(1) & (2) Property Maintenance, General Maintenance; Ch. 20-20 (a)(6) Property Maintenance, Window/Door Maintenance; and Ch. 7-67 High Grass, Garbage, Trash (Thad Carroll) (Pg. 26)

5. Consideration of Abatement Order Recommendation – 213 Morningside Ave. – Case No. 12-3359– Violation of the Town of Lady Lake Code of Ordinances Ch. 20-51 (a)(8) – Property Maintenance, Porches/Stairs; Ch. 20-20 (a)(1) Property Maintenance, Exterior Maintenance; and Ch. 7-67 High Grass, Garbage, Trash (Thad Carroll) (Pg. 48)
6. Consideration of Abatement Order Recommendation – 614 Ray Street – Case No. 15-5524 – Violation of the Town of Lady Lake Code of Ordinances Ch. 7-67 for High Grass, Garbage, Trash (Thad Carroll) (Pg. 66)

I. OLD BUSINESS:

J. NEW BUSINESS:

7. Consideration of Approval for the Lady Lake Relay for Life 2017 to be Held at the Rolling Acres Sports Complex on March 25, 2017 (Mike Burske) (Pg. 84)
8. Consideration and Approval to Pay-off the Library Loan (Pam Winegardner) (Pg. 86)

K. TOWN ATTORNEY’S REPORT:

9. Ordinance No. 2016-25 – Second/Final Reading – Annexation – The Villages of Lake-Sumter, Inc. – Approximately 0.64+/- Acres of Property Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five Lots Located Within Orange Blossom Gardens Units 3-1. B and 4, Lake County, Florida (Thad Carroll) (Pg. 88)
10. Ordinance No. 2016-26 – Second/Final Reading – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – Change from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density – Approximately 0.64+/- Acres of Property Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five Lots Located Within Orange Blossom Gardens Units 3-1. B and 4, Lake County, Florida (Thad Carroll) (Pg. 130)
11. Ordinance No. 2016-27 – 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) – Approximately 0.64+/- Acres of Property Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five Lots Located Within Orange Blossom Gardens Units 3-1. B and 4, Lake County, Florida (Thad Carroll) (Pg. 184)

L. TOWN MANAGER’S REPORT:

M. MAYOR/COMMISSIONER’S REPORT:

N. PUBLIC COMMENTS⁴

O. ADJOURN

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

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

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

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

NS/Word/Town Clerk/Agendas - Commission Meeting – 10-17-2016

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

**There Is No
Packet Item
For Item G-1.**

G-2

**There Is No
Packet Item
For Item G-2.**

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

H-3

October 3, 2016

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

A. CALL TO ORDER: Mayor Ruth Kussard

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

C. INVOCATION: Pastor Jeff Hosmer – North Lake Presbyterian Church

D. PLEDGE OF ALLEGIANCE

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

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C. T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; Chief Chris McKinstry, Police Department; Tia O’Neal, Human Resource Director; Wendy Then, Town Planner; and Nancy Slaton, Deputy Town Clerk

F. PUBLIC COMMENTS: Mayor Kussard asked if there were any comments by the public. There were no comments at this time.

G. PRESENTATION:

1. Check Presentation by the Orange Blossom Gardens Lions Club to the Lady Lake Police Department for National Night Out (Doris Turlo/Chris McKinstry)

Doris Turlo and several other members of the Orange Blossom Garden Lions Club presented a check in the amount of \$1,500 to Chief Chris McKinstry of the Lady Lake Police Department.

Chief McKinstry thanked the Orange Blossom Garden Lions Club for their generous donation, and for past donations. He stated these funds will go toward the purchase of bicycles to give away to children at National Night Out at The Home Depot parking lot from 4:00 to 7:00 p.m. tomorrow night, and also for the upcoming Fall Safety Festival being planned for November.

H. PROCLAMATION:

1
2 **2. Proclaiming the Week of October 16-22, 2016 as Florida City Government Week 2016**
3 **(Mayor Kussard)**
4

5 Mayor Ruth Kussard read the proclamation proclaiming the week of October 16th to the 22nd as
6 Florida City Government Week, and encouraged everyone to do everything possible to ensure that it
7 is recognized and celebrated accordingly.
8

9 **I. CONSENT:**

10 Mayor Kussard asked if the Commissioners had any questions on the consent items.

11 Commissioner Richards asked that Consent Item I-5 be pulled for discussion.

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13
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15 **3. Minutes – September 21, 2016 – Special Commission Meeting**

16
17 **4. Consideration to Amend Human Resource Manual Section 1.04 by Replacing Overall**
18 **Employment Policy with Equal Employment Opportunity (Tia O’Neal)**
19

20 The background summary for this agenda item is on file in the Clerk’s Office. It states that staff
21 recommends changing the current Overall Employment Policy to Equal Employment Opportunity.
22 Under the Department of Labor guidelines and regulations, it is illegal to discriminate against or
23 harass employees or applicants for employment on the basis of gender identity. The updated policy
24 prohibits discrimination against transgender employees by including “gender identity or expression”
25 or “gender identity” among the list of protected categories and anti-harassment policies. The policy
26 has been reviewed and approved by the Town’s labor attorney.
27

28 *Upon a motion by Commissioner Richards and a second by Commissioner Vincent, the*
29 *Commission approved Consent Items #I-3 and #I-4 by a vote of 5 to 0.*
30

31 **5. Consideration of the Renewal of the Lease Agreement between the Town of Lady Lake**
32 **and the Lady Lake Historical Society (Mike Burske)**
33

34 The background summary for this agenda item is on file in the Clerk’s Office. It states that the
35 Lady Lake Historical Society once again desires to renew its lease agreement with the Town for the
36 Train Depot at Veterans Park. The dates on the contract and the sentence stating that the Historical
37 Society will provide insurance to cover their items, if they choose to, are the only changes to the
38 proposed document.
39

40 Commissioner Richards stated he was concerned about the Historical Society’s liability insurance.

41
42 Town Manager Kris Kollgaard stated that she believes the Town’s insurance will cover anyone if
43 they are injured in the building, but it would not cover the contents of the building.
44

45 Human Resource Director Tia O’Neal confirmed this; stating the Town is responsible for the
46 maintenance of the building and assumes any liability under its insurance for anyone that may be
47 injured in the building.
48

49 Ray Rusimano of the Lady Lake Historical Society stated that the Historical Society does have its
50 own separate liability insurance that will cover the contents or displays. He stated the Town has a
51 copy and it will be renewed in January.
52

1 *Upon a motion by Commissioner Richards and a second by Commissioner Holden, the*
2 *Commission approved Consent Item #I-5 by a vote of 5 to 0.*
3

4 **J OLD BUSINESS:** No old business.
5

6 **K. NEW BUSINESS:**
7

8 **6. Consideration of the Third/Final Extension to the Sewer & Water Utility Agreement**
9 **for Village Veranda at Lady Lake, LLC, to Provide for an Additional Six (6) Months to**
10 **Obtain a Building Permit and Reserve the Utility Capacity Already Purchased for the**
11 **Development (Thad Carroll)**
12

13 Growth Management Director Thad Carroll gave the background summary for this agenda item (on
14 file in the Clerk's office). He stated that on April 6, 2015, the Town Commission approved the
15 Sewer & Water Utility Agreement between the Town of Lady Lake and Village Veranda at Lady
16 Lake, LLC ("Developer") in the amount of \$79,407.00 for the provision of 17 water equivalent
17 residential units (ERUs) and 17 sewer ERUs for the development of a 90 bed independent living
18 facility, a 40 bed memory care facility, and 22,000 square feet of commercial support uses to be
19 developed in three phases. Mr. Carroll reviewed the history of this agreement as follows:
20

21 Subject to the terms and conditions of the Sewer & Water Utility Agreement between the developer
22 and the Town of Lady Lake executed on April 6, 2015, in Section 2, the language states, "Should
23 Developer not obtain a building permit to initiate construction of the Developer's project noted
24 above within 180 days of the date this Utility Agreement is approved by Commission, the capacity
25 herein reserved will be forfeited and all money paid to reserve capacity shall also be forfeited.
26 Should Developer fail to obtain a building permit within 180 days of the date this Utility Agreement
27 is approved by Commission, Developer agrees to release any and all claims against the Town for a
28 return of any of the money paid to reserve capacity."
29

30 On October 19, 2015, the Town Commission granted an extension of six months in response to a
31 request to allow more time to finalize the construction plans and secure building permits for
32 construction; that extension expired on April 3, 2016.
33

34 Again, on April 4, 2016, the Town Commission granted a second extension of six months in
35 response to a request to allow more time to finalize the construction plans and secure building
36 permits for construction; that extension expires on October 3, 2016. In accordance with Chapter 7,
37 Section 10 b) 3), the Town Commission may grant one or more extension not to exceed two years.
38

39 Mr. Carroll stated that at this time, Village Veranda at Lady Lake, LLC is requesting a third and
40 final extension of the agreement for an additional six months to allow more time to finalize the
41 construction plans and secure building permits for construction of the facility. Greg Beliveau of
42 LPG Urban & Regional Planners, Inc. has provided a letter dated September 24, 2016 requesting
43 the extension. In the letter he states, "The owner has secured a new partner for the development,
44 bond financing is anticipated to be secured within the next 90 days, construction plans for building
45 permit will be submitted within the next three months, and construction to commence within the
46 next five months." The extension would be valid through April 1, 2017.
47

48 The site plan for the project was approved by the Town Commission on March 2, 2015, and all
49 ERUs have been purchased for the project in the amount of \$79,407.00. The Town of Lady Lake
50 has not increased the charges per ERU for sewer, water, or reuse since the execution of the original
51 agreement. Failure to approve the extension will result in a forfeiture of the reserved capacity as
52 well as all fees paid. Staff recommends approval of the extension.

1
2 Mr. Carroll stated that Greg Beliveau is present if there are any questions.

3
4 *Upon a motion by Commissioner Richards and a second by Commissioner Holden, the*
5 *Commission approved the Third/Final Extension to the Sewer & Water Utility Agreement for*
6 *Village Veranda at Lady Lake, LLC, to Provide for an Additional Six (6) Months to Obtain a*
7 *Building Permit and Reserve the Utility Capacity Already Purchased for the Development, by a*
8 *vote of 5 to 0.*

9
10 **L. TOWN ATTORNEY'S REPORT:**

11
12 Mayor Kussard commented that the Commissioners received their packets regarding this meeting
13 this past Wednesday and it was posted on-line for the public to review as well. She stated there has
14 been a lot of public interest in the Recreation Plantation projects, and changes have been sent
15 regarding this project on Friday and Monday. Mayor Kussard stated she does not believe this gave
16 the Commission sufficient time to review the changes, or for the changes to be posted for the public
17 prior to this meeting. She stated she was in favor of tabling Ordinance No. 2016-14, 2016-15, and
18 2016-16 until the October 17, 2016 meeting, or the November 7, 2016 meeting, to give everyone
19 the opportunity to look over the proposed changes. Mayor Kussard asked for the Commissioners'
20 view on this.

21
22 Commissioner Hannan stated he was not in favor of tabling these ordinances

23
24 Commissioner Richards stated he had a question regarding the fact that Recreation Plantation's
25 sewer facility will be nearing its capacity with this development according to the state's report. He
26 stated he would like to see more studies regarding the sewer capacity. He moved to table the items,
27 and Commissioner Holden seconded.

28
29 Town Attorney Derek Schroth stated the applicant is allowed the opportunity to address the
30 continuance request before the Commission votes on it.

31
32 Allison Strange stated she is an attorney with Bret Jones, P.A., and represents Lady Lake, Inc., with
33 Grant Gore as the principal. She stated it is her understanding that the only changes that have come
34 through this past week are minor revisions to the language of the ordinance for the SEU. She stated
35 there have been no changes regarding the sewer. Ms. Strange stated the changes have not been
36 substantive, and Lady Lake Inc. objects to a continuance and would like to move this project
37 forward with no delay of another month, as the October 17th date is not convenient.

38
39 Mayor Kussard offered to move forward with Ordinance No. 2016-14 and 2016-15, since the
40 changes are to Ordinance No. 2016-16 for the Special Exception Use, although the sewer issue falls
41 under Ordinance No. 2016-14.

42
43 Ms. Strange stated there have been no changes other than the revisions to Ordinance No. 2016-16
44 since the first reading, and the public has been made aware of this meeting in regard to public
45 notice.

46
47 Commissioner Richards stated the sewer issue was brought up by the state, even though it was
48 approved after six months. He read a portion of the DEO's comments.

49
50 Mayor Kussard finished by reading the part of the DEO's report that stated the facility is nearing
51 design capacity at this volume.

1 Ms. Strange stated this issue was anticipated and has been addressed in the application. She stated
2 that according to the State of Florida's standards, the plant is nearing capacity, but not over
3 capacity; and the applicant's engineer stated that per the historical use of the facility, they will be
4 well under capacity.
5

6 Mr. Carroll pointed out that there is a letter dated June 7, 2016 in the packet from Keith Riddle,
7 engineer. It was his analysis that, historically, it equated to a daily average of 38.7 gallons per
8 residence.
9

10 Commissioner Richards withdrew his objection regarding the sewer capacity after further review
11 due to the historical usage.
12

13 Mayor Kussard questioned the reference to tents in the Special Exception Use.
14

15 Mr. Gore stated there may be tents such as used by the Boy Scouts.
16

17 Ms. Strange stated that the current Recreation Planation CUP allows tents and they would be happy
18 to limit them, but would like to keep it consistent with existing uses on the property.
19

20 Mayor Kussard pointed out that under Section K of the CT-Commercial Tourist zoning, which the
21 applicant is requesting, campgrounds are expressly prohibited and this is what tents would come
22 under.
23

24 Ms. Strange reiterated that tents are included under the Special Exception Use because it is already
25 part of the current CUP agreement, but they are happy to limit them. She stated tents were also part
26 of the ordinance from the reading in May.
27

28 Mr. Carroll stated he does not have all the CUP's before him this evening, although he did see one
29 earlier today that stated camping is not a permitted use; it is prohibited. He stated there could be a
30 prior CUP that states this.
31

32 Mayor Kussard stated that the restaurant was discussed at the last meeting and was resident only at
33 that time, but has now been changed to residents with accompanying guests.
34

35 Mr. Carroll stated this is a revision since the first reading.
36

37 **7. Ordinance No. 2016-14 – Second/Final Reading – Large Scale Future Land Use**
38 **Comprehensive Plan Amendment – Lady Lake Inc. – from Lady Lake Mixed Residential**
39 **Medium Density (MR-MD) to Lady Lake Commercial Tourist (CT) for Property Being 29.43**
40 **± Acres of Land – Located At 609 Highway 466, Being North of Highway 466, West of North**
41 **Clay Avenue, and East of Rolling Acres Road (Thad Carroll)**
42

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

45 Growth Management Director Thad Carroll gave the background summary for this agenda item (on
46 file in the Clerk's office). He stated that the applicant, Bret Jones, P.A., has filed an application on
47 behalf of Lady Lake, Inc., to amend the Future Land Use designation of property located at 609
48 Highway 466 (AK# 1120829), being north of Highway 466, west of North Clay Avenue, and east of
49 Rolling Acres Road; which includes 29.43± acres within Town of Lady Lake limits, from Mixed
50 Residential Medium Density (MR-MD) to Commercial Tourist (CT). Staff recommends approval
51 of this ordinance.
52

1 The Large Scale Future Land Use Map Amendment application was received on February 22, 2016
2 and has been reviewed and determined to be complete, satisfying the necessary criteria as required
3 to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted
4 Comprehensive Plan, and is ready for transmittal to the Town Commission for second/final reading.
5

6 A map and an aerial view of the property was shown, as was a future land use map and photos of
7 the posting of the property.
8

9 Notices to inform the surrounding property owners (17) within 150' of the property of the proposed
10 amendment were mailed on Monday, March 28, 2016, and the property was also posted this same
11 date. Mr. Carroll stated that there have been a couple of inquiries regarding the application.
12

13 The conceptual bubble plan submitted by Riddle Newman Engineering, Inc., highlights the
14 proposed park facility and included the general area of where the amenities will be placed in the
15 park, as well as the street network and water retention area.
16

17 Mr. Carroll reviewed the impact on Town services as follows:
18

19 Potable Water:
20

- 21 ♦ Potable Water Systems – CUP allocation of 1.18 million gpd (2016)
- 22 ♦ Current water systems usage – 697,461 gpd
- 23 ♦ Demand contingent on occupants of development (482,539 gpd available)
- 24 ♦ Estimated consumption 28,000 gpd
25

26 Sewer – The applicant has proposed to utilize the existing onsite sewer plant; no additional impact
27 to the Town of Lady Lake (pending waiver to not connect).
28

29 Schools – Not factored for project – no foreseen impact of students.
30

31 Transportation – Traffic analysis indicates a that the proposed Future Land Use designation of CT –
32 RV Park will generate 125 fewer a.m. peak hour trips and 164 fewer p.m. peak hour trips than the
33 current MR-MD designation, assuming maximum potential under the Future Land Use
34 Classification.
35

36 Parks & Recreation – Addition in population will not cause P&R Level of Service to be exceeded.
37

38 Stormwater – Project will be required to adhere to SJRWMD guidelines.
39

40 Applications have been reviewed and determined to be complete. The applicant has submitted all
41 appropriate material in compliance with the Land Development Regulations (LDRs) and the
42 application is ready for transmittal to the Town Commission. Additionally, the applications were
43 reviewed and determined to be in compliance with the directives of the adopted Comprehensive
44 Plan in accordance with the sought designation. A justification statement has also been included as
45 part of the Large Scale Comprehensive Plan Amendment Application, which the applicant
46 submitted for justifying why the future land use should be amended for the development proposed.
47

48 The subject property involving approximately 29.43 ± acres lies in Section 17, Township 18, Range
49 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:
50
51
52

Future Land Use

| | |
|---|---|
| Subject Property | Lady Lake – Mixed Residential - Medium Density (MR-MD) - Up to 8 du/ac |
| Future Land Use of Adjacent Properties | |
| West | Lady Lake - Commercial Tourist (CT) |
| East | Lake County – Urban Low Density, Lady Lake Mixed Residential Low Density (MR-LD) and Commercial General – Retail Sales and Services (RET) |
| North | Lake County – Urban Low Density, Lady Lake – Religious Facilities (RF) |
| South | Lady Lake – Multi-Family Low-Rise 12 dwelling units per acre (MF-LR) |

Comments:

- 1) Rezoning and Special Exception Use Applications have been submitted concurrently with this Large Scale Future Land Use Amendment Application.
- 2) Applicant must submit a site plan for the proposed 232-Unit RV Park site if the Town Commission approves the comprehensive plan amendment, rezoning, and Special Exception Use applications to allow the RV Park.
- 3) Town of Lady Lake Commercial Design Standards outlined in Chapter 20 of the LDRs must be adhered to prior to any design of site plans for the proposed buildings associated with this development.
- 4) Connection to Town Water Utility will be required to service this RV Park Site.
- 5) Mitigation may be necessary for site plan approval to address concurrency deficiencies associated with the impacts of this project.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-14 and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the April 11, 2016 meeting, the Planning and Zoning Board recommended approval of Ordinance No. 2016-14 by a vote of 3-0. At the May 2, 2016 meeting, the Local Planning Agency voted 5-0 for approval of Ordinance No. 2016-14. At the May 2, 2016 meeting, the Town Commission voted 5-0 for approval of first reading of Ordinance No. 2016-14.

Mr. Carroll stated that on May 10, 2016, the Large Scale Future Land Use Map Amendment package was transmitted to the Department of Economic Opportunity (DEO,) as well as other state and regional agencies for their review. DEO reviewed the proposed amendment and identified no comments related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendment if adopted. The Florida Department of Environmental Protection (DEP), the St. John's River Water Management District (SJRWMD), and the Florida Department of Transportation (FDOT) also found that if the amendment were to be adopted there would be no adverse effects to state resources.

Mr. Carroll stated Ms. Strange is present to answer any questions.

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

1
2 Upon a motion by Commissioner Holden and seconded by Commissioner Vincent, the
3 Commission approved the second/final reading of Ordinance No. 2016-14, by the following roll
4 call vote:

5
6 **HOLDEN** **YES**
7 **HANNAN** **YES**
8 **RICHARDS** **YES**
9 **VINCENT** **YES**
10 **KUSSARD** **NO**

11
12 **8. Ordinance No. 2016-15 – Second/Final Reading – Rezoning – Lady Lake Inc. –**
13 **Rezoning From Lady Lake Mixed Residential Medium Density (MX-8) to Lady Lake**
14 **Commercial Tourist (CT); Property Being 29.43 ± Acres of Land – Located At 609 Highway**
15 **466, Being North of Highway 466, West of North Clay Avenue, and East of Rolling Acres**
16 **Road (Thad Carroll)**

17
18 Town Attorney Derek Schroth read the ordinance by title only.

19
20 Growth Management Director Thad Carroll gave the background summary for this agenda item (on
21 file in the Clerk’s office). He stated that the applicant, Bret Jones, P.A., has filed an application on
22 behalf of Lady Lake, Inc., to amend the Future Land Use designation of property located at 609
23 Highway 466 (AK# 1120829); being north of Highway 466, west of North Clay Avenue, and east
24 of Rolling Acres Road, which includes 29.43± acres within Town of Lady Lake limits, from Mixed
25 Residential Medium Density (MX-8) to Commercial Tourist (CT). The proposed use of the
26 property will be a 232 lot recreational vehicle park. The conceptual plan details the applicant’s
27 proposal; in addition, a Special Exception use is required for the RV Park uses.

28
29 A map and aerial view of the property, and a conceptual drawing of the intended layout of the 232
30 lots with amenities of the property was shown, as were photos of the posting.

31
32 The Rezoning application was received on February 22, 2016 and has been reviewed and
33 determined to be complete, satisfying the necessary criteria as required to meet the requirements of
34 the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is
35 ready for transmittal to the Town Commission.

36
37 The subject property lies in Section 17, Township 18, Range 24 in Lake County, Florida.
38 Appropriate legal descriptions and the conceptual plan have been included with the submitted
39 application. The zoning designation of the subject property and adjacent properties are as follows:

40
41 **Zoning**

| | |
|--------------------------------------|--|
| Subject Property | Lady Lake– Mixed Residential Medium Density (MX-8) |
| Zoning of Adjacent Properties | |
| West | Lady Lake - Commercial Tourist (CT) |
| East | Lady Lake- Heavy Commercial (HC) and Mixed Single Family Low Density (MX-5); Lake County – Agriculture |
| North | Lady Lake– Public Facilities District (PFD), Lake County – Agriculture |
| South | Lady Lake – Multi-Family 12 dwelling Units per acre (MF-12) |

1
2 Notices to inform the surrounding property owners (17) within 150' of the property of the proposed
3 amendment were mailed on Monday, March 28, 2016, and the property was posted this same date.
4 There have been four inquiries regarding this application.
5

6 The Technical Review Committee (TRC) members individually reviewed application for Ordinance
7 No. 2016-15 and determined the application to be complete and ready for transmittal to the
8 Planning and Zoning Board. At the April 11, 2016 meeting, the Planning and Zoning Board
9 recommended approval of Ordinance No. 2016-15 by a vote of 3-0. At the May 2, 2016 meeting,
10 the Town Commission voted 5-0 for approval of Ordinance No. 2016-15.
11

12 Mayor Kussard asked if anyone had any questions or comments, and hearing none, asked for a
13 motion.
14

15 Mr. Carroll stated Ms. Strange is present to answer any questions.
16

17 *Upon a motion by Commissioner Holden and seconded by Commissioner Richards, the*
18 *Commission approved the second/final reading of Ordinance No. 2016-15, by the following roll*
19 *call vote:*
20

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

21
22
23
24
25
26
27 **9. Ordinance No. 2016-16 – Second/Final Reading – Special Exception Use (SEU) – Lady**
28 **Lake Inc. – Requesting to Incorporate the Recreational Vehicle (RV) Park Land Use Within**
29 **the Commercial Tourist (CT) Zoning Classification; Property Being 29.43 ± Acres of Land –**
30 **Located At 609 Highway 466, Being North of Highway 466, West of North Clay Avenue, and**
31 **East of Rolling Acres Road (Thad Carroll)**
32

33 Town Attorney Derek Schroth read the ordinance by title only.
34

35 Growth Management Director Thad Carroll gave the background summary for this agenda item
36 (on file in the Clerk's office). He stated that the applicant, Bret Jones, P.A., has submitted a
37 Special Exception Use (SEU) application on behalf of Lady Lake, Inc. to incorporate the
38 Commercial Tourist land use as permitted under an existing parcel located at 609 Highway 466
39 (Alternate Key 1120829). In accordance with the Town of Lady Lake Land Development
40 Regulations, Chapter 5, Section 5-4, k).2).B), upon approval of a Special Exception Use
41 application, a Recreational Vehicle (RV) Park can be established within the Commercial Tourist
42 Zoning District. Staff recommends approval of this ordinance.
43

44 The property is currently being utilized as a storage area for the adjacent RV park currently in
45 existence. Future land use plan amendment and rezoning applications have been submitted
46 concurrently to change the land use and zoning from Mixed Residential Medium Density (MX-8)
47 to Commercial Tourist (CT) to allow for the proposed 232-unit RV Park. The conceptual plan
48 highlights a complete facility to include clubhouse, pool, and pickle ball courts. The projected
49 density for the plan is approximately eight units/acre.
50

51 As per the Town's Land Development Regulations, a *recreational vehicle park (or RV park)* is
52 defined as: a parcel of land under single ownership, where sites are offered for rent for the

1 temporary placement of recreational vehicles being used for travel, recreation or vacation
 2 purposes.

3
 4 Mr. Carroll pointed out that there have been a few changes since the first reading, and he reviewed
 5 them as follows:

- 6
- 7 ➤ Under Item 11: s) Restaurant (For Park Residents and accompanied Guests)
- 8 ➤ Under Item 16 for the Special Exception Use, the following items have been added: h)
- 9 driveways, i) carports, j) screen rooms, k) Florida rooms, and l) utility sheds.

10
 11 Mr. Carroll stated that these are permitted under the current conditional use permits and
 12 memorandum of agreements that have been authorized for this property

13
 14 The subject property involving approximately 29.43 ± acres lies in Section 17, Township 18,
 15 Range 24 in Lake County, Florida. The Future Land Use of the adjacent properties is as
 16 follows:

Future Land Use

| | |
|---|---|
| Subject Property | Lady Lake – Mixed Residential - Medium Density (MR-MD) - Up to 8 du/ac |
| Future Land Use of Adjacent Properties | |
| West | Lady Lake - Commercial Tourist (CT) |
| East | Lake County – Urban Low Density, Lady Lake Mixed Residential Low Density (MR-LO) and Commercial General - Retail Sales and Services (RET) |
| North | Lake County – Urban Low Density, Lady Lake – Religious Facilities (RF) |
| South | Lady Lake – Multi-Family Low-Rise 12 dwelling units per acre (MF-LR) |

Zoning

| | |
|--------------------------------------|--|
| Subject Property | Lady Lake- Mixed Residential Medium Density (MX-8) |
| Zoning of Adjacent Properties | |
| West | Lady Lake - Commercial Tourist (CT) |
| East | Lady Lake- Heavy Commercial (HC) and Mixed Single Family Low Density (MX-5); Lake County - Agriculture |
| North | Lady Lake- Public Facilities District (PFD), Lake County – Agriculture |
| South | Lady Lake – Multi-Family 12 dwelling Units per acre (MF-12) |

Chapter 6. Section 2. (el. (2) Review Criteria:

20
 21
 22
 23 When reviewing an application for a special exception the Town Commission shall consider the
 24 following requirements and criteria, including but not limited to:

- 25
- 26 A. Traffic generation and access for the proposed use shall not adversely impact adjoining
 27 properties and the general public safety.
- 28
- 29 B. Off-street parking, loading and service areas shall be provided and located such that
 30 there is no adverse impact on adjoining properties, beyond that generally experienced in the
 31 district.
- 32

1 C. Required yards, screening or buffering, and landscaping shall be consistent with the
2 district in general and the specific needs of the abutting land uses.

3
4 D. Size, location or number of special exception uses in the area shall be limited so as to
5 maintain the overall character of the district as intended by this Code.

6
7 E. Architectural and signage treatments shall comply with the general provisions applicable
8 to permitted uses in the district, to the greatest extent possible, and be sensitive to surrounding
9 development.

10
11 F. The availability of utilities services (such as water, sewer, and solid waste) and
12 recreational facilities.

13
14 The application has been reviewed and been determined to be complete. In accordance with
15 all supporting appropriate material, the application is deemed in compliance with the Land
16 Development Regulations (LDRs).

17
18 Notices to inform the surrounding property owners (17) within 150' of the property of the
19 proposed amendment were mailed on Monday, March 28, 2016, and the property was also
20 posted this same date.

21
22 The Technical Review Committee (TRC) members individually reviewed application for
23 Ordinance No. 2016-16 and provided comments on April 21, 2016, determining the
24 application to be complete and ready for transmittal to the Town Commission. The Planning
25 and Zoning Board does not review Special Exception Use applications. At the May 2, 2016
26 meeting, the Town Commission voted 5-0 for approval of Ordinance No. 2016-16 upon First
27 Reading.

28
29 Mr. Carroll noted that under Section 2 (on page 3 of Ordinance 2016-16), items 20 and 23 have
30 removed the requirement for Planning and Zoning Board recommendations for the SEU to be
31 cancelled or revoked as the Planning and Zoning Board does not review Special Exception Use
32 applications.

33
34 Mr. Carroll commented again that he does not have all the prior CUPs and agreements before him
35 this evening and cannot confirm or deny with certainty whether camping would be allowed, but it is
36 his recollection that in one of the ordinances, it was prohibited.

37
38 Town Manager Kris Kollgaard noted that under Section 2, #3, it states that the terms and conditions
39 established in prior ordinances, resolutions and agreements pertaining to Recreation Plantation are
40 hereby incorporated by this reference. She stated that "except for any and all fees" needs to be
41 added to this statement so that the Town is not locked into fees charged in the past.

42
43 Ms. Strange agreed to this added language. She stated she prepared a red line copy of the ordinance
44 with the revisions showing on paragraphs #3, #14, #16 and #21. Ms. Kollgaard passed out this copy
45 to the Commissioners, and Ms. Strange reviewed the revisions.

46
47 Mayor Kussard asked if there was a determination on the tents. She stated it should be taken out
48 since this is an item that is expressly prohibited. She asked how the other Commissioners feel about
49 this.

1 Commissioner Richards stated that this agreement is mirroring the original agreement and it would
2 be logical to recognize and grandfather in this item. He pointed out that the total usage is under the
3 Special Exception Use.

4
5 Mayor Kussard stated that this is an item that was missed in the original agreements, and is an issue
6 that is prohibited by the Town’s Land Development Regulations.

7
8 Ms. Strange stated the reference to tents has been there since the beginning, and has not been
9 missed since first reading.

10
11 Commissioner Hannan stated it does not make sense to take the reference to tents out now, and he
12 agreed with Commissioner Richards.

13
14 Mr. Carroll commented that there was no clarification since the first reading regarding whether tents
15 are a campground use; although Ms. Strange said they were willing to limit the number of sites that
16 could be used at any given time that could be used for camping.

17
18 Mayor Kussard asked if there were any further questions or comments, and hearing none, asked for
19 a motion.

20
21 *Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the*
22 *Commission approved the second/final reading of Ordinance No. 2016-16 with changes made on*
23 *October 3, 2016, by the following roll call vote:*

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

30
31 **10. Ordinance No. 2016-25 – First Reading – Annexation – The Villages of Lake-Sumter,**
32 **Inc. – Approximately 0.64+/- Acres of Property Referenced by Alternate Keys 2594179,**
33 **2575042, 2787104, 2706236, and 2722029; Five Lots Located Within Orange Blossom Gardens**
34 **Units 3-1.B and 4, Within Lake County, Florida (Thad Carroll)**

35
36 Town Attorney Derek Schroth read the ordinance by title only.

37
38 Growth Management Director Thad Carroll gave the background summary for this agenda item (on
39 file in the Clerk’s office). He stated that the applicant, Martin L. Dzuro, on behalf of The Villages
40 of Lake-Sumter, Inc., has filed applications to annex properties consisting of five lots located within
41 Orange Blossom Gardens Units 3-1.B and 4. The annexation application involves annexing 0.64
42 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. Staff
43 recommends approval of this ordinance.

44
45 The five lots include the following addresses:

- 46 • 803 Maple Lane
- 47 • 852 Silver Oak Avenue
- 48 • 812 Beechwood Avenue
- 49 • 810 Beechwood Avenue
- 50 • 943 Tarrson Boulevard

1 A map of the area was shown, as were surveys of each lot, an aerial view of the area delineating the
2 parcels, and photos of the posting of each property.
3

4 The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County,
5 Florida. Appropriate legal descriptions, a location map, and a sketch of each property has been
6 included with the submitted application. All lots will be served by the Village Center Community
7 Development District Central Water and Sewer System, as well as the District’s Fire Department.
8

9 In accordance with the provisions of Florida Statute 171.205 and the Interlocal Service Boundary
10 Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake,
11 Florida, the Town may annex property into the Town which are non-contiguous to the existing
12 municipal boundary. The proposed properties under this application exist as both contiguous and
13 non-contiguous lots.
14

15 The annexation application was received on Monday, July 25, 2016 and has been reviewed and
16 determined to be complete, satisfying the necessary criteria as required for annexation under
17 statutory requirements. The application was found to meet the requirements of the Land
18 Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for
19 transmittal to the Town Commission.
20

21 Notices to inform the surrounding property owners (89) within 150 feet of the properties proposed
22 by annexation request were mailed Monday, August 1, 2016. The properties were posted Thursday,
23 August 4, 2016. No objections or letters of support have been received to date.
24

25 The Technical Review Committee (TRC) members individually reviewed application for Ordinance
26 No. 2016-25, and determined the application to be complete and ready for transmittal to the
27 Planning and Zoning Board. At the September 12, 2016 meeting, the Planning and Zoning Board
28 voted 4-0 to forward Ordinance No. 2016-25 to the Town Commission with the recommendation of
29 approval. The Town Commission is scheduled to consider Ordinance No. 2016-25 for second/final
30 reading on Monday, October 17, 2016 at 6:00 p.m.
31

32 Mr. Carroll noted that this is the seventh wave of annexations and will bring the total number of
33 parcel annexation requests to 39 including this one. He stated Mr. Dzuro is present if there are any
34 questions.
35

36 Mayor Kussard asked if anyone had any questions or comments, and hearing none, asked for a
37 motion.
38

39 *Upon a motion by Commissioner Holden and seconded by Commissioner Richards, the*
40 *Commission approved the first reading of Ordinance No. 2016-25, by the following roll call vote:*
41

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

42
43
44
45
46
47
48 **11. Ordinance No. 2016-26 – First Reading – Small Scale Future Land Use Comprehensive**
49 **Plan Amendment – The Villages of Lake-Sumter, Inc. – Change from Lake County Medium**
50 **Urban Density to Lady Lake Manufactured Home High Density – Approximately 0.64+/-**
51 **Acres of Property Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and**

2722029; Five Lots Located Within Orange Blossom Gardens Units 3-1.B and 4, 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 amend the Future Land Use Comprehensive Plan for properties consisting of five lots located within Orange Blossom Gardens Units 3-1.B and 4, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves annexing 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. Staff recommends approval of this ordinance.

The proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

A map of the property and adjacent properties, and the future land use map was shown.

The Small Scale Future Land Use Map Amendment application was received on Monday, July 25, 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: 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 Villages has removed existing manufactured homes on five (5) lots in a 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.

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

4
 5 Stormwater – Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake
 6 Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

7
 8 The subject properties involve approximately 0.64 ± acres lie in Section 06, Township 18 South,
 9 Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as
 10 follows:

11 **Future Land Use**

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

12
 13 Comments:

14
 15 1) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale
 16 Future Land Use Amendment Application.

17
 18 2) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A),
 19 executed on June 23, 2015, if The Villages has applied for annexation, then the Town can issue
 20 building permits located within the unincorporated area.

21
 22 3) Project will be required to adhere to St. John’s River Water Management District guidelines and
 23 the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard
 24 Areas.

25
 26 Mr. Carroll reported that notices to inform the surrounding property owners (89) within 150’ of the
 27 property of the proposed amendment were mailed on Monday, August 1, 2016. The properties were
 28 posted on Thursday, August 4, 2016. There have been no objections or letters of support to date.

29
 30 The Technical Review Committee (TRC) members individually reviewed the application for
 31 Ordinance No. 2016-26 and determined the application to be complete and ready for transmittal to
 32 the Planning and Zoning Board. At the September 12, 2016 meeting, the Planning and Zoning
 33 Board voted 4-0 to forward Ordinance No. 2016-26 to the Town Commission with the
 34 recommendation of approval. The Local Planning Agency considered this ordinance earlier this
 35 evening and recommended approval by a 5-0 vote. The Town Commission is scheduled to consider
 36 Ordinance No. 2016-26 for second and final reading on Monday, October 17, 2016 at 6:00 p.m.

37
 38 Mr. Carroll stated Mr. Dzuro is present if there are any questions.

39
 40 Mayor Kussard asked if anyone had any questions or comments, and hearing none, asked for a
 41 motion.

1
2 *Upon a motion by Commissioner Vincent and seconded by Commissioner Holden, the*
3 *Commission approved the first reading of Ordinance No. 2016-26, by the following roll call vote:*

| | | |
|---|-----------------|------------|
| 4 | | |
| 5 | <i>HOLDEN</i> | <i>YES</i> |
| 6 | <i>HANNAN</i> | <i>YES</i> |
| 7 | <i>RICHARDS</i> | <i>YES</i> |
| 8 | <i>VINCENT</i> | <i>YES</i> |
| 9 | <i>KUSSARD</i> | <i>YES</i> |

10
11 **12. Ordinance No. 2016-27 – First Reading – Rezoning – The Villages of Lake-Sumter, Inc.**
12 **– From Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium**
13 **Density (MX-8) – Approximately 0.64+/- Acres of Property Referenced by Alternate Keys**
14 **2594179, 2575042, 2787104, 2706236, and 2722029; Five Lots Located Within Orange Blossom**
15 **Gardens Units 3-1.B and 4, Within Lake County, Florida (Thad Carroll)**

16
17 Town Attorney Derek Schroth read the ordinance by title only.

18
19 Growth Management Director Thad Carroll gave the background summary for this agenda item (on
20 file in the Clerk’s office). He stated that the applicant, Martin L. Dzuro, on behalf of The Villages
21 of Lake-Sumter, Inc., has filed an application to rezone properties consisting of five lots located
22 within Orange Blossom Gardens Units 3-1.B and 4. The application involves rezoning 0.64 +/-
23 acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential
24 Medium Density (MX-8). The MX-8 designation is consistent with the other lots in The Villages
25 which are presently in the Town of Lady Lake’s jurisdiction. Staff recommends approval of this
26 ordinance.

27
28 The proposed properties are as follows:

- 29 • 803 Maple Lane
- 30 • 852 Silver Oak Avenue
- 31 • 812 Beechwood Avenue
- 32 • 810 Beechwood Avenue
- 33 • 943 Tarrson Boulevard

34
35
36 The Rezoning application was received on Monday, July 25, 2016 and has been reviewed and
37 determined to be complete, satisfying the necessary criteria as required to meet the requirements of
38 the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is
39 ready for transmittal to the Town Commission.

40
41 A map of the subject properties and a map showing the zoning of the area was shown.

42
43 Notices to inform the surrounding property owners (89) within 150’ of the property of the proposed
44 annexation were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4,
45 2016.

46
47 The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County,
48 Florida. Appropriate legal descriptions and survey information have been included with the
49 submitted application. The zoning designation of the subject properties and adjacent properties are
50 as follows:

Zoning

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

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-27, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the September 12, 2016 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2016-27 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance No. 2016-27 for second/final reading on Monday, October 17, 2016 at 6:00 p.m.

Mr. Carroll stated Mr. Dzuro is present if there are any questions.

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

Upon a motion by Commissioner Holden and seconded by Commissioner Vincent, the Commission approved the first reading of Ordinance No. 2016-27, by the following roll call vote:

| | |
|-----------------|------------|
| HOLDEN | YES |
| HANNAN | YES |
| RICHARDS | YES |
| VINCENT | YES |
| KUSSARD | YES |

13. Ordinance No. 2016-29 – Second/Final Reading – Special Exception Use – Basics: Range & Gun, LLC – Requesting to Incorporate the Gun Range Land Use Within the Heavy Commercial (HC) Zoning Classification – Located on Property Being 11.12 +/- Acres at 315 S. Highway 27/441 (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, Mr. Franklin Dickinson, owner and operator of Basics: Range & Gun, LLC, has filed an application for a Special Exception Use within the Heavy Commercial Zoning Designation, to establish an Indoor Gun Range on property located at 315 South Highway 27/441, being 11.12 +/- acres in the Town of Lady Lake, Florida. Staff recommends approval of this ordinance.

Mr. Dickinson has operated an indoor gun range in Orange Park, Florida for approximately two and a half years and would like to develop a multi-phase, multi-tenant development to include a 24,150 square foot building for Phase I; featuring a 10,350 sq. ft. area to include a 20-lane tactical and

1 bull’s eye indoor gun range area, 3,600 sq. ft. for gun shop and educational area, and an additional
 2 10,200 sq. ft. of retail sales and services.

3
 4 The subject property lies in Section 21, Township 18 South, Range 24 East, and is zoned “HC”
 5 Heavy Commercial. A Special Exception Use is required to be granted by the Town Commission
 6 as per the provisions of Town of Lady Lake Land Development Regulations, Chapter 6, Section 6-
 7 2). g).15). to allow for the establishment of the indoor gun range. The Future Land Use Map
 8 designation for the property is Commercial General-Retail Sales and Services (RET), which is
 9 compatible and consistent with the proposed uses of the property.

10
 11 Mr. Carroll reported there have been no changes since the first reading. Views of the subject parcel
 12 and adjacent parcels were shown, as was a drawing of the conceptual plan, an aerial view of the
 13 property with site outlined, a rendering of the style of the proposed building, and photos of the
 14 posting of the property.

15
 16 The proposed project will be built following elements of the Spanish Mission Architectural Design
 17 Style; specifically, a design replicating the Alamo. Any landscaping waivers will be brought before
 18 the Parks, Recreation, and Tree Advisory Committee, and any commercial landscaping waivers will
 19 be brought before the Town Commission for final consideration as part of the site plan application
 20 process.

21
 22 The Future Land Use and Zoning of the subject parcel and adjacent properties are as follows:

23
 24 **Future Land Use**

| | |
|---|---|
| Subject Property | Lady Lake – Commercial General – Retail Sales and Services (RET) |
| Future Land Use of Adjacent Properties | |
| West | Lady Lake – Commercial General – Retail Sales and Services (RET) |
| East | Lady Lake Manufactured Homes High Density (MH-HD) |
| North | ROW/ Lady Lake – Commercial General – Retail Sales and Services (RET) |
| South | ROW/ Lady Lake – Commercial General – Retail Sales and Services (RET) |

25
 26 **Zoning**

| | |
|--------------------------------------|---|
| Subject Property | Lady Lake– Heavy Commercial (HC) |
| Zoning of Adjacent Properties | |
| West | ROW/ Lady Lake– Heavy Commercial (HC) |
| East | Lady Lake– Manufactured Homes High Density (MH-9) |
| North | ROW/Lady Lake– Heavy Commercial (HC) |
| South | Lady Lake– Heavy Commercial (HC) |

27
 28 Should the Special Exception Use application be approved, the site plan process would follow, at
 29 which time the applicant will be required to submit a full site plan application, traffic study, noise
 30 study, environmental assessments, geotechnical and drainage reports, etc. Town staff would
 31 conduct a comprehensive site plan review to include parking, landscaping, commercial design
 32 standards, and signage requirements.

33
 34 The application has been reviewed and been determined to be complete. In accordance with all
 35 supporting appropriate material, the application is deemed in compliance with the Land Development
 36 Regulations (LDRs).

1
2 Notices to inform the surrounding property owners (20) within 150’ of the property of the proposed
3 amendment were mailed on Tuesday, September 6, 2016, and the property was posted Tuesday,
4 September 13, 2016.

5
6 Mr. Carroll noted that at the meeting during first reading, the applicant has agreed to meeting with
7 residents of the Oak Grove Subdivision as part of the site plan process to make sure their concerns
8 are voiced. This will be coordinated when the application comes in for the site plan.
9

10 The Technical Review Committee (TRC) members individually reviewed the application for
11 Ordinance No. 2016-29 and determined it to be complete and ready for transmittal to the Town
12 Commission. It was noted that the Planning and Zoning Board does not review Special Exception
13 Use applications. At First Reading on Wednesday, September 21, 2016, the Town Commission
14 voted 4-1 for approval of Ordinance No. 2016-29.

15
16 Mayor Kussard asked if anyone had any questions or comments.

- 17
18 - David Hodgkins of 314 Ivanhoe Circle stated it has been his observation on previous
19 construction sites that permits are necessary to take down trees, and he noted there are a lot of
20 trees on this parcel. He also noted that many times when trees are taken down and the site is
21 cleared, these items are burned, and this concerned him as he has breathing problems.
22

23 *Upon a motion by Commissioner Richards and seconded by Commissioner Hannan, the*
24 *Commission approved the second/final reading of Ordinance No. 2016-29, by the following roll*
25 *call vote:*

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

32
33 **M. TOWN MANAGER’S REPORT:**

34
35 Town Manager Kris Kollgaard reported that staff will arrange a meet and greet for the Town’s
36 contractors to meet with the inspectors from M.T. Causley sometime this month.

37
38 Ms. Kollgaard stated that if the Commission approves, a workshop will be scheduled at 5:00 p.m.
39 on October 17, 2016, prior to the regular Commission meeting, to go over a few items such as the
40 municipal WAN fiber, future utilities building, and web design update.
41

42 The Commissioners agreed to this workshop.
43

44 **N. MAYOR/COMMISSIONER’S REPORT:**

45
46 Commissioner Hannan reported that he attended the Florida League of Cities Legislative Policies
47 meeting last Friday in Kissimmee. He reported on some of the items that are being taken to the
48 legislature; including CRAs (special taxing district), curbing of sound, permitting and expired
49 permits, annexation, ethics and taxpayer funding for Enterprise Florida. Further details can be
50 obtained by contacting David Cruz of the Florida League of Cities.
51

1 Commissioner Richards reported that he spoke with the Town Manager regarding a noise problem
2 one of his neighbors brought to his attention. The noise problem is with the outpatient medical
3 center located on US 27/441 across from the Villages Hospital, in Sumter County. He stated they
4 have changed compressors and tanks and the noise is radiating out.
5

6 Ms. Kollgaard stated she will meet with management and try to come up with a solution to buffer
7 the sound.
8

9 Mayor Kussard commented that this is the first time in her memory that this Commission has
10 passed ordinances without allowing public notice of the changes, and she stated she is very
11 disappointed. She also reminded everyone that National Night Out is at The Home Depot tomorrow
12 night, Tuesday, October 4, 2016 from 4:00 p.m. to 7:00 p.m. She stated this is always a wonderful
13 event for both children and adults.
14

15 **O. PUBLIC COMMENTSⁱ**

16 Mayor Kussard asked if there were any further questions or comments
17

- 18 - Dan Bard of 1021 Del Rio Drive asked if a decision was made in regard to allowing tents at
19 Recreation Plantation, and if the number was limited.
20

21 There was input by several Commissioners and Mr. Schroth, and it was conveyed that tents are
22 being allowed as they were in previous agreements with Recreation Plantation and no limit on the
23 number of tents was set.
24

25 **P. ADJOURN:** The meeting was adjourned at 7:10 p.m.
26
27
28
29

30 _____
31 Kristen Kollgaard, Town Clerk

30 _____
31 Ruth Kussard, Mayor

32 _____
33 Minutes transcribed by Nancy Slaton, Deputy Town Clerk

ⁱ 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.



TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 17, 2016

SUBJECT: Consideration of an Abatement Order for Case No. 14-4691 - 213 Morningside Avenue - Town of Lady Lake, Code of Ordinances: Ch. 20-51 (a)(8) – Property Maintenance, Porches/Stairs; Ch. 20-20 (a)(1) Property Maintenance, Exterior Maintenance; Ch. 20-19 (a)(1)&(2) Property Maintenance, General Maintenance; Ch. 20-20 (a)(6) Property Maintenance, Window/Door Maintenance; and Ch. 7-67 High Grass, Garbage, Trash.

DEPARTMENT: Growth Management Department – Code Enforcement

RECOMMENDED MOTIONS:

1. Approval of the attached, recommended Abatement Order from the Town of Lady Lake's Special Magistrate for Code Enforcement, dated September 27, 2016 in the amount of \$500.00.
 2. Staff's initial recommendation for the reduction of the lien in the amount of \$1,312.15 (collectively \$5,000 for both items being heard today, in conjunction with three (3) nuisance abatements due in the amount of \$2,375.70).
 3. The Town commission reserves the right to approve, modify or deny either of the aforementioned motions.
-

SUMMARY:

This case was originally heard by the Special Magistrate on November 19, 2014 for the violation of Town of Lady Lake, Code of Ordinances: Ch. 20-51 (a)(8) – Property Maintenance, Porches/Stairs; Ch. 20-20 (a)(1) Property Maintenance, Exterior Maintenance; Ch. 20-19 (a)(1)&(2) Property Maintenance, General Maintenance; Ch. 20-20 (a)(6) Property Maintenance, Window/Door Maintenance; and Ch. 7-67 High Grass, Garbage, Trash.

The Special Magistrate ordered compliance in ten (10) days or a fine of \$250.00 per day, plus an \$87 administrative fee. The property remained non-compliant for a period of six hundred thirty-three (633) days, which resulted in the accrual of the lien to \$158,337.00 including the administrative fee.

The lien was recorded with the Lake County Clerk of the Circuit Court on December 9, 2014 ORB 4559 Pgs. 1581-1587.

The property changed ownership two times during the duration of the lien accrual, and remained a blight to the community.

On August 16, 2016 the property was purchased by the new owner, Land Trust Service Corporation; Trust No. 213MA, represented by Henry and Paula Kones.

On August 23, 2016, one week after being purchased by the new owners, the property was inspected and found to be in compliance. On this same date, the Town received a request from Henry and Paula Kones to schedule an abatement hearing.

At the September 27, 2016 Special Magistrate hearing, the new owners stated that they promptly corrected the code violations as quickly as possible. Based on the violations not being caused by the new owners and their rapid compliance, the petitioner as well as the Special Magistrate, feel that the fine of \$5,000 for the violation is not merited.

They agreed to the recommended reduction to \$500.00 from the accrued amount.

The assessed value is \$25,934.00 per the Tax Collector's Office.

FISCAL IMPACT: \$2,500.00

Capital Budget
 Operating
 Other

ATTACHMENTS: Ordinance Resolution Budget Resolution

Other

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

| | | |
|---------------------------------|------------------------------------|---------------|
| DEPARTMENT HEAD | Submitted <i>[Signature]</i> | Date 10/10/16 |
| FINANCE DEPARTMENT | Approved as to Budget Requirements | Date |
| TOWN ATTORNEY | Approved as to Form and Legality | Date |
| TOWN MANAGER <i>[Signature]</i> | Approved Agenda Item for: 10/17/16 | Date 10/10/16 |

[Signature]
10-10-16

COMMISSION ACTION:

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

**TOWN OF LADY LAKE
SPECIAL MAGISTRATE
ABATEMENT ORDER - RECOMMENDATION**

Date: September 27, 2016

Property Owner: Land Trust Service Corp Trustee; Trust No. 213MA

Violation Address: 213 Morningside Ave.

Case: 14-4691

Case Summary: This case was heard by the Special Magistrate on February November 19, 2014 for the violations of Town of Lady Lake Ordinance Ch. 20-51(a)(8) Property Maintenance- Porches/stair maintenance, Ch. 20-20(a)(1) Property Maintenance- Exterior maintenance, Ch. 20-19(a)(1)(2) Property Maintenance- General maintenance, Ch. 20-20(a)(6) Property Maintenance- Window/Door maintenance, and Ch. 7-67 High grass, garbage, trash.

The Order of Enforcement required compliance within 10 (ten) days or a fine of \$250 per day and an \$87 administrative fee. The property was not determined to be in full compliance until August 23, 2016, seven days after being purchased by the current owners. The lien has accrued to \$158,337.

The property is currently vacant, code violations confirmed corrected, and the property owner would like to be placed on the agenda to seek a lien reduction.

The lien was recorded at Lake County on Dec. 9, 2014 BK 4559 Pgs 1581-1587

It is the Recommended Order of the Special Magistrate that the accrued lien for the above detailed case, which totals \$ 158,337.⁰⁰ be reduced or abated to \$ 500.⁰⁰, which would be due and payable in 30 days following the action of the Town Commission.

DONE AND ORDERED, this 27th day of Sept., 2016

Nancy Slaton
Assistant to Town Clerk



Valerie C. Fuchs, Esquire
Special Magistrate

COMMISSION ACTION: Date: _____

- Approved as recommended Approved with modifications
 Disapproved
-
-

ACTION TAKEN in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida this _____ day of _____, 20__.

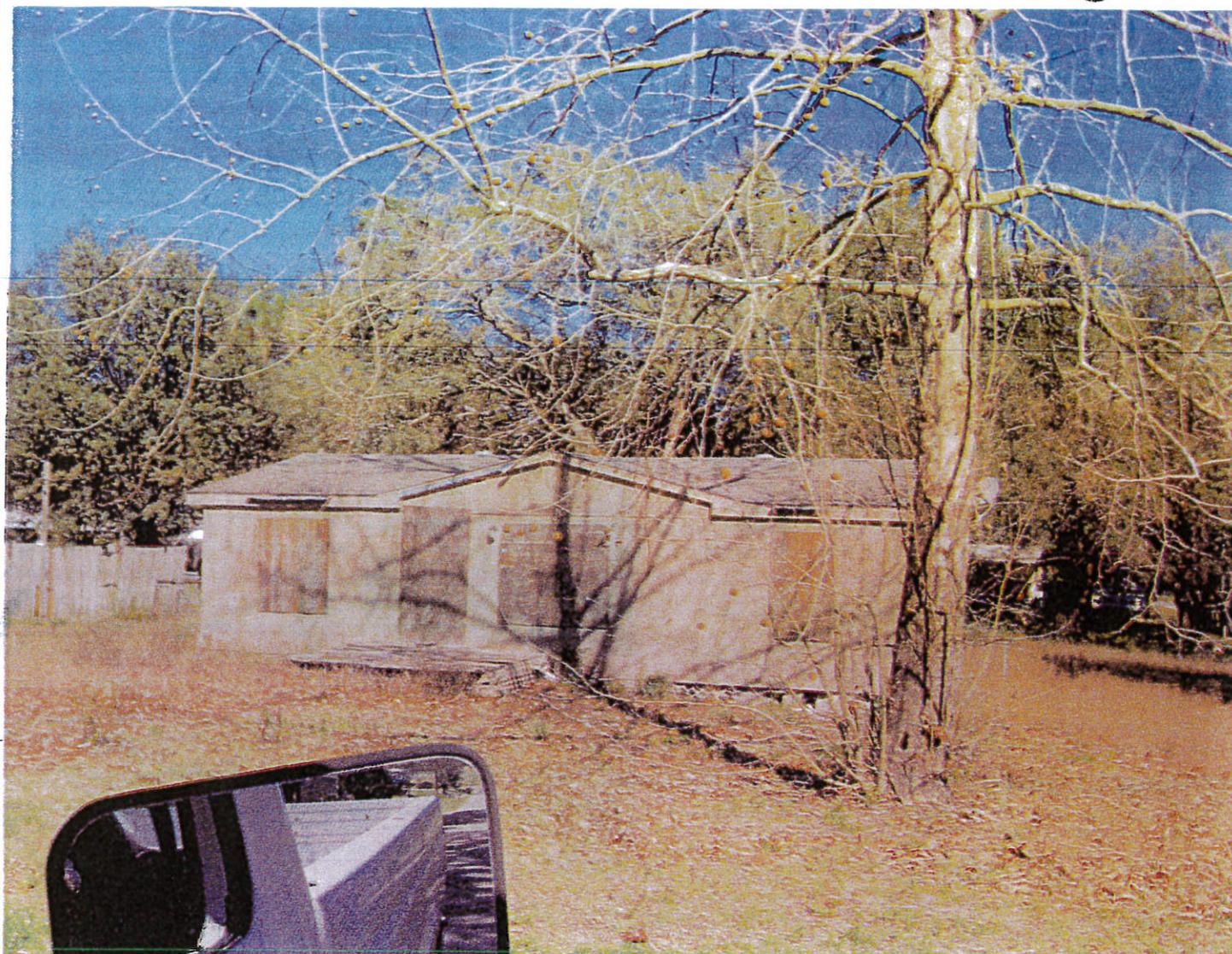
HONORABLE Ruth Kussard, MAYOR
Town of Lady Lake, Florida

ATTEST:

Nancy Slaton
Deputy Town Clerk

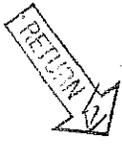
Derek Schroth
Town Attorney

2



TOWN OF LADY LAKE
CASE # 14-4691
213 MORNINGSIDE AVE FEB 10-14
PHOTOS BY D. HOOS
CODE ENFORCEMENT OFFICER

I, Nancy Slaton, Deputy Town Clerk of the Town of Lady Lake, certify that this is a true and accurate copy of an Order of Enforcement Notice for Tax Ease Florida Reo, LLC regarding 213 Morningside Avenue, Lady Lake, Florida 32159.



TOWN OF LADY LAKE
409 FENNEL BOULEVARD
LADY LAKE FL 32159

SPECIAL MAGISTRATE HEARING
FOR THE TOWN OF LADY LAKE
LAKE COUNTY, FLORIDA

CASE NO. 14-00004691

TOWN OF LADY LAKE

Vs

TAX EASE FLORIDA REO LLC
14901 QUORUM DR STE 900
DALLAS, TX 75254

INSTRUMENT #2014131174
OR BK 4559 PG 1581 - 1587 (7 PGS)
DATE: 12/9/2014 8:38:29 AM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$61.00

Location: 213 MORNINGSIDE AVE

ORDER OF ENFORCEMENT

This case having come before the **SPECIAL MAGISTRATE** of the Town of Lady Lake on **November 19, 2014** on a violation hearing, and the **SPECIAL MAGISTRATE** having heard testimony of the respective parties present and the evidence presented, the following **ORDER OF ENFORCEMENT** is hereby entered.

I. FINDINGS OF FACT

- A. That the violation was properly served with the Notice of Violations/Notice of Hearings, as required by law.
- B. That the real property upon which the violation is occurring is described **213 MORNINGSIDE AVE.**
- C. That the alleged violator has violated the **Town of Lady Lake, Code of Ordinances or Land Development Regulations**, as detailed below:

Violation Detail

00010 Ch 20-51 (a)(8) PM Comm Porches/stair maint.
Date Est: October 06, 2014 Location: PORCH Qty: 001

Violation Description

Sec. 20-51. Maintenance of exterior and interior of premises.
(a) The exterior and interior of buildings and structures shall be kept free of all nuisances, and any hazards to the safety of occupants, customers, pedestrians and other persons utilizing the premises, and

12-2-14

Nancy Slaton, Deputy Town Clerk

free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include but are not limited to the following:

(8) Exterior porches, landings, balconies, stairs and fire escapes which are not adequately provided with banisters or railings properly designed and maintained to minimize the hazard of falling.

Violation Text

Porch in need of repair or replacement

Violation Corrective Action

Make necessary repairs to exterior porches, landings, balconies, stairs or fire escapes which are not adequately provided with banisters or railings properly designed and maintained to minimize hazard of falling.

Violation Detail

00020 Ch 20-20(a)(1) PM Res. Exterior Main.

Date Est: October 06, 2014 Location: EXTERIOR Qty: 001

Violation Description

Sec. 20-20. Maintenance and appearance standards. Maintenance and appearance standards shall be as follows:
(a) The owner and operator of all properties governed by the code shall maintain the exterior of the premises in such a manner to conform with all town codes and ordinances; avoid blighting influences on neighboring properties, and avoid the creation of hazards to public health, safety and welfare. Such maintenance and appearance will be judged by the following standards:

(1)The exterior of all premises and every structure thereon, including all parts of the structure and appurtenance where exposed to public view, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, rust, ripping, tearing or other holes or breaks. All screened enclosures shall contain screens that shall be properly fitted and maintained. Gutters, downspouts and awnings must be properly maintained and appropriately secured. All screen enclosures shall be properly fitted and maintained. All other surfaces shall be maintained free of broken glass, crumbling stone, brick or stucco, or other conditions

reflective of deterioration or inadequate maintenance.

Violation Text

Exterior of structure is in dilapidated condition and needs to be totally restored or demolished

Violation Corrective Action

Make necessary repairs to the exterior of premises and all structures thereon. Repair rips, tears, holes or breaks, Remove rust. Repair screens, screen enclosures or awnings. Repair or replace broken glass, crumbling stone, brick, or surfaces that are reflective of deterioration or inadequate maintenance.

Violation Detail

00030 Ch 20-19 (a) (1)7 (2) PM Res. Gen. maintenance
Date Est: October 06, 2014 Location: Qty: 001

Violation Description

General requirements for all dwellings, dwelling units, hotels, hotel units, rooming houses and rooming units shall be as follows:

(a)

(1) Foundations, floors, walls, ceilings, roofs, windows, doors and all other building parts shall be structurally sound, weatherproof, watertight and rodent-proof, and shall be kept in good state of repair. Roof surfaces shall be watertight. Where water is permitted to stand on a roof for cooling purposes, the roof must be designed for that purpose and proper precautionary measures taken to prevent breeding of mosquitoes and other similar insects.

(2) Gutters and downspouts, where in existence, shall be kept clear of debris and be maintained in a good state of repair, working condition and securely fastened.

Violation Text

Entire structure is in need of restoration from prior drug activity or demolition

Violation Corrective Action

Maintain all foundations, floors, walls, ceiling, roofs, windows, doors, and all other building parts structurally sound, weatherproof, watertight, and rodent-proof. Roof surfaces must be water tight. Roof with standing water for designed cooling systems shall prevent insect breeding.

Violation Detail

00040 Ch 20-20 (a)(6) PM Res. Window/door main.

Date Est: October 06, 2014 Location: WIN/DRS Qty: 001

Violation Description

Sec. 20-20. Maintenance and appearance standards.
Maintenance and appearance standards shall be as follows:
(a) The owner and operator of all properties governed by the code shall maintain the exterior of the premises in such a manner to conform with all town codes and ordinances; avoid blighting influences on neighboring properties, and avoid the creation of hazards to public health, safety and welfare. Such maintenance and appearance will be judged by the following standards:
(6) All occupied structures must have windows and doors in good working condition and free of boards, broken or missing glass, windows, or jalousies.

Violation Text

All windows and doors need to be in property working order if the structure is going to be maintained.

Violation Corrective Action

All occupied structures must have windows and doors in good working condition and free of boards, broken or missing glass panes or jalousies.

Violation Detail

00050 Ch 7-67 High grass, garbage, trash

Date Est: October 06, 2014 Location: GRASS/TRASH Qty: 001

Violation Description

It shall be unlawful for the owner, occupant, lessee or person in control of any land which is within the town limits of the town, and which area is unoccupied or occupied to permit, maintain or allow to remain thereon, any accumulation of garbage, trash, yard trash, rubbish, debris, and unsightly and unsanitary matter including but not limited to any accumulations, as defined in this division, or the development of a dense growth of trees, vines or underbrush, thereon, which is or may reasonably become infested or inhabited by rodents, vermin or wild animals; or may furnish a breeding place for mosquitoes; threatens or endangers the public health, welfare, or safety; or may reasonably cause disease; or adversely affects and impairs the economic welfare of adjacent properties; any such action

or omission is hereby prohibited and declared to be a public nuisance. No lawn shall be permitted to have grass, weeds or uncultivated growth exceeding ten (10) inches in height whether the grass or weeds are located on the front, side, or rear yards of the premises.

Violation Text

Grass needs to be routinely mowed and all trash removed from the premises

Violation Corrective Action

Remove all nuisances cited, per code requirements described above, to eliminate the sanitary nuisance from the property. Routinely mow and maintain vegetation, not to exceed ten (10) inches in height.

**D. LEGAL: 2723254 LADY LAKE, SKYLINE HILLS, RESU B PT BLK G LOT 12
BLK C PB 23 PG 20 ORB 2269 ORB 4511 PG 201 1**

II. CONCLUSIONS OF LAW

A. That the violator identified above did violate **Town of Lady Lake, Code of Ordinance or Land Development Regulations as stated:**

B. That this ORDER OF ENFORCEMENT is hereby warranted.

III CORRECTIVE ACTION AND IMPOSITION OF FINE

Pursuant to the stipulation at the hearing, the violator shall:

A. Correct violations(s) as detailed above.

B. In 10 days or a fine of \$250.00 per day will begin to accrue.

C. Fine to be recorded as a lien.

D. An Administrative Fee of \$87.00 will be imposed for costs associated with this case to be paid within ten (10) days of the hearing date.

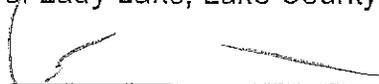
E. Violator shall contact Code Enforcement at 352-751-1562 to confirm compliance

F. Violator has a right to request a hearing on the fine imposition, by written request to the Town of Lady Lake, within twenty (20) days of the commencement of the fine. When requested, such hearing will be heard by the Special Magistrate.

IV. CERTIFICATION

DONE AND ORDERED at Town of Lady Lake, Lake County, Florida, this November 19, 2014.

BY:



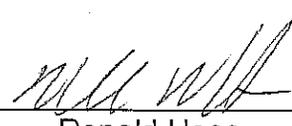
Valerie C Fuchs, Esquire
Special Magistrate

You may appeal this order within thirty (30) days to the Circuit Court, Tavares, Florida, (Florida Statutes 162.11).

CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that a copy of the foregoing order was delivered to the property owner/violator via certified mail and first class mail on the 19 of Nov, 2014.

BY:



Donald Hoos
Code Enforcement Officer
352-751-1562

dhoos@ladylake.org cdiemer@ladylake.org

AFFIDAVIT OF NON-COMPLIANCE

Date: December 2, 2014

Location: 213 Morningside Ave

Case 14-4691

Violation Failure to Pay the \$87.00 administrative fee or correct the violations stated in the Order of Enforcement. Dated November 19, 2014.

Donald Hoos
Donald Hoos
Code Enforcement Officer

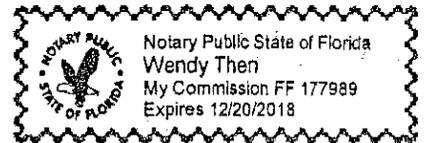
STATE OF FLORIDA
COUNTY OF LAKE
TOWN OF LADY LAKE

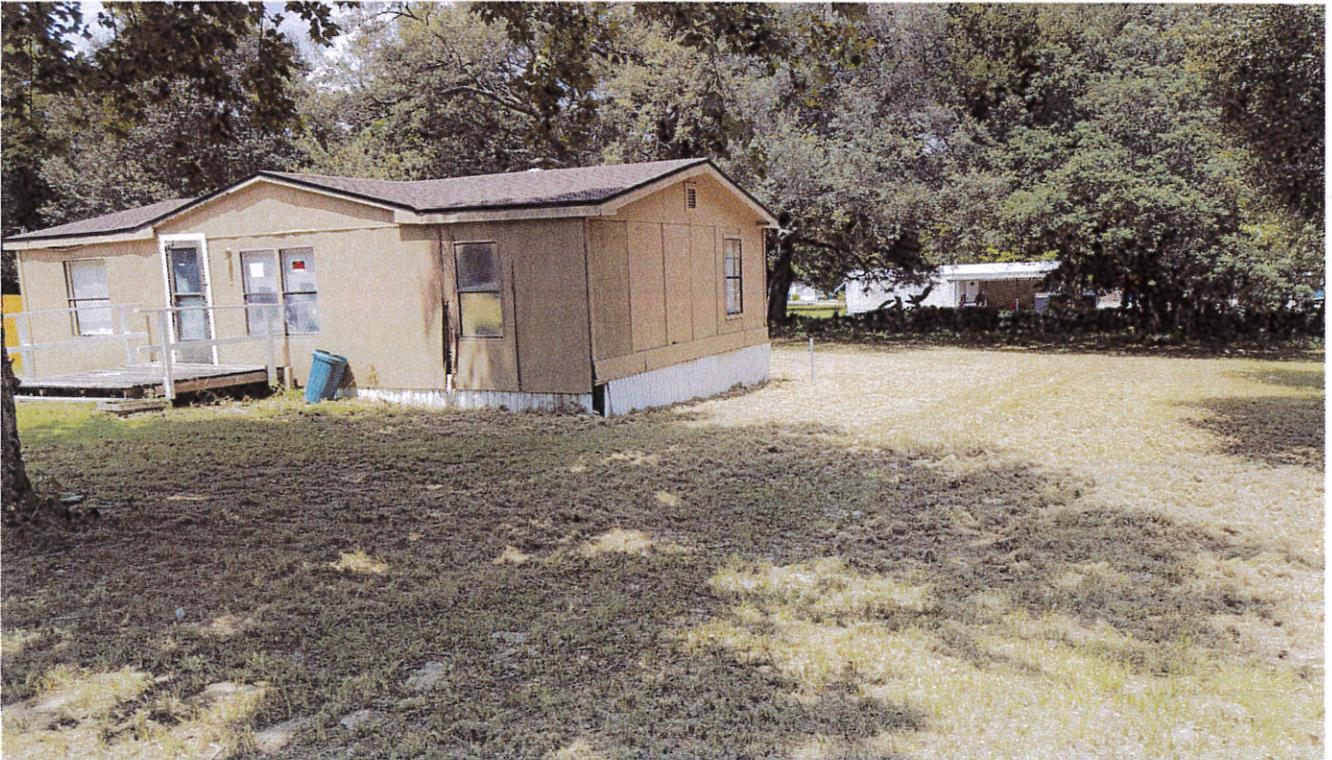
The foregoing instrument was acknowledged before me this 2nd day of December 2014 by Donald Hoos Code Enforcement Officer of the Town of Lady Lake who is personally known to me and who did not take and oath

Wendy Then
Signature

Print Name, and title
Wendy Then, Town
Commission Expires planner

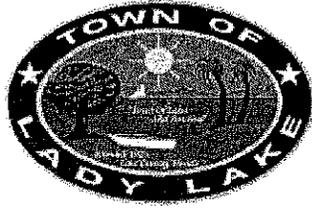
12-20-2018





8.23.16

213 Morningside



AFFIDAVIT OF COMPLIANCE

Case #: 14-4691

Date: 8/23/16

Location: 213 Morningside Ave., Lady Lake

The violation has been cured.

The foregoing instrument was acknowledged before me this 23rd day of August 20 16 by Michelle Bilbrey, Code Enforcement Officer of the Town of Lady Lake who is personally known to me.



Michelle Bilbrey

Signature of Notary Public:



Commission Expires: 12/20/19



Rebecca L. Schneider
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF945259
Expires 12/20/2019

Select Language ▼

Property Record Card

General Information

| | | | |
|------------------------------|--|--------------------------------------|--|
| Owner Name: | LAND TRUST SERVICE CORP TRUSTEE | Alternate Key: | 2723254 |
| Mailing Address: | TRUST NO 213MA PO BOX 186 LAKE WALES, FL 33859-0186 Update Mailing Address | Parcel Number: | 28-18-24- 040000C01200 |
| | | Millage Group and City: | 00LL (LADY LAKE) |
| | | Total Certified Millage Rate: | 18.7041 |
| | | Trash/Recycling/Water/Info: | My Public Services Map |
| Property Location: | 213 MORNINGSIDE AVE LADY LAKE FL 32159 Update Property Location | Property Name: | -- Submit Property Name |
| | | School Locator: | School and Bus Map |
| Property Description: | LADY LAKE, SKYLINE HILLS RESUB PT BLK G LOT 12 BLK C PB 23 PG 20 ORB 4821 PG 1493 | | |

Land Data

| Line | Land Use | Frontage | Depth | Notes | No. Units | Type | Class Value | Land Value |
|------|--------------------------|----------|-------|-------|-----------|------|-------------|------------|
| 1 | OWNER LAND MH SUB (0200) | 0 | 0 | | 1 | LT | \$0.00 | \$8,600.00 |

Residential Building(s)

Building 001

| | | |
|-------------|-------------------|-----------------------------|
| Residential | Manufactured Home | Building Value: \$17,334.00 |
|-------------|-------------------|-----------------------------|

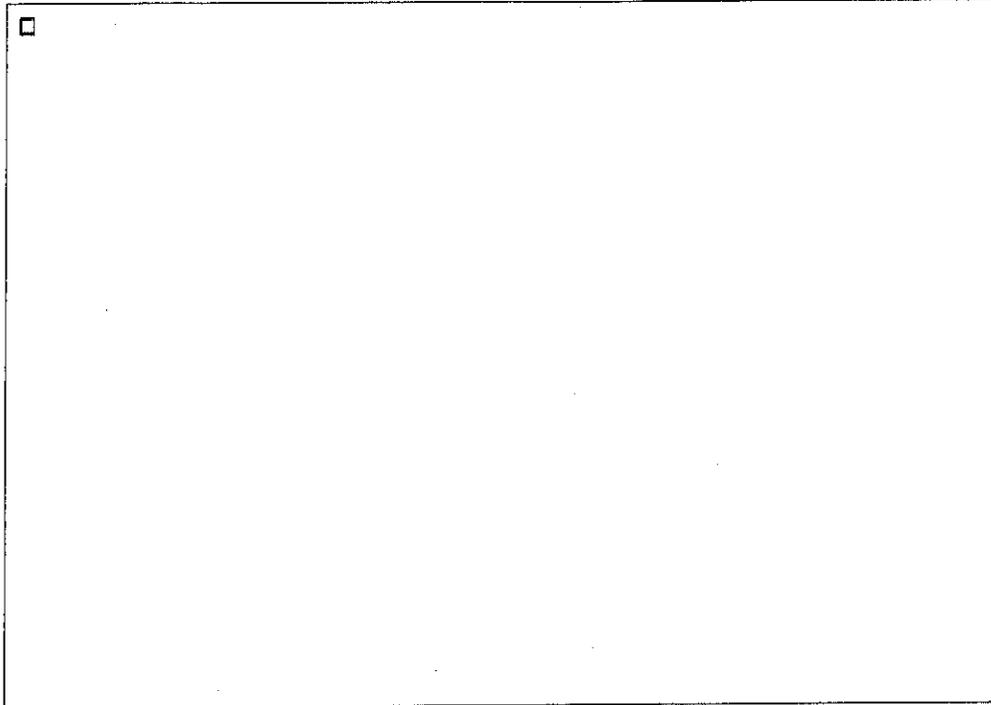
Summary

| | | | |
|------------------|-------------------------|-------------------|---------------------|
| Year Built: 1982 | Total Living Area: 1344 | Central A/C: No | Attached Garage: No |
| Bedrooms: 3 | Full Bathrooms: 1 | Half Bathrooms: 1 | Fireplaces: 0 |

[Incorrect Bedroom, Bath, or other information?](#)

Section(s)

| Section No. | Section Type | Ext. Wall Type | No. Stories | Floor Area | Finished Attic | Basement | Basement Finished | Map Color |
|-------------|----------------------------|--------------------|-------------|------------|----------------|----------|-------------------|-----------|
| 1 | FINISHED LIVING AREA (FLA) | Wood (001) | 1 | 1344 | N | 0% | 0% | |
| 2 | SCREEN PORCH (SPM) | No Wall Type (000) | 1 | 96 | N | 0% | 0% | |



Miscellaneous Improvements

There is no improvement information to display.

Sales History

| Book/Page | Sale Date | Instrument | Qualified/Unqualified | Vacant/Improved | Sale Price |
|--------------------|------------|----------------------|-----------------------|-----------------|-------------|
| <u>868 / 483</u> | 8/1/1983 | AGMT/Contract Deed | Qualified | Vacant | \$8,500.00 |
| <u>974 / 1715</u> | 7/1/1988 | Certificate of Title | Unqualified | Vacant | \$1,000.00 |
| <u>1356 / 303</u> | 12/1/1988 | AGMT/Contract Deed | Qualified | Improved | \$12,500.00 |
| <u>2269 / 1867</u> | 12/29/2002 | Quit Claim Deed | Unqualified | Improved | \$0.00 |
| <u>2269 / 1868</u> | 12/29/2002 | Warranty Deed | Unqualified | Improved | \$0.00 |
| <u>4511 / 2011</u> | 7/29/2014 | Tax Deed | Unqualified | Improved | \$7,100.00 |
| <u>4607 / 890</u> | 3/16/2015 | Quit Claim Deed | Unqualified | Improved | \$3,900.00 |
| <u>4821 / 1493</u> | 8/16/2016 | Quit Claim Deed | Unqualified | Improved | \$5,000.00 |

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

| Tax Authority | Market Value | Assessed Value | Taxable Value | Millage | Estimated Taxes |
|------------------------------|--------------|----------------|---------------|---------|-----------------|
| LAKE COUNTY BCC GENERAL FUND | \$25,934 | \$25,934 | \$25,934 | 5.11800 | \$132.73 |
| LAKE COUNTY MSTU AMBULANCE | \$25,934 | \$25,934 | \$25,934 | 0.46290 | \$12.00 |
| LAKE COUNTY MSTU FIRE | \$25,934 | \$25,934 | \$25,934 | 0.47040 | \$12.20 |

| | | | | | |
|--------------------------------------|----------|----------|----------|---------------|---------------|
| SCHOOL BOARD STATE | \$25,934 | \$25,934 | \$25,934 | 4.62700 | \$120.00 |
| SCHOOL BOARD LOCAL | \$25,934 | \$25,934 | \$25,934 | 2.24800 | \$58.30 |
| TOWN OF LADY LAKE | \$25,934 | \$25,934 | \$25,934 | 3.39620 | \$88.08 |
| ST JOHNS RIVER FL WATER MGMT DIST | \$25,934 | \$25,934 | \$25,934 | 0.28850 | \$7.48 |
| LAKE COUNTY VOTED DEBT SERVICE | \$25,934 | \$25,934 | \$25,934 | 0.15240 | \$3.95 |
| LAKE COUNTY WATER AUTHORITY | \$25,934 | \$25,934 | \$25,934 | 0.25540 | \$6.62 |
| NORTH LAKE HOSPITAL DIST | \$25,934 | \$25,934 | \$25,934 | 1.00000 | \$25.93 |
| | | | | Total: | Total: |
| | | | | 18.0188 | \$467.29 |

Exemptions Information

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

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

Exemption Savings ☉

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

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

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

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

Assessment Reduction Savings

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

- ~~• Town of Lady Lake Code of Ordinances Ch. 20-51(a)(8) Property Maintenance, Porches/Stair Maintenance~~
- ~~• Town of Lady Lake Code of Ordinances Ch. 20-20((a)(1) Property Maintenance, Exterior Maintenance~~
- ~~• Town of Lady Lake Code of Ordinances Ch. 7-67 High Grass, Garbage, Trash~~
- ~~March 03, 2012 The certified mail was returned and marked as unclaimed.~~
- ~~January 25, 2012 A copy of the Notice of Hearing was posted to the site. An affidavit of posting was completed by Code Enforcement Officer Cindy Diemer.~~
- ~~February 27, 2012 This case went before Special Magistrate. The owner was ordered to pay an \$87.00 administrative fee and bring the property into compliance within ten days or a fine of \$100.00 per day would begin to accrue.~~
- ~~March 12, 2012 A site inspection was conducted and the property was found to be non-compliant.~~
- ~~April 04, 2012 The Order of Enforcement was recorded with the Lake County Clerk of Courts.~~
- ~~April 19, 2012 The Order of Enforcement was recorded in the Official Records, Book 4146, Page 2200.~~
- ~~Three subsequent abatements were performed and filed on this property:~~
 - ~~• Removal of trash and mow grass (#12-3619)~~
 - ~~• Boarding up property (#13-4121)~~
 - ~~• Mow grass (#13-4338)~~
- ~~July 29, 2014 This property was purchased by Tax Ease Florida REO, LLC at a tax deed sale from the Lake County Clerk of Courts. The property remained non-compliant for the duration of this ownership.~~
- ~~March 16, 2015 The property was purchased by Paul McConnon, Trustee. The property remained non-compliant for the duration of this ownership.~~
- ~~August 16, 2016 The property was purchased by Land Trust Service Corporation, Trust No. 213MA, represented by Henry and Paula Kones.~~
- ~~August 23, 2016 At the request of the new owners, a property inspection was conducted. The property was found to be in compliance at that time. An affidavit of compliance was completed. The new owners made a request to go before the Special Magistrate to request consideration for a lien reduction.~~
- ~~September 27, 2016 The total amount of this lien is \$162,987.00 as of this date.~~

7. Case No. 14-4691 – 213 Morningside Ave. – Land Trust Service Corp. (Tax Ease Florida REO, LLC) – Town of Lady Lake Code of Ordinances Chapter 20-51(a)(8 – PM Porches/Stair Maintenance; Chapter 20-20(a)(1) – PM Res. Exterior Maintenance; Chapter 20-19(a)(1)(2) – Chapter 7-67 – High Grass, Garbage, Trash.

Code Enforcement Officer Michelle Bilbrey reported the following actions regarding Case No. 14-4691, 213 Morningstar Avenue:

- February 06, 2014 – A citizen's complaint was received regarding this property. This property had one pre-existing lien, and three abatement liens.
- March 12, 2014, April 07, 2014, May 29, 2014, July 16, 2014, and July 28, 2014 – Property inspections were conducted, respectfully.

- 1 • October 06, 2014 – The current owner, Tax Ease Florida REO, LLC was cited and sent a
2 Notice of Violation/Notice of Hearing for Violation of the following Town of Lady Lake
3 Ordinances:
 - 4 ▪ Town of Lady Lake Code of Ordinances Ch. 20-51 (a)(8) – Property Maintenance,
5 Porches/Stair Maintenance.
 - 6 ▪ Town of Lady Lake Code of Ordinances Ch. 20-20 (a)(1) - Property Maintenance,
7 Exterior Maintenance.
 - 8 ▪ Town of Lady Lake Code of Ordinances Ch. 20-19 (a)(1)(2) - Property Maintenance,
9 General Maintenance.
 - 10 ▪ Town of Lady Lake Code of Ordinances Ch. 20-20 (a)(6) – Property Maintenance,
11 Window/Door Maintenance.
 - 12 ▪ Town of Lady Lake Code of Ordinances Ch. 7-67 – High Grass, Garbage, Trash.
- 13 • October 07, 2014 – A copy of the Notice of Violation/Notice of Hearing for Violation was
14 posted to the site.
- 15 • November 19, 2014 – This case went before the Special Magistrate. The current owner was
16 ordered to pay an \$87.00 administrative fee and bring the property into compliance within
17 ten days or a fine of \$250.0 per day would begin to accrue.
- 18 • November 20, 2014 – A copy of the Order of Enforcement was posted to the site.
- 19 • December 02, 2014 – A subsequent site inspection was conducted and the property was
20 found to non-compliant.
- 21 • December 09, 2014 – The Order of Enforcement was recorded with the Lake County Clerk
22 of Courts in the Official Records, Book 4559, Pages 1581-1587.
- 23 • March 16, 2015 – The property was purchased by Paul McConnon, trustee. The property
24 remained non-compliant for the duration of this ownership.
- 25 • August 16, 2016 – The property was purchased by Land Trust Service Corporation, Trust
26 No. 213MA, represented by Henry and Paula Kones, for \$5,000.00.
- 27 • August 23, 2016 – At the request of the new owners, a property inspection was conducted.
28 The property was found to be in compliance at that time. An affidavit of compliance was
29 completed. The new owners made a request to go before the Special Magistrate to request
30 consideration for a lien reduction.
- 31 • September 27, 2016 – The full amount of the lien is \$158, 337.00. The property is currently
32 assessed at \$25,934.00, per the Lake County Property Appraiser’s website.

33
34 Ms. Bilbrey stated there are outstanding abatements that remain on this property. As of today’s
35 date, the total amount of abatements is \$2,375.70. She stated it is staff’s recommendation to
36 reduce the lien amounts for both these cases to \$2,624.30, under the condition that the
37 abatements are paid in full, for a total amount of \$5,000 due to the Town, pending final approval
38 by the Town Commission.

39
40 The Special Magistrate asked if there was anyone present who would like to speak on these two
41 cases.

42
43 Paula Kones stated that she and her husband, Henry Kones, have a small business whereby they
44 purchase distressed properties and repair them where necessary to bring them into compliance
45 with the local government codes. Ms. Kones stated the money used to finance these renovations
46 is from their personal finances. She stated that she and Mr. Kones do many of the cosmetic
47 repairs and they hire licensed, bonded professionals to do major repairs. She stated they work
48 with a management company that screens potential renters for their properties, and on average,

1 their tenants rent from them for approximately three years. Ms. Kones stated when they
2 purchased this property on Morningside Avenue, some of the neighbors stopped and thanked
3 them for the repairs and cleanup of the property.
4

5 Ms. Kones stated they know there are substantial liens associated with this property. She
6 reported that the property is condemned. Even though the property appraiser has a value
7 associated with the building, it is condemned and will cost a lot of money to restore it.
8 Therefore, they can either pay the liens or repair the structure to make it livable.
9

10 Ms. Kones stated that they have addressed the issues on the property presented to them by the
11 Code Enforcement Officer to make it appealing to the community and eliminate any risk factors.
12

13 Mr. Kones stated they initially found this property through the Code Enforcement Officer's
14 recommendation. Upon visiting the property, they contacted the owner, and they realize there
15 are a large number of violations associated with the property.
16

17 Mr. Kones stated due to the condemned nature of the property, the building inspector informed
18 him the property must comply with current Florida wind load standards. He reported even
19 though the tie-downs on this modular home are still in place, he was informed they must be fully
20 upgraded to 2016 standards, which will cost approximately \$3,500.00.
21

22 Mr. Kones stated they are willing to pay the abatements. He stated the property was brought into
23 compliance within a week of them owning it. He requested a substantial reduction of the lien
24 amounts. Currently the grass is mowed and the property is secured. He stated he and his wife
25 have purchased properties in Clermont, and by repairing them and getting quality renters, it has
26 improved the value of the neighboring properties.
27

28 Special Magistrate stated the ultimate goal is compliance and as indicated by the testimony of the
29 Code Enforcement Officer, and by Mr. and Ms. Kones, the property has improved tremendously
30 and was brought into compliance within seven days of ownership.
31

32 *Special Magistrate recommended that the fines be reduced to \$500.00 for each case,*
33 *contingent upon the abatements being paid, based on all of the facts and circumstances, and*
34 *for the best interest of the community. She stated that although this is her recommendation,*
35 *the case still has to go before the Town Commission. The property owner will get a copy of the*
36 *order.*
37

38 Ms. Kones expressed her appreciation to the Lady Lake Police Officers for being extremely
39 helpful to them and for keeping watch on the property
40

41 **OTHER BUSINESS:**
42

43 ~~Special Magistrate Fuchs advised that she will not be available for meetings on the fourth~~
44 ~~Tuesday of November and December, and requested Ms. Bilbrey schedule alternate dates.~~
45

46 ~~**ADJOURN:** With no further business to discuss, the meeting was adjourned at 11:13 a.m.~~
47
48



TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 17, 2016

SUBJECT: Consideration of Abatement Order for Case No. 12-3359 – 213 Morningside Avenue - Town of Lady Lake, Code of Ordinances: Ch. 20-51 (a)(8) – Property Maintenance, Porches/Stairs; Ch. 20-20 (a)(1) Property Maintenance, Exterior Maintenance; and Ch. 7-67 High Grass, Garbage, Trash.

DEPARTMENT: Growth Management Department – Code Enforcement

RECOMMENDED MOTIONS:

1. Approval of the attached, recommended Abatement Order from the Town of Lady Lake's Special Magistrate for Code Enforcement, dated September 27, 2016 in the amount of \$500.00.
 2. Staff's initial recommendation for the reduction of the lien in the amount of \$1,312.15 (collectively \$5,000 for both items being heard today, in conjunction with three (3) nuisance abatements due in the amount of \$2,375.70).
 3. The Town commission reserves the right to approve, modify or deny either of the aforementioned motions.
-

SUMMARY:

This case was originally heard by the Special Magistrate on February 27, 2012 for the violation of Town of Lady Lake, Code of Ordinances: Ch. 20-51 (a)(8) – Property Maintenance, Porches/Stairs; Ch. 20-20 (a)(1) Property Maintenance, Exterior Maintenance; and Ch. 7-67 High Grass, Garbage, Trash.

The Special Magistrate ordered compliance in ten (10) days or a fine of \$100.00 per day, plus an \$87 administrative fee. The property remained non-compliant for a period of one thousand six hundred twenty-nine (1,629) days, which resulted in the accrual of the lien to \$162,987.00 including the administrative fee.

The lien was recorded with the Lake County Clerk of the Circuit Court on April 9, 2012 ORB 4146 Pgs. 2200-2202.

The property changed ownership two times during the duration of the lien accrual, and remained a blight to the community.

On August 16, 2016 the property was purchased by the new owner, Land Trust Service Corporation; Trust No. 213MA, represented by Henry and Paula Kones.

On August 23, 2016, one week after being purchased by the new owners, the property was inspected and found to be in compliance. On this same date, the Town received a request from Henry and Paula Kones to schedule an abatement hearing.

At the September 27, 2016 Special Magistrate hearing, the new owners stated that they promptly corrected the code violations as quickly as possible. Based on the violations not being caused by the new owners and their rapid compliance, the petitioner as well as the Special Magistrate, feel that the fine of \$5,000 for the violation is not merited.

They agreed to the recommended reduction to \$500.00 from the accrued amount.

The assessed value is \$25,934.00 per the Tax Collector's Office.

FISCAL IMPACT: \$2,500.00

Capital Budget
 Operating
 Other

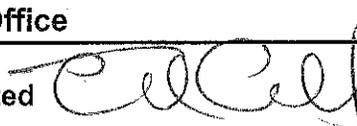
ATTACHMENTS: Ordinance Resolution Budget Resolution

Other

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

DEPARTMENT HEAD

Submitted



Date 10/10/16

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER

Approved Agenda Item for: 10/17/16

Date 10/10/16

WA
10-10-16

COMMISSION ACTION:

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

**TOWN OF LADY LAKE
SPECIAL MAGISTRATE
ABATEMENT ORDER - RECOMMENDATION**

Date: September 27, 2016

Property Owner: Land Trust Service Corp Trustee; Trust No. 213MA

Violation Address: 213 Morningside Ave.

Case: 12-3359

Case Summary: This case was heard by the Special Magistrate on February 27, 2012 for the violations of Town of Lady Lake Ordinance Ch. 20-51(a)(8) Property Maintenance- Porches/ stair maintenance, Ch. 20-20(a)(1) Property Maintenance- Exterior Maintenance and Ch. 7-67 High grass, garbage, trash.

The Order of Enforcement required compliance within 10 (ten) days or a fine of \$100 per day and an \$87 administrative fee. The property was not determined to be in full compliance until August 23, 2016, seven days after being purchased by the current owners. The lien has accrued to \$162,987.

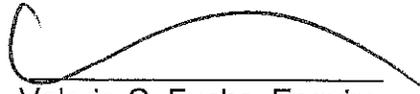
The property is currently vacant, code violations confirmed corrected and the property owner would like to be placed on the agenda to seek a lien reduction.

The lien was recorded at Lake County on April 9, 2012 BK 4146 Pgs 2200-2202

It is the Recommended Order of the Special Magistrate that the accrued lien for the above detailed case, which totals \$ 162,987.00 be reduced or abated to \$ 500.00, which would be due and payable in 30 days following the action of the Town Commission.

DONE AND ORDERED, this 27th day of Sept., 2016

Nancy Slaton
Assistant to Town Clerk



Valerie C. Fuchs, Esquire
Special Magistrate

COMMISSION ACTION: **Date:** _____

Approved as recommended Approved with modifications

() Disapproved

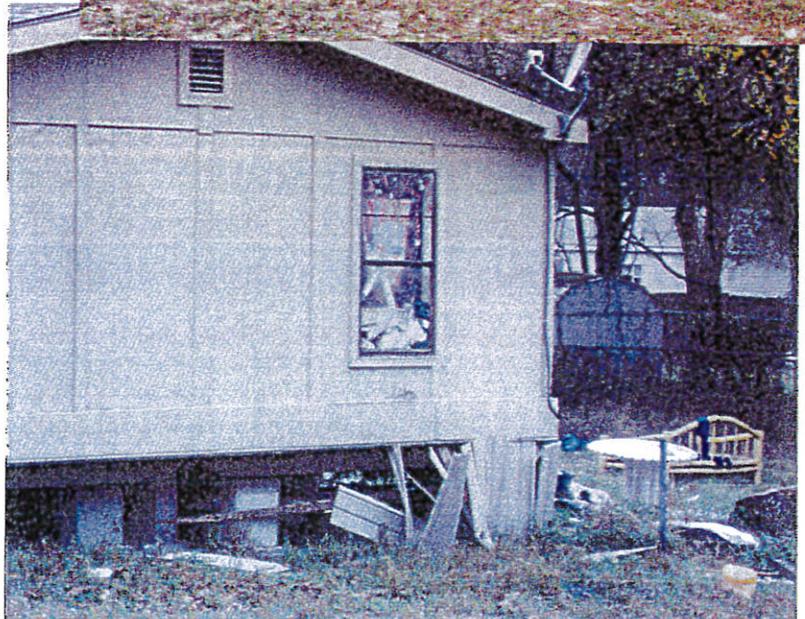
ACTION TAKEN in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida this _____ day of _____, 20__.

HONORABLE Ruth Kussard, MAYOR
Town of Lady Lake, Florida

ATTEST:

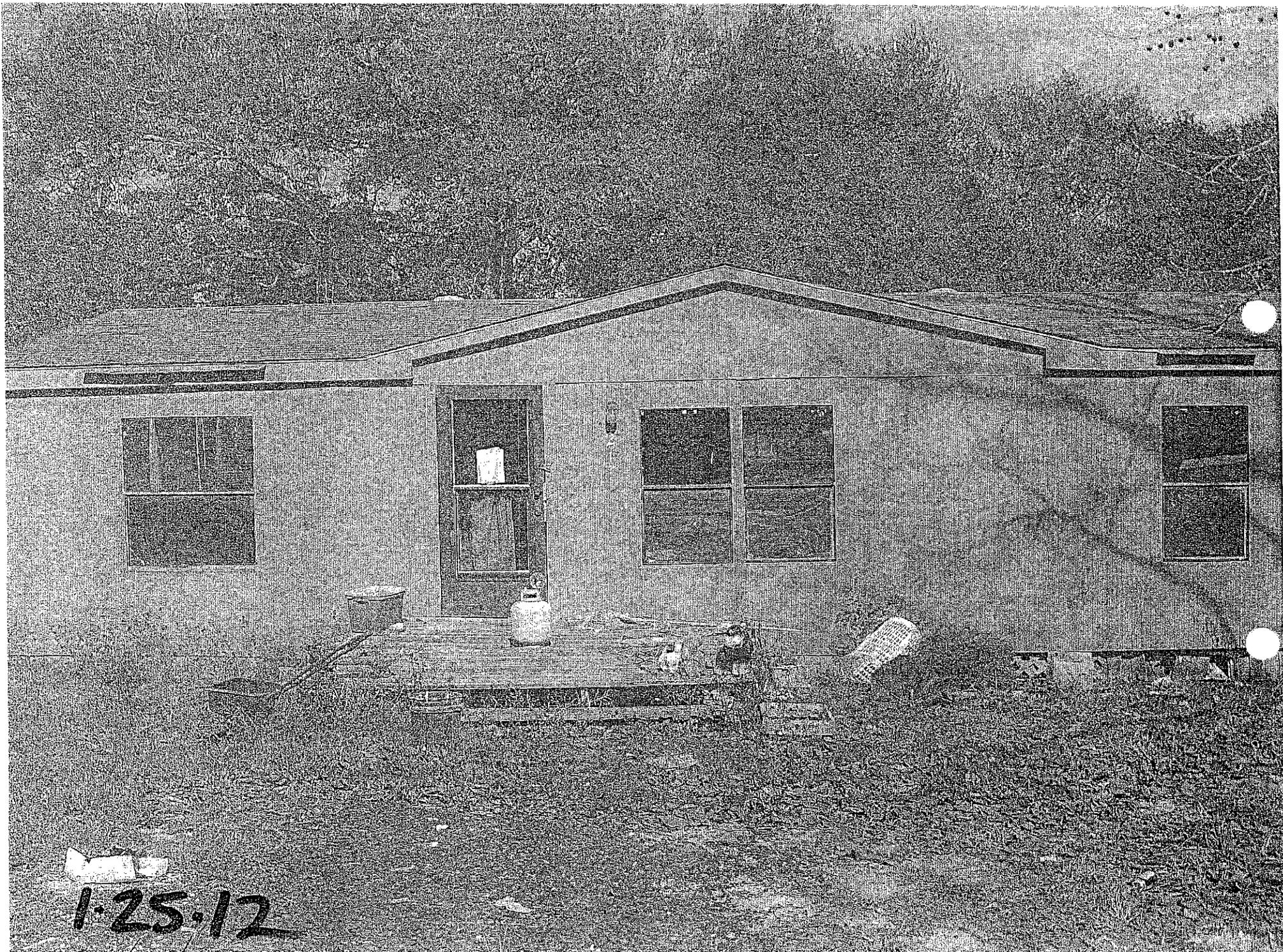
Nancy Slaton
Deputy Town Clerk

Derek Schroth
Town Attorney



TOWN OF LADY LAKE
CASE # 12-3359
213 MORNINGSIDE FEB 27-12
PHOTOS BY D. HOOS
CODE ENFORCEMENT OFFICER

2.27.12



1-25-12



SM

COMMUNITY DEVELOPMENT-TOWN OF LADY
LAKE
409 FENNEL BOULEVARD
LADY LAKE FL 32159

SPECIAL MAGISTRATE HEARING
FOR THE TOWN OF LADY LAKE
LAKE COUNTY, FLORIDA

CASE NO. 12-00003359

TOWN OF LADY LAKE

Vs

FRANK RUTIG
8509 TIDAL BAY LANE
TAMPA, FL 33635

Location: 213 MORNINGSIDE AVE

ORDER OF ENFORCEMENT

This case having come before the **SPECIAL MAGISTRATE** of the Town of Lady Lake on **February 27, 2012** on a violation hearing, and the **SPECIAL MAGISTRATE** having heard testimony of the respective parties present and the evidence presented, the following **ORDER OF ENFORCEMENT** is hereby entered:

I. FINDINGS OF FACT

- A. That the violation was properly served with the Notice of Violations/Notice of Hearings, as required by law.
- B. That the real property upon which the violation is occurring is described **213 MORNINGSIDE AVE.**
- C. That the alleged violator has violated the **Town of Lady Lake Code of Ordinances- Ch 7-67 for junk and debris; Ch 7-67 for high grass and weeds; Ch 20-20(a)(1) property maintenance; Ch 20-51(a)(8)- front porch has rotten wood and is deteriorated.**
- D. **LEGAL: 2723254 LADY LAKE, SKYLINE HILLS, RESUB PT BLK G LOT 12 BLK C PB 23 PG 20 ORB 2269 PGS 1867 & 1868 .**

II. CONCLUSIONS OF LAW

A. That the violator identified above did violate **Town of Lady Lake, Code of Ordinances- Ch 7-67 for junk and debris; Ch 7-67 for high grass and weeds; Ch 20-20(a)(1) property maintenance; Ch 20-51(a)(8)- front porch has rotten wood and is deteriorated.**

B. That this **ORDER OF ENFORCEMENT** is hereby warranted.

I, Jayne York, Deputy Town Clerk of the Town of Lady Lake, certify that this is a true and accurate copy of an Order of Enforcement for Frank Rutig regarding 213 Morningside Avenue, Lady Lake, Florida 32159.

Jayne York

03-13-12

III CORRECTIVE ACTION AND IMPOSITION OF FINE

Pursuant to the stipulation at the hearing, the violator shall:

A. Remove all junk and debris or store in enclosed structure, mow and maintain vegetation below 10 inches in height, repair windows doors, paint siding and repair deteriorated wood siding, repair rotten wood on front porch area.

B. In 10 days or a fine of \$100⁰⁰/d per day will begin to accrue.

C. Fine to be recorded as a lien.

D. An Administrative Fee of \$87.00 will be imposed for costs associated with this case to be paid within ten (10) days of the hearing date.

E. Violator shall contact Code Enforcement at 352-751-1562 to confirm compliance

F. Violator has a right to request a hearing on the fine imposition, by written request to the Town of Lady Lake, within twenty (20) days of the commencement of the fine. When requested, such hearing will be heard by the Special Magistrate.

IV. CERTIFICATION

DONE AND ORDERED at Town of Lady Lake, Lake County, Florida, this February 27, 2012.

BY: [Signature]
Valerie C Fuchs, Esquire
Special Magistrate

You may appeal this order within thirty (30) days to the Circuit Court, Tavares, Florida, (Florida Statutes 162.11).

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing order was delivered to the property owner/violator via certified mail and first class mail on the 27 of Feb, 2012

BY: [Signature]
Donald Hoos
Code Enforcement Officer

AFFIDAVIT OF NON-COMPLIANCE

Date: March 13, 2012

Location: 213 Morningside Ave

Case: 12-3359

Violation: Town of Lady Code of Ordinance CH 20-20(a)(1)- property maintenance; CH 7-67- high grass and weeds; CH 7-67 junk and debris; Ch 20-51(a)(8) porch and stairs.

The property owner has not paid the \$87.00 administrative fee or corrected the violations listed above.

Donald Hoos
Code Enforcement Officer

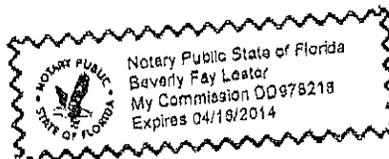
STATE OF FLORIDA
COUNTY OF LAKE
TOWN OF LADY LAKE

The foregoing instrument was acknowledged before me this 13th day of March 2012 by Donald Hoos Code Enforcement Officer of the Town of Lady Lake who is personally known to me and who did not take and oath

Signature

Print Name, and title

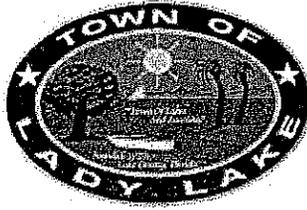
Commission Expires





8.23.16

213 Morning side



AFFIDAVIT OF COMPLIANCE

Case #: 12-3359

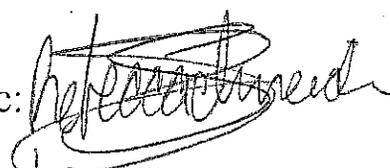
Date: 8/23/16

Location: 213 Morningside Ave., Lady Lake

The violation has been cured.

The foregoing instrument was acknowledged before me this 23rd day of August 20 16 by Michelle Bilbrey, Code Enforcement Officer of the Town of Lady Lake who is personally known to me.


Michelle Bilbrey

Signature of Notary Public: 

Commission Expires: 12/20/19



Rebecca L. Schneider
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF945259
Expires 12/20/2019

Select Language ▼

Property Record Card

General Information

| | | | |
|------------------------------|--|--------------------------------------|--|
| Owner Name: | LAND TRUST SERVICE CORP TRUSTEE | Alternate Key: | 2723254 |
| Mailing Address: | TRUST NO 213MA PO BOX 186 LAKE WALES, FL 33859-0186 Update Mailing Address | Parcel Number: | 28-18-24- 040000C01200 |
| | | Millage Group and City: | 00LL (LADY LAKE) |
| | | Total Certified Millage Rate: | 18.7041 |
| | | Trash/Recycling/Water/Info: | My Public Services Map |
| Property Location: | 213 MORNINGSIDE AVE LADY LAKE FL 32159 Update Property Location | Property Name: | -- Submit Property Name |
| | | School Locator: | School and Bus Map |
| Property Description: | LADY LAKE, SKYLINE HILLS RESUB PT BLK G LOT 12 BLK C PB 23 PG 20 ORB 4821 PG 1493 | | |

Land Data

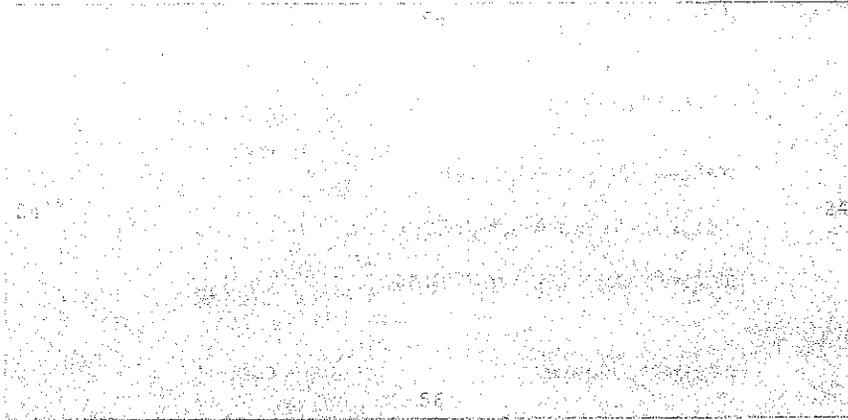
| Line | Land Use | Frontage | Depth | Notes | No. Units | Type | Class Value | Land Value |
|------|--------------------------|----------|-------|-------|-----------|------|-------------|------------|
| 1 | OWNER LAND MH SUB (0200) | 0 | 0 | | 1 | LT | \$0.00 | \$8,600.00 |

Residential Building(s)

Building 001

| | | | |
|--|-------------------------|-----------------------------|---------------------|
| Residential | Manufactured Home | Building Value: \$17,334.00 | |
| Summary | | | |
| Year Built: 1982 | Total Living Area: 1344 | Central A/C: No | Attached Garage: No |
| Bedrooms: 3 | Full Bathrooms: 1 | Half Bathrooms: 1 | Fireplaces: 0 |
| Incorrect Bedroom, Bath, or other information? | | | |
| Section(s) | | | |

| Section No. | Section Type | Ext. Wall Type | No. Stories | Floor Area | Finished Attic | Basement | Basement Finished | Map Color |
|-------------|----------------------------|--------------------|-------------|------------|----------------|----------|-------------------|-----------|
| 1 | FINISHED LIVING AREA (FLA) | Wood (001) | 1 | 1344 | N | 0% | 0% | |
| 2 | SCREEN PORCH (SPM) | No Wall Type (000) | 1 | 96 | N | 0% | 0% | |



print drawing view fullscreen

Miscellaneous Improvements

There is no improvement information to display.

Sales History

| Book/Page | Sale Date | Instrument | Qualified/Unqualified | Vacant/Improved | Sale Price |
|-----------------------------|------------|----------------------|-----------------------|-----------------|-------------|
| 868 / 483 | 8/1/1983 | AGMT/Contract Deed | Qualified | Vacant | \$8,500.00 |
| 974 / 1715 | 7/1/1988 | Certificate of Title | Unqualified | Vacant | \$1,000.00 |
| 1356 / 303 | 12/1/1988 | AGMT/Contract Deed | Qualified | Improved | \$12,500.00 |
| 2269 / 1867 | 12/29/2002 | Quit Claim Deed | Unqualified | Improved | \$0.00 |
| 2269 / 1868 | 12/29/2002 | Warranty Deed | Unqualified | Improved | \$0.00 |
| 4511 / 2011 | 7/29/2014 | Tax Deed | Unqualified | Improved | \$7,100.00 |
| 4607 / 890 | 3/16/2015 | Quit Claim Deed | Unqualified | Improved | \$3,900.00 |
| 4821 / 1493 | 8/16/2016 | Quit Claim Deed | Unqualified | Improved | \$5,000.00 |

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

Values and Estimated Ad Valorem Taxes

| Tax Authority | Market Value | Assessed Value | Taxable Value | Millage | Estimated Taxes |
|------------------------------|--------------|----------------|---------------|---------|-----------------|
| LAKE COUNTY BCC GENERAL FUND | \$25,934 | \$25,934 | \$25,934 | 5.11800 | \$132.73 |
| LAKE COUNTY MSTU AMBULANCE | \$25,934 | \$25,934 | \$25,934 | 0.46290 | \$12.00 |
| LAKE COUNTY MSTU FIRE | \$25,934 | \$25,934 | \$25,934 | 0.47040 | \$12.20 |

| | | | | | |
|--------------------------------------|----------|----------|----------|---------------|---------------|
| SCHOOL BOARD STATE | \$25,934 | \$25,934 | \$25,934 | 4.62700 | \$120.00 |
| SCHOOL BOARD LOCAL | \$25,934 | \$25,934 | \$25,934 | 2.24800 | \$58.30 |
| TOWN OF LADY LAKE | \$25,934 | \$25,934 | \$25,934 | 3.39620 | \$88.08 |
| ST JOHNS RIVER FL WATER MGMT DIST | \$25,934 | \$25,934 | \$25,934 | 0.28850 | \$7.48 |
| LAKE COUNTY VOTED DEBT SERVICE | \$25,934 | \$25,934 | \$25,934 | 0.15240 | \$3.95 |
| LAKE COUNTY WATER AUTHORITY | \$25,934 | \$25,934 | \$25,934 | 0.25540 | \$6.62 |
| NORTH LAKE HOSPITAL DIST | \$25,934 | \$25,934 | \$25,934 | 1.00000 | \$25.93 |
| | | | | Total: | Total: |
| | | | | 18.0188 | \$467.29 |

Exemptions Information

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

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

Exemption Savings

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

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

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

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

Assessment Reduction Savings

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

1 amount of foreclosures, the notices were not delivered to the proper person in a timely manner.
2 Ms. Swain stated there is now one person dedicated to foreclosure cases in Florida, and will
3 ensure all of the Branch Banking & Trust properties are in compliance with the local government
4 codes and ordinances.

5
6 The Special Magistrate reviewed the timeline regarding this case. She asked Ms. Swain how
7 much of a reduction of the lien her client is requesting.

8
9 Ms. Swain stated her client will pay any hard costs such as the administrative fee. She stated it
10 has been the practice of BB&T to request a reduction to 10% of the lien where this has occurred.

11
12 The Special Magistrate stated lien reductions typically encompass the costs of inspections and
13 notices, and asked Ms. Bilbrey why staff is requesting a fine of \$5,000.00.

14
15 Ms. Bilbrey stated the Town's typical reduction is 25% of the property value or \$5,000.00,
16 whichever is lower.

17
18 Growth Management Director Thad Carroll stated this is the recommended reduction by the
19 Town Commission. He stated the Special Magistrate's recommendation and staff's
20 recommendation will be presented to the Commissioners and they will ultimately decide on the
21 amount of the lien reduction.

22
23 Special Magistrate stated she is an unbiased party; however, she stated she needs to know if there
24 is a change in the Town's policies. She stated the recommended fine was lower in the past.

25
26 *Special Magistrate Valerie Fuchs stated that based on the testimony, she recommends an*
27 *abatement of this case's lien amount to \$2,500.00 based on the appraised value of the property*
28 *and the length of time it took the property to come into compliance. She stated that although*
29 *this is her recommendation, the case still has to go before the Town Commission. The*
30 *property owner will get a copy of the order.*

31
32 Code Enforcement Officer Michelle Bilbrey stated cases #6 and #7 will be presented together as
33 they are for the same property address, and will present Staff's recommendation simultaneously.

34
35 **6. Case No. 12-3359 – 213 Morningside Ave. – Land Trust Service Corp. (Frank Rutig)**
36 **– Town of Lady Lake Code of Ordinances Chapter 7-67 – High Grass, Garbage, Trash;**
37 **Chapter 20-20(a)(1) – PM Res. Exterior Maintenance; Chapter 20-51(a)(8) – PM**
38 **Porches/Stair Maintenance.**

39
40 Code Enforcement Officer Michelle Bilbrey reported the following actions regarding Case No. 12-
41 3359, 213 Morningstar Avenue:

- 42
43 • January 09, 2012 – A citizen's complaint was received.
44 • January 10, 2012 – A site inspection was conducted and the property was found to have
45 multiple violations. The owner, Frank Rutig, was cited and sent a Notice of Violation/Notice
46 of Hearing via certified mail and regular USPS mail for violation of the following
47 Ordinances and/or Land Development Regulations:

- 1 ▪ Town of Lady Lake Code of Ordinances Ch. 20-51 (a)(8) - Property Maintenance,
2 Porches/Stair Maintenance
- 3 ▪ Town of Lady Lake Code of Ordinances Ch. 20-20 ((a)(1) - Property Maintenance,
4 Exterior Maintenance
- 5 ▪ Town of Lady Lake Code of Ordinances Ch. 7-67 - High Grass, Garbage, Trash
- 6 • March 03, 2012 – The certified mail was returned and marked as unclaimed.
- 7 • January 25, 2012 - A copy of the Notice of Hearing was posted to the site. An affidavit of
8 posting was completed by Code Enforcement Officer Cindy Diemer.
- 9 • February 27, 2012 – This case went before Special Magistrate. The owner was ordered to
10 pay an \$87.00 administrative fee and bring the property into compliance within ten days or a
11 fine of \$100.00 per day would begin to accrue.
- 12 • March 12, 2012 – A site inspection was conducted and the property was found to be non-
13 compliant.
- 14 • April 04, 2012 – The Order of Enforcement was recorded with the Lake County Clerk of
15 Courts.
- 16 • April 19, 2012 – The Order of Enforcement was recorded in the Official Records, Book
17 4146, Page 2200.
- 18 • Three subsequent abatements were performed and filed on this property:
19 ▪ Removal of trash and mow grass (#12-3619)
20 ▪ Boarding up property (#13-4121)
21 ▪ Mow grass (#13-4338)
- 22 • July 29, 2014 – This property was purchased by Tax Ease Florida REO, LLC at a tax deed
23 sale from the Lake County Clerk of Courts. The property remained non-compliant for the
24 duration of this ownership.
- 25 • March 16, 2015 – The property was purchased by Paul McConnon, Trustee. The property
26 remained non-compliant for the duration of this ownership.
- 27 • August 16, 2016 – The property was purchased by Land Trust Service Corporation, Trust
28 No. 213MA, represented by Henry and Paula Kones.
- 29 • August 23, 2016 – At the request of the new owners, a property inspection was conducted.
30 The property was found to be in compliance at that time. An affidavit of compliance was
31 completed. The new owners made a request to go before the Special Magistrate to request
32 consideration for a lien reduction.
- 33 • September 27, 2016 – The total amount of this lien is \$162,987.00 as of this date.

34
35 ~~7. Case No. 14-4691 213 Morningside Ave. Land Trust Service Corp. (Tax Ease~~
36 ~~Florida REO, LLC) Town of Lady Lake Code of Ordinances Chapter 20-51(a)(8) PM~~
37 ~~Porches/Stair Maintenance; Chapter 20-20(a)(1) PM Res. Exterior Maintenance;~~
38 ~~Chapter 20-19(a)(1)(2) Chapter 7-67 High Grass, Garbage, Trash.~~

39
40 Code Enforcement Officer Michelle Bilbrey reported the following actions regarding Case No. 14-
41 4691, 213 Morningstar Avenue:

- 42
43 ~~• February 06, 2014 A citizen's complaint was received regarding this property. This~~
44 ~~property had one pre-existing lien, and three abatement liens.~~
- 45 ~~• March 12, 2014, April 07, 2014, May 29, 2014, July 16, 2014, and July 28, 2014 Property~~
46 ~~inspections were conducted, respectfully.~~



TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 17, 2016

SUBJECT: Consideration of an Abatement Order for Case No. 15-5524 – 614 Ray Street - Town of Lady Lake, Code of Ordinances Ch. 7-67 – High grass.

DEPARTMENT: Growth Management Department – Code Enforcement

RECOMMENDED MOTIONS:

1. Approval of the attached, recommended Abatement Order from the Town of Lady Lake's Special Magistrate for Code Enforcement, dated September 27, 2016 in the amount of \$2,500.00.
 2. Staff's initial recommendation for the reduction of the lien in the amount of \$5,000.
 3. The Town commission reserves the right to approve, modify or deny either of the aforementioned motions.
-

SUMMARY:

This case was originally heard by the Special Magistrate on August 27, 2015 for the violation of Town of Lady Lake, Code of Ordinances Ch. 7-67 – High grass.

The Special Magistrate ordered compliance in ten (10) days or a fine of \$50.00 per day, plus an \$87 administrative fee. The property remained non-compliant until August 4, 2016, for a period of two hundred seventy-two (272) days, which resulted in the accrual of the lien to \$13,687.00 including the administrative fee.

The lien was recorded with the Lake County Clerk of the Circuit Court on April 13, 2016 BK 4765 Pgs. 2070-2073.

On August 22, 2016 The Town received a request from Branch Banking & Trust Company to schedule an abatement hearing.

At the September 27, 2016 Special Magistrate hearing, the property owner stated that the issue was not purposely ignored. But instead, compliance was compromised due to an error in the routing of the notifications to the proper personnel within their organization. They agreed to the recommended reduction to \$2,500 from the accrued amount.

The violation was not deemed to be a health safety welfare concern, therefore the petitioner as well as the Special Magistrate, feel that the fine of \$5,000 for the violation is not merited.

The assessed value is \$38,586 per the Tax Collector's Office.

FISCAL IMPACT: \$2,500.00

Capital Budget
 Operating
 Other

ATTACHMENTS: Ordinance Resolution Budget Resolution

Other

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

| | | | |
|--------------------|------------------------------------|--|---------------|
| DEPARTMENT HEAD | Submitted |  | Date 10/10/16 |
| FINANCE DEPARTMENT | Approved as to Budget Requirements | | Date |
| TOWN ATTORNEY | Approved as to Form and Legality | | Date |
| TOWN MANAGER | Approved Agenda Item for: | 10/17/16 | Date 10/15/16 |

COMMISSION ACTION:

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

10-10-16

**TOWN OF LADY LAKE
SPECIAL MAGISTRATE
ABATEMENT ORDER - RECOMMENDATION**

Date: September 27, 2016

Property Owner: Branch Banking & Trust Co. C/O Property Tax Compliance

Violation Address: 614 Ray Street

Case: C.E. 15-5524

Case Summary: This case was heard by the Special Magistrate on October 27, 2015 for the violation of Town of Lady Lake Ordinance Ch. 7-67 High grass, garbage, trash. The Order of Enforcement required compliance in ten (10) days or a fine of \$50 per day plus an administrative fee. The property was not determined to be in full compliance until August 4, 2016. The lien has accrued to \$13,687, including the administrative fee.

The property owner would like to be placed on the agenda to seek a lien reduction.

The lien was recorded at Lake County on April 13, 2016 BK 4765 Pgs 2010-2013.

It is the Recommended Order of the Special Magistrate that the accrued lien for the above detailed case, which totals \$ 13,687.⁰⁰ be reduced or abated to \$ 2,500.⁰⁰, which would be due and payable in 30 days following the action of the Town Commission.

DONE AND ORDERED, this 27th day of Sept., 2016

Nancy Slaton
Assistant to Town Clerk

Valerie C. Fuchs, Esquire
Special Magistrate

COMMISSION ACTION: Date: _____

- Approved as recommended Approved with modifications
 Disapproved

ACTION TAKEN in the regular session of the Town Commission of the
Town of Lady Lake, Lake County, Florida this _____ day of
_____, 20__.

HONORABLE Ruth Kussard, MAYOR
Town of Lady Lake, Florida

ATTEST:

Nancy Slaton
Deputy Town Clerk

Derek Schroth
Town Attorney



3.28.16

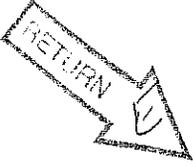
614 Ray St.



Code Enforcement Lien

SPECIAL MAGISTRATE HEARING
FOR THE TOWN OF LADY LAKE
LAKE COUNTY, FLORIDA

CASE NO. 15-00005524



TOWN OF LADY LAKE

Vs

**BRANCH BANKING & TRUST CO
c/o CT CORPORATION SYSTEM
1200 S. PINE ISLAND ROAD
PLANTATION, FL 33324**

INSTRUMENT #2016037678
OR BK 4765 PG 2070 - 2073 (4 PGS)
DATE: 4/13/2016 10:21:45 AM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$35.50

Location: 614 RAY ST

ORDER OF ENFORCEMENT

This case having come before the **SPECIAL MAGISTRATE** of the Town of Lady Lake on a violation hearing, and the **SPECIAL MAGISTRATE** having heard testimony of the respective parties present and the evidence presented, the following **ORDER OF ENFORCEMENT** is hereby entered:

I. FINDINGS OF FACT

- A. That the violation was properly served with the Notice of Violations/Notice of Hearings, as required by law.
- B. That the real property upon which the violation is occurring is described **614 RAY ST.**
- C. That the alleged violator has violated the **Town of Lady Lake, Code of Ordinances or Land Development Regulations, as detailed below:**

Violation Detail

00020 Ch 7-67 High grass, garbage, trash
Date Est: September 30, 2015 Location: Qty: 001

Violation Description

It shall be unlawful for the owner, occupant, lessee or person in control of any land which is within the town limits of the town, and which area is unoccupied or occupied to permit, maintain or allow to remain thereon, any accumulation of garbage, trash, yard trash, rubbish, debris, and unsightly and unsanitary matter including but not

or the development of a dense growth of trees, vines or underbrush, thereon, which is or may reasonably become infested or inhabited by rodents, vermin or wild animals; or may furnish a breeding place for mosquitoes; threatens or endangers the public health, welfare, or safety; or may reasonably cause disease; or adversely affects and impairs the economic welfare of adjacent properties; any such action or omission is hereby prohibited and declared to be a public nuisance. No lawn shall be permitted to have grass, weeds or uncultivated growth exceeding ten (10) inches in height whether the grass or weeds are located on the front, side, or rear yards of the premises.

Violation Text

Mow and Maintain below code requirements

Violation Corrective Action

Remove all nuisances cited, per code requirements described above, to eliminate the sanitary nuisance from the property. Routinely mow and maintain vegetation, not to exceed ten (10) inches in height.

**D. LEGAL: 2820888 LADY LAKE SKYLINE HILLS UNIT 1 LOT 1 BLK B PB 23
PG 21 ORB 2581 PG 1883**

II. CONCLUSIONS OF LAW

A. That the violator identified above did violate **Town of Lady Lake, Code of Ordinance or Land Development Regulations as stated:**

B. That this ORDER OF ENFORCEMENT is hereby warranted.

III CORRECTIVE ACTION AND IMPOSITION OF FINE

Pursuant to the stipulation at the hearing, the violator shall:

A. Correct violations(s) as detailed above.

B. In 10 days or a fine of \$50⁰⁰ per day will begin to accrue.

C. Fine to be recorded as a lien.

D. An Administrative Fee of \$87.00 will be imposed for costs associated with this case to be paid within ten (10) days of the hearing date.

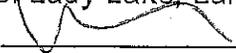
E. Violator shall contact Code Enforcement at 352-751-1562 to confirm compliance

F. Violator has a right to request a hearing on the fine imposition, by written request to the Town of Lady Lake, within twenty (20) days of the commencement of the fine. When requested, such hearing will be heard by the Special Magistrate.

IV. CERTIFICATION

DONE AND ORDERED at Town of Lady Lake, Lake County, Florida, this .

BY:



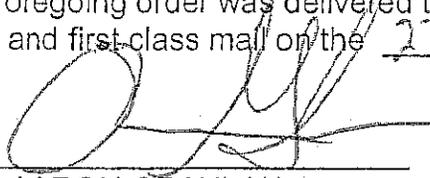
Valerie C Fuchs, Esquire
Special Magistrate

You may appeal this order within thirty (30) days to the Circuit Court, Tavares, Florida, (Florida Statutes 162.11).

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing order was delivered to the property owner/violator via certified mail and first class mail on the 27th of October, 2015.

BY:



AARON GRAULAU
Code Enforcement Officer
352-751-1562



AFFIDAVIT OF NON-COMPLIANCE

Case #: 15-5524

Date: 04/06/2016

Location: 614 Ray St, Lady Lake

Violation: Failure to Pay the \$87.00 administrative fee and correct the violations stated in the Order of Enforcement dated October 27, 2015.



Michelle Bilbrey
Code Enforcement Officer

STATE OF FLORIDA
CONTY OF LAKE
TOWN OF LADY LAKE

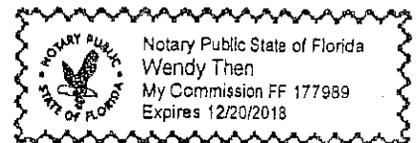
The foregoing instrument was acknowledged before me this 7th day of April 2016 by Michelle Bilbrey, Code Enforcement Officer of the Town of Lady Lake who is personally known to me and who did not take an oath.

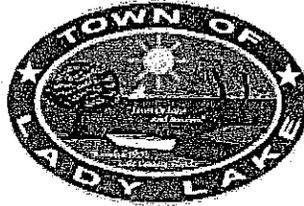


Signature of Notary Public:

Printed Name & Title: Wendy Then

Commission Expires: 12-20-2018





AFFIDAVIT OF COMPLIANCE

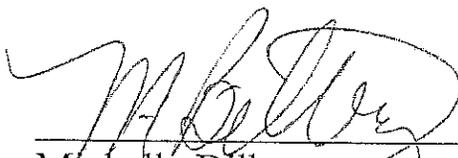
Case #: 15-5524

Date: 8-4-16

Location: 614 Ray St. Lady Lake

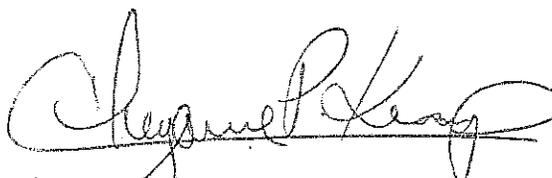
The violation(s) have been cured as so ordered by the Special Magistrate.

The foregoing instrument was acknowledged before me this 4th day of Aug 2016 by Michelle Bilbrey, Code Enforcement Officer of the Town of Lady Lake who is personally known to me.



Michelle Bilbrey
Code Enforcement Officer
Town of Lady Lake



Signature of Notary Public: 

Commission Expires: November 25, 2017



8.4.16

614 Ray St.



Select Language 

Property Record Card

General Information

| | | | |
|------------------------------|---|--------------------------------------|--|
| Owner Name: | BRANCH BANKING & TRUST CO | Alternate Key: | 2820888 |
| Mailing Address: | C/O PROEPRTY TAX COMPLIANCE PO BOX 167 WINSTON-SALEM, NC 27102-0167 Update Mailing Address | Parcel Number: | 21-18-24-070000B00100 |
| | | Millage Group and City: | 00LL (LADY LAKE) |
| | | Total Certified Millage Rate: | 18.7041 |
| | | Trash/Recycling/Water/Info: | My Public Services Map |
| Property Location: | 614 RAY ST LADY LAKE FL 32159 Update Property Location | Property Name: | -- Submit Property Name |
| | | School Locator: | School and Bus Map |
| Property Description: | LADY LAKE, SKYLINE HILLS UNIT 1 LOT 1 BLK B PB 23 PG 21 ORB 4514 PG 887 | | |

Land Data

| Line | Land Use | Frontage | Depth | Notes | No. Units | Type | Class Value | Land Value |
|------|----------------------------|----------|-------|-------|-----------|------|-------------|------------|
| 1 | MOBILE HOME DRY LOT (0230) | 0 | 0 | | 1 | LT | \$0.00 | \$8,600.00 |

Residential Building(s)

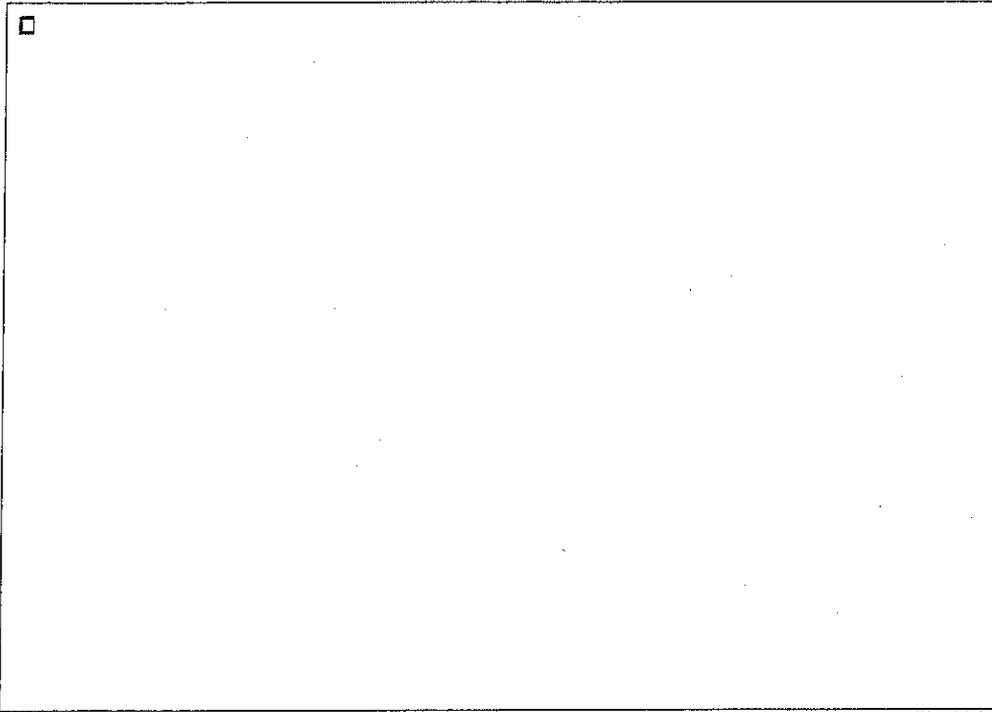
Building 002

| | | | |
|------------------|-------------------------|-----------------------------|---------------------|
| Residential | Manufactured Home | Building Value: \$29,185.00 | |
| Summary | | | |
| Year Built: 2000 | Total Living Area: 1296 | Central A/C: Yes | Attached Garage: No |
| Bedrooms: 3 | Full Bathrooms: 2 | Half Bathrooms: 0 | Fireplaces: 0 |

Incorrect Bedroom, Bath, or other information? 

Section(s)

| Section No. | Section Type | Ext. Wall Type | No. Stories | Floor Area | Finished Attic | Basement | Basement Finished | Map Color |
|-------------|----------------------------|----------------|-------------|------------|----------------|----------|-------------------|-----------|
| 1 | FINISHED LIVING AREA (FLA) | Wood (001) | 1 | 1296 | N | 0% | 0% | |



Miscellaneous Improvements

| No. | Type | No. Units | Unit Type | Year | Depreciated Value |
|------|-------------------------------------|-----------|-----------|------|-------------------|
| 0001 | UTILITY BUILDING - UNFINISHED (UBU) | 480 | SF | 1991 | \$593.00 |
| 0002 | DECKING - WOOD (DEC) | 120 | SF | 2005 | \$208.00 |

Sales History

| Book/Page | Sale Date | Instrument | Qualified/Unqualified | Vacant/Improved | Sale Price |
|--------------------|------------|----------------------|-----------------------|-----------------|-------------|
| <u>900 / 653</u> | 11/1/1986 | AGMT/Contract Deed | Qualified | Vacant | \$7,600.00 |
| <u>918 / 2210</u> | 4/1/1987 | AGMT/Contract Deed | Unqualified | Vacant | \$9,200.00 |
| <u>949 / 378</u> | 12/1/1987 | AGMT/Contract Deed | Multi-Parcel | Vacant | \$1.00 |
| <u>1499 / 428</u> | 6/1/1995 | AGMT/Contract Deed | Unqualified | Improved | \$3,000.00 |
| <u>1668 / 739</u> | 12/8/1998 | Certificate of Title | Multi-Parcel | Improved | \$1.00 |
| <u>1707 / 1722</u> | 11/25/1998 | Certificate of Title | Multi-Parcel | Improved | \$1.00 |
| <u>1761 / 492</u> | 9/30/1999 | Trustees Deed | Multi-Parcel | Improved | \$1.00 |
| <u>1897 / 2052</u> | 1/9/2001 | Certificate of Title | Unqualified | Improved | \$0.00 |
| <u>1993 / 860</u> | 8/17/2001 | Warranty Deed | Unqualified | Improved | \$11,500.00 |
| <u>2581 / 1883</u> | 5/20/2004 | Warranty Deed | Qualified | Improved | \$32,000.00 |
| <u>4514 / 887</u> | 7/17/2014 | Certificate of Title | Unqualified | Improved | \$5,000.00 |
| <u>ND00 / 338</u> | 12/1/1991 | AGMT/Contract Deed | Qualified | Improved | \$28,500.00 |

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

Values and Estimated Ad Valorem Taxes

| Tax Authority | Market Value | Assessed Value | Taxable Value | Millage | Estimated Taxes |
|-----------------------------------|--------------|----------------|---------------|--------------------------|---------------------------|
| LAKE COUNTY BCC GENERAL FUND | \$38,586 | \$38,586 | \$38,586 | 5.11800 | \$197.48 |
| LAKE COUNTY MSTU AMBULANCE | \$38,586 | \$38,586 | \$38,586 | 0.46290 | \$17.86 |
| LAKE COUNTY MSTU FIRE | \$38,586 | \$38,586 | \$38,586 | 0.47040 | \$18.15 |
| SCHOOL BOARD STATE | \$38,586 | \$38,586 | \$38,586 | 4.62700 | \$178.54 |
| SCHOOL BOARD LOCAL | \$38,586 | \$38,586 | \$38,586 | 2.24800 | \$86.74 |
| TOWN OF LADY LAKE | \$38,586 | \$38,586 | \$38,586 | 3.39620 | \$131.05 |
| ST JOHNS RIVER FL WATER MGMT DIST | \$38,586 | \$38,586 | \$38,586 | 0.28850 | \$11.13 |
| LAKE COUNTY VOTED DEBT SERVICE | \$38,586 | \$38,586 | \$38,586 | 0.15240 | \$5.88 |
| LAKE COUNTY WATER AUTHORITY | \$38,586 | \$38,586 | \$38,586 | 0.25540 | \$9.85 |
| NORTH LAKE HOSPITAL DIST | \$38,586 | \$38,586 | \$38,586 | 1.00000 | \$38.59 |
| | | | | Total: 18.0188 | Total: \$695.27 |

Exemptions Information

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

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

| | | |
|---|-----------------------------------|-------------------------------------|
| Conservation Exemption (amount varies) | <u>Learn More</u> | <u>View the Law</u> |
| Tangible Personal Property Exemption (up to \$25,000) | <u>Learn More</u> | <u>View the Law</u> |
| Religious, Charitable, Institutional, and Organizational Exemptions (amount varies) | <u>Learn More</u> | <u>View the Law</u> |
| Government Exemption (amount varies) | <u>Learn More</u> | <u>View the Law</u> |

Exemption Savings

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

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

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

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

Assessment Reduction Savings

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

1 ~~Mr. Keen stated the vehicle is operable; however, the vehicle is not insured.~~

2
3 ~~Special Magistrate Fuchs stated the vehicle must be licensed to be in compliance.~~

4
5 ~~Ms. Bilbrey emphasized the vehicle must be out of public view. She stated that Mr. Keen has a~~
6 ~~lot of privacy fence on the property and suggested Mr. Keen obtain a fence permit, construct a~~
7 ~~privacy fence, and place the vehicle behind it, shielding the vehicle from public view. This is~~
8 ~~one solution if Mr. Keen's son cannot get the vehicle licensed and registered at this time.~~

9
10 ~~*Special Magistrate Valerie Fuchs stated that based on the testimony and evidence presented*~~
11 ~~*on Case No. 16-6075, she did find that the owner is in violation of the Town of Lady Lake*~~
12 ~~*Land Development Regulations Chapter 9-2(h)(1) Outside Storage.*~~

13
14 ~~*The owner has thirty days to come into compliance or a fine of \$50.00 per day will accrue.*~~
15 ~~*Mr. Keen must notify the Lady Lake Code Enforcement Officer to confirm compliance. In*~~
16 ~~*addition, an administrative fee of \$87.00 is imposed to be paid within ten days of this date.*~~
17 ~~*Should the per diem fine begin to accrue, Mr. Keen can request a second hearing by giving*~~
18 ~~*twenty days' written notice. The property owner will get a copy of this order.*~~

19
20 ~~3. Case No. 16-6103 – 464 N. US Hwy 27/441 – Boot Barn – Town of Lady Lake Code~~
21 ~~of Ordinances Chapter 8-26 – Business Tax Receipt.~~

22
23 ~~This case came into compliance prior to the meeting.~~

24
25 ~~4. Case No. 16-6092 – 609 Hwy 466 – Lady Lake, Inc. c/o Grant Gore – Town of Lady~~
26 ~~Lake Land Development Regulations Chapter 3-1(a) – Development Order; Chapter 10-~~
27 ~~5(a) – Tree Removal Permit Required.~~

28
29 ~~This case is tabled until the October 25, 2016 meeting.~~

30
31 **ABATEMENT/LIEN REDUCTION REQUESTS:**

32
33 ~~The Special Magistrate explained that the abatements have been recorded as a lien, therefore she~~
34 ~~no longer has jurisdiction over them. She stated the Town of Lady Lake knows she is familiar~~
35 ~~with the case and asks for her recommendation as to whether to waive or reduce the liens. She~~
36 ~~explained that the lien runs in favor of the Town and, therefore, the Town has the jurisdiction to~~
37 ~~ultimately waive, reduce, or forgive any of the liens.~~

38
39 ~~5. Case No. 15-5524 – 614 Ray St. – Branch Banking & Trust Co. c/o CT Corporation~~
40 ~~System – Town of Lady Lake Code of Ordinances Chapter 7-67 – High Grass, Garbage,~~
41 ~~Trash.~~

42
43 ~~Code Enforcement Officer Michelle Bilbrey stated a citizen's complaint was received on July 6,~~
44 ~~2015 regarding the condition of this property.~~

45
46 ~~A site inspection was completed on September 2, 2016 and the property was found to be non-~~
47 ~~compliant.~~

1 On September 30, 2016 the current owner, Branch Banking & Trust Co., was cited. A Notice of
2 Violation was sent via certified mail for violation of Town of Lady Lake Ordinance Chapters 7-
3 67 for High Grass, Garbage, Trash, and Chapters 20-74 for Abandoned Property Registration.
4 The property was registered as abandoned on October 13, 2015 (Case #15-5756), and the
5 violation was removed from this case.
6

7 Ms. Bilbrey reported the following actions:

- 8
- 9 • October 12, 2015 - a Notice of Hearing was sent to the property owner via certified mail for
10 the remaining violation. It was signed for on October 15, 2015.
 - 11 • October 27, 2015 - This case was presented to the Special Magistrate. The property owner
12 was ordered to pay an administrative fee of \$87.00 and to bring the property into compliance
13 within ten days or a fine of \$50.00 per day would begin to accrue.
 - 14 • October 27, 2015 - Code Enforcement Officer Aaron Graulau completed a Certificate of
15 Service. A copy of the Notice of Enforcement was sent to the property owner via certified
16 mail on October 28, 2015, and it was signed for on October 30, 2015.

17
18 Due to changes in Code Enforcement Officers, the Order of Enforcement was not immediately
19 recorded.
20

- 21 • March 28, 2016 and April 6, 2016 - Property inspections were conducted and the property
22 was found to be non-compliant. An affidavit of non-compliance was completed on April 6,
23 2016.
- 24 • April 13, 2016 - The Order of Enforcement was recorded with the Lake County Clerk of
25 Courts in the Official Records, Book 4765, Page 2070.
- 26 • July 14, 2016 - Ms. Bilbrey stated she was contacted by a representative from Branch
27 Banking & Trust Mortgage requesting the lien amount and the details of the violation.
- 28 • August 4, 2016 - At the request of the property owner a site inspection was conducted, and
29 the property was found to be in compliance.
- 30 • August 22, 2016 - Ms. Bilbrey stated she was contacted again by a representative from
31 Branch Banking & Trust Mortgage requesting this case be placed on the Special Magistrate
32 agenda for consideration of a lien reduction.
- 33 • September 26, 2016 - A re-inspection of the property was conducted and the property
34 remains in compliance

35
36 Ms. Bilbrey stated the total lien amount is \$13,687.00. Per the Lake County Property
37 Appraiser's website, the property is assessed at \$38,586.00.
38

39 Ms. Bilbrey stated it is staff's recommendation to reduce the lien amount to \$5,000.00, pending
40 final approval by the Town Commission.
41

42 The Special Magistrate asked if there was anyone present who would like to speak on this case.
43

44 Yuliya Swain, Attorney representing Branch Banking & Trust Co., stated her client
45 acknowledges there is a violation, and is kindly requesting a reduction of the lien. Ms. Swain
46 stated the Order of Enforcement and the fine was overlooked. She stated once the notices were
47 delivered to the proper person within the bank, the issue was taken care of immediately. Because
48 the bank is a multi-department institution handling several matters and, with the overwhelming

1 amount of foreclosures, the notices were not delivered to the proper person in a timely manner.
2 Ms. Swain stated there is now one person dedicated to foreclosure cases in Florida, and will
3 ensure all of the Branch Banking & Trust properties are in compliance with the local government
4 codes and ordinances.
5

6 The Special Magistrate reviewed the timeline regarding this case. She asked Ms. Swain how
7 much of a reduction of the lien her client is requesting.
8

9 Ms. Swain stated her client will pay any hard costs such as the administrative fee. She stated it
10 has been the practice of BB&T to request a reduction to 10% of the lien where this has occurred.
11

12 The Special Magistrate stated lien reductions typically encompass the costs of inspections and
13 notices, and asked Ms. Bilbrey why staff is requesting a fine of \$5,000.00.
14

15 Ms. Bilbrey stated the Town's typical reduction is 25% of the property value or \$5,000.00,
16 whichever is lower.
17

18 Growth Management Director Thad Carroll stated this is the recommended reduction by the
19 Town Commission. He stated the Special Magistrate's recommendation and staff's
20 recommendation will be presented to the Commissioners and they will ultimately decide on the
21 amount of the lien reduction.
22

23 Special Magistrate stated she is an unbiased party; however, she stated she needs to know if there
24 is a change in the Town's policies. She stated the recommended fine was lower in the past.
25

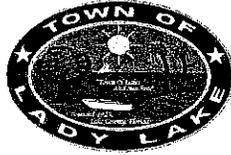
26 *Special Magistrate Valerie Fuchs stated that based on the testimony, she recommends an*
27 *abatement of this case's lien amount to \$2,500.00 based on the appraised value of the property*
28 *and the length of time it took the property to come into compliance. She stated that although*
29 *this is her recommendation, the case still has to go before the Town Commission. The*
30 *property owner will get a copy of the order.*
31

32 Code Enforcement Officer Michelle Bilbrey stated cases #6 and #7 will be presented together as
33 they are for the same property address, and will present Staff's recommendation simultaneously.
34

35 ~~6. Case No. 12-3359 213 Morningside Ave. Land Trust Service Corp. (Frank Rutig)~~
36 ~~Town of Lady Lake Code of Ordinances Chapter 7-67 High Grass, Garbage, Trash;~~
37 ~~Chapter 20-20(a)(1) PM Res. Exterior Maintenance; Chapter 20-51(a)(8) PM~~
38 ~~Porches/Stair Maintenance.~~
39

40 Code Enforcement Officer Michelle Bilbrey reported the following actions regarding Case No. 12-
41 3359, 213 Morningstar Avenue:
42

- 43 • ~~January 09, 2012 A citizen's complaint was received.~~
- 44 • ~~January 10, 2012 A site inspection was conducted and the property was found to have~~
45 ~~multiple violations. The owner, Frank Rutig, was cited and sent a Notice of Violation/Notice~~
46 ~~of Hearing via certified mail and regular USPS mail for violation of the following~~
47 ~~Ordinances and/or Land Development Regulations:~~



J-7

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 17, 2016

SUBJECT: Consideration to Host Relay for Life at the Rolling Acres Sports Complex on March 25, 2017

DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approval to Host Relay for Life at the Rolling Acres Sports Complex on March 25, 2017

SUMMARY: A few years back, the Lady Lake Relay for Life was dissolved into the Leesburg Relay for Life along with a few of the other smaller events. It appears, as indicated by the e-mail from Mary Shaner, that the American Cancer Society would like to see it back in Lady Lake. As you will see, the projected hours are from 10:00 a.m. to 9:00 p.m. This is much shorter than the all night event where Town staff was on property for around 24 hours. Our event may have been one of the smaller Relays, but on average, we raised around \$25,000.00 per year for the American Cancer Society.

FISCAL IMPACT: Estimated \$300.00 for overtime costs for Parks and Recreation; or approximately \$500.00 if Lady Lake Police are utilized for the full event.

- [] Capital Budget
[] Operating
[X] Other (O.T. Budget)

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

[] Other

Handwritten initials 'AS'

DEPARTMENT HEAD ADB Submitted 10/11/16 Date 10/17/16
HR Approved as to Form Date
FINANCE DEPARTMENT Approved as to Budget Requirements Date
TOWN MANAGER [Signature] Approved Agenda Item for: 10/17/16 Date 10/11/16

COMMISSION ACTION:

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

Relay



Shaner, Mary C <ShanerM@lake.k12.fl.us>

Mon 10/10/2016 8:23 AM



Mike Burske

Mon 10/10/2016 8:27 AM



Mike Burske

Mon 9/25/2016 2:43 PM

[Draft] This message hasn't been sent.

Saved on: Thu 9/22/2016 1:51 PM



Mike Burske

Mon 9/19/2016 10:49 AM

Mark as unread

Kris, FYI, and also do you know of anyone to judge the Pet Costume Contest. Would like to do Relay again....Mike

REPLY REPLY ALL FORWARD



Shaner, Mary C <ShanerM@lake.k12.fl.us>

Fri 9/9/2016 9:55 AM

Inbox

Mark as unread

To: Mike Burske;

You replied on 10/10/2016 8:27 AM.

Action Items

Get more apps

Hi Mike,

We are looking at bringing Relay back to the soccer fields ☺. The date they are looking at is March 25th. We only do a one day, no overnight event. Possible hours would be 10am-9pm.

Do you know if the field would be available at that time?

Also, we are looking for some judges for the Bark For Life event on Oct 29th at 12:00pm for the pet costume and look-a-like contests, I thought some Town employees or commissioners would be nice to include. Do you think you could find someone or should I go in and talk to someone at the office?

Thanks so much on giving me Dr. Price's number she said she would help. Now I just have to figure out the paperwork. ☺

Have a great weekend!!

Mary Shaner

Roanoke

Relay

1 of 3



J-8

TOWN COMMISSION AGENDA ITEM

REQUESTED REGULAR COMMISSION MEETING DATE October 17, 2016

SUBJECT: Consideration and Approval of Paying Off the Library Loan in the Amount of \$1,348,831.10 with Infrastructure Sur-Tax Money

DEPARTMENT: Finance Department

RECOMMENDED MOTION: Motion to approve paying off the Library loan in the amount of \$1,348,831.10 on or about 10/31/2016 from the Infrastructure Sur-Tax reserves.

SUMMARY: Town of Lady Lake will have approximately \$1,379,861 of Infrastructure Sur-Tax in reserves on October 31, 2016 of which \$1,348,831.10 would be used leaving a balance of approximately \$31,030 in reserves. After paying off this loan, the next Infrastructure Sur-Tax revenue received by the Town will be in November of 2016 and each month thereafter in an amount averaging \$108,500 a month.

FISCAL IMPACT: \$1,348,831.10
 Personal Budget
 Operating Budget
 Special Revenue

ATTACHMENTS: Ordinance Resolution Budget Resolution

Other SunTrust Payoff Quote

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

| | | | |
|--------------------|--------------------|------------------------------------|---------------|
| DEPARTMENT HEAD | <i>psw</i> | Submitted | Date 10-11-16 |
| FINANCE DEPARTMENT | <i>psw</i> | Approved as to Budget Requirements | Date 10-11-16 |
| TOWN MANAGER | <i>(Signature)</i> | Approved Agenda Item for: | Date 10-17-16 |

COMMISSION ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification



Dear:

The following is in response to your payoff request with respect to loan account # **0051033726**
Obligation 34 (the "Loan"):

| | |
|--|---------------------|
| Customer Name: TOWN OF LADY LAKE | |
| Customer Obligor Number: | 0051033726 |
| Principal Balance: | 1,344,015.04 |
| Interest Balance: | 4,816.06 |
| Late Charge Balance: | |
| Fee Balance: | |
| Escrow Tax: | |
| Escrow Insurance: | |
| Prepayment Penalty: | |
| Total payoff for loan account # 0051033726 effective as of 10/31/2016, assuming no balance or rate changes : | 1,348,831.10 |
| Per Diem thereafter, based on current rate of 4.30000000 | 160.53513 |
| Loan is on Sweep** | No |

Payoff must be received in U.S. funds by 2:00 P.M. EST on the effective date. This statement reflects information pertaining solely to the Loan as of the effective date shown in the table above (the "Effective Date") and does not include information pertaining to any other indebtedness, obligation or liability due or owing to SunTrust Bank or any of its affiliates. Amounts may change, subject to subsequent activity, including, without limitation, charges and credits in process or interest rate changes for variable rate transactions. Notwithstanding anything to the contrary contained in this letter or otherwise, all figures contained herein are subject to final written verification by SunTrust Bank.

Should you have questions please contact a Service Associate at 1-866-873-1462. When remitting funds, please be sure to include the commercial loan account number on the check and any correspondence.

** Please note that if payoff request is for a loan that is on a sweep, no per diem interest calculation is being provided since the Loan balance is subject to change on a daily basis. Please have the client contact their Relationship Manager to discontinue the sweep if a payoff including a per diem interest calculation is required.

Wire instructions are: SunTrust Bank - ABA #: **Account #:** Please be sure to include the name of the borrower as well as the commercial loan account number to be credited.

Sincerely,

CCS – Servicing Dept.



TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: Oct. 17, 2016 – Second/Final Reading

SUBJECT: Ordinance 2016-25 – Annexation of Property Being 0.64 +/- Acres of Land Owned by the Villages of Lake-Sumter, Inc., Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five (5) Lots Which Are Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTION:

Staff Recommends approval of Ordinance 2016-25 - The Villages of Lake-Sumter, Inc.– Requesting Annexation of 5 lots consisting of approximately 0.64 +/- acres of land which are Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida.

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to annex properties consisting of 5 Lots located within Orange Blossom Gardens Units 3-1.B and 4. The annexation application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 5 lots include the following addresses:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

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

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

The annexation application was received on Monday, July 25, 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 (89) within 150 feet of the properties proposed by annexation request were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-25, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the September 12, 2016 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2016-25 to the Town Commission with the recommendation of approval.

At the October 3, 2016 meeting, the **Town Commission** voted 5-0 to approve Ordinance 2016-25 upon first reading.

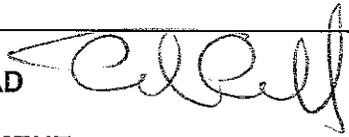
FISCAL IMPACT: \$ TBD – pending value of future homes

Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

DEPARTMENT HEAD  Submitted 10/10/16 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER  Approved Agenda Item for: 10/7/16 Date 10/10/16

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modifications


10-10-2016

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ORDINANCE NO. 2016-25

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VOLUNTARILY ANNEXING PROPERTY BEING 0.64 +/- ACRES OF LAND OWNED BY THE VILLAGES OF LAKE-SUMTER, INC; REFERENCED BY ALTERNATE KEYS 2594179, 2575042, 2787104, 2706236, AND 2722029; FIVE (5) LOTS WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNITS 3-1.B AND 4, WITHIN LAKE COUNTY, FLORIDA; PROVIDING FOR REDEFINITION OF THE LAND BOUNDARIES OF THE TOWN OF LADY LAKE; PROVIDING FOR FILING OF THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION IN ACCORDANCE WITH LAW.

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

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

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

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

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

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

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

PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida, this 17th day of October, 2016.

TOWN OF LADY LAKE, FLORIDA

Ruth Kussard, Mayor

ATTEST:

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

Derek Schroth, Town Attorney

Passed on First Reading: _____

Passed on Second/Final Reading: _____

EXHIBIT "A" - Legal Descriptions and Map

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Parcel ID #: 06-18-24-0350-000-20500; Lot 205, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

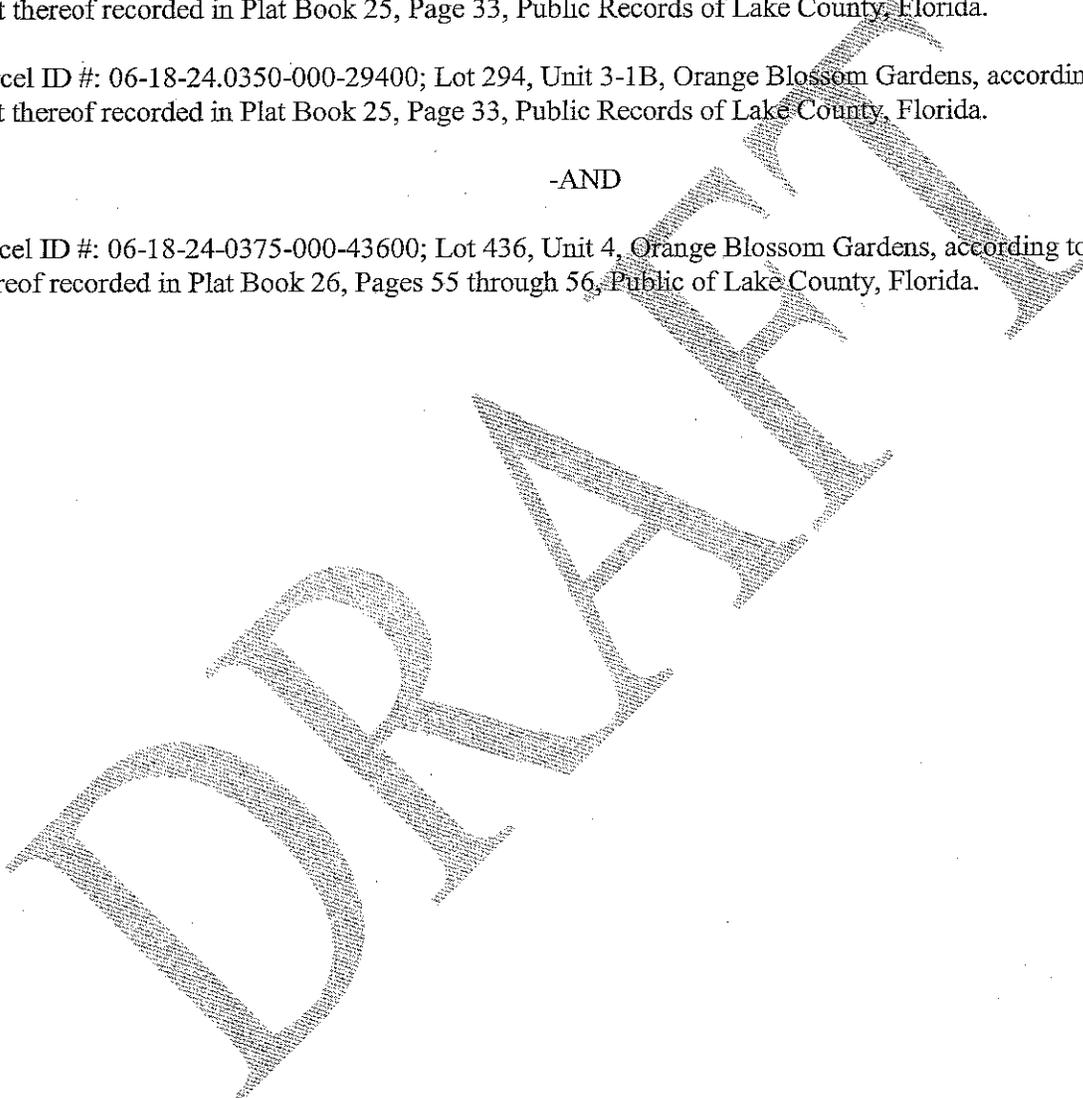
Parcel ID #: 06-18-24-0350-000-22800; Lot 228, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

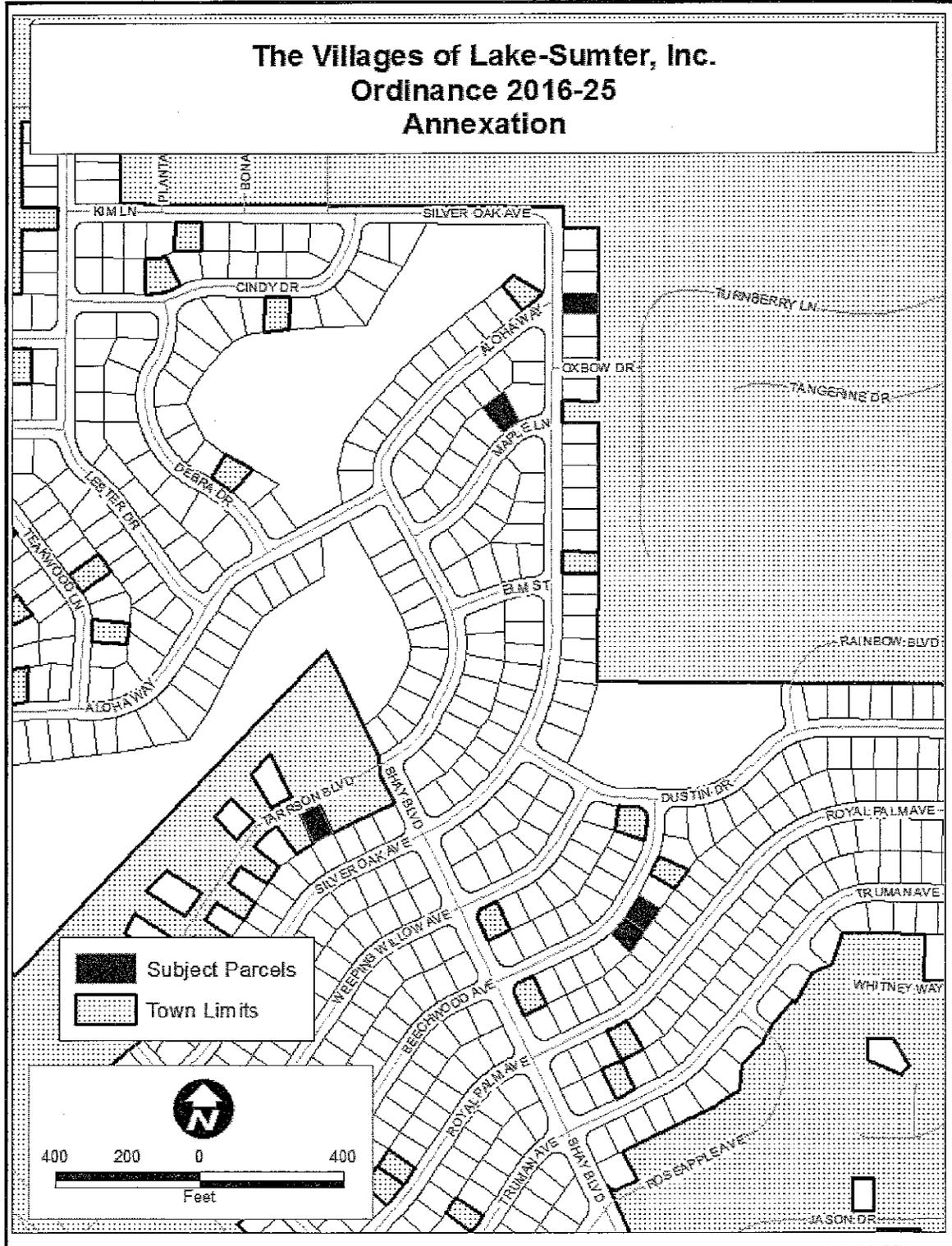
Parcel ID #: 06-18-24-0350-000-29300; Lot 293, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24.0350-000-29400; Lot 294, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06-18-24-0375-000-43600; Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public of Lake County, Florida.





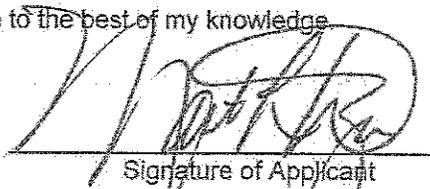
**TOWN OF LADY LAKE
ANNEXATION APPLICATION**

Alternate Key Number See attached list.

1. Owner's Name: The Villages of Lake-Sumter, Inc.
Mailing Address: 1020 Lake Sumter Landing, The Villages, FL 32162
Email Address: See below.
Telephone #: See below.
2. Applicant's Name: The Villages of Lake-Sumter, Inc. - Martin L. Dzuro, V.P.
Mailing Address: 1045 Lake Sumter Landing, The Villages, FL 32162
Email Address: marty.dzuro@thevillages.com
Telephone #: (352) 753-6262
3. Applicant is: Owner Agent Purchaser Lessee Optionee
4. Property Address/Location: See attached list.
5. Legal Description of Property to be annexed: See attached list.
6. The property is located in the vicinity of the following streets: Northeast of US 441,
North of Griffin Ave.
7. Area of the property: 27,981 Square feet 0.64 Acres
8. Utilities: Central Water Central Sewer Well Septic Tank
9. Existing County zoning of property: RM - Residential Medium
10. Requested zoning of property: MX-8 - Mixed Single Family
11. Number, square footage and present use of the existing structures on the property:
See attached list. If any structures, they are Residential.
12. Proposed use of the property: Residential
13. Has any land use application been filed within the last year in connection with this property? Yes No. If yes, briefly describe the nature of the request and the date this was done:
14. Attach a list of the owner's names and mailing addresses for all property lying within a one hundred fifty (150) foot radius surrounding the property legally described in this application.

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: <u>7/25/16</u> | Received by: <u>J. Carroll</u> |
| Annexation and Rezoning | Fees Paid: <u>\$2500.00</u> |

| LIST NO. | UNIT | LOT | HOUSE NO. | ADDRESS | ALT KEY NO. | PLAT BOOK/PAGE |
|----------|---------|-----|-----------|-------------------|-------------|----------------|
| 1 | OBG3-1B | 205 | 803 | Maple Lane | 2594179 | 25/33 |
| 2 | OBG3-1B | 228 | 852 | Silver Oak Avenue | 2575042 | 25/33 |
| 3 | OBG3-1B | 293 | 812 | Beechwood Avenue | 2787104 | 25/33 |
| 4 | OBG3-1B | 294 | 810 | Beechwood Avenue | 2706236 | 25/33 |
| 5 | OBG4 | 436 | 943 | Tarrison Blvd. | 2722029 | 26/55-56 |

Exhibit A

Parcel ID #: 06-18-24-0350-000-20500

Lot 205, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-22800

Lot 228, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-29300

Lot 293, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-29400

Lot 294, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06-18-24-0375-000-43600

Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public Records of Lake County, Florida.

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.: P09225

Doc Rec Dec Int Total

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Warranty Deed

This Warranty Deed made this 14th day of June, 2016 between Edgar J. Hurd and Patsy R. Hurd, husband and wife, whose post office address is 17733 SE 95th Circle, Summerfield, FL 34491, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-20500

Lot 205, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1983 HILLMAN Manufactured Home, ID# 02610233S, Florida Title 20125705 bearing Real Property Decal # R078614 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:

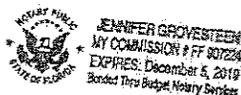
Jennifer Grovstein
Witness Name: Jennifer Grovstein
Norman Barber
Witness Name: NORMAN BARBER

Edgar J. Hurd
Edgar J. Hurd
Patsy R. Hurd
Patsy R. Hurd

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 14th day of June, 2016 by Edgar J. Hurd and Patsy R. Hurd, husband and wife, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Jennifer Grovstein
Notary Public
Printed Name: Jennifer Grovstein
My Commission Expires: 12/5/19

80,000

Prepared by and return to: Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08928

Exm 10
Res
Doc
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Misc

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RETURN

Warranty Deed

This Warranty Deed made this 16th day of June, 2016 between Roy Keith Campbell, a married man, whose post office address is 2406 Rolling Acres Drive, Conyers, GA 30094, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantees:

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

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

PARCEL ID #: 0618240350-000-22800

Lot 228, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1982 Florig Manufactured Home, ID# GD0CFL47818401, Florida Title 21372097 bearing Real Property Decals # R0078689 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.

This property does not constitute either the residence or the homestead of the Grantor herein, as the same is defined by the Constitution or the laws of the State of Florida.

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

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

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

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

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

Roy Keith Campbell
Roy Keith Campbell

Jennifer Grayson
Witness Name: Jennifer Grayson

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 16th day of June, 2016 by Roy Keith Campbell, a married man, who is personally known or has produced a driver's license as identification.

[Notary Seal]



TERESA NORVELL
MY COMMISSION # FF 130228
EXPIRES: June 3, 2018
Bonded True-Budget Notary Public

Teresa Norvell
Notary Public

Printed Name: _____

My Commission Expires: _____

INSTRUMENT#: 2016073245 OR BK 4807 PG 1528 PAGES: 1 7/18/2016 10:06:27 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: \$10.00 DEED DOC:\$490.00

70,000

RETURN

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLIn Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P09274

Exam _____
Rec'd _____
Doc _____
Int _____
Total _____

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 6th day of July, 2016 between Linda A. Pflug, a single woman, whose post office address is 185-01 50th Avenue, Flushing, NY 11365, grantor, and The Villages of Lake-Sumter, inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29300

Lot 293, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # GD0CFL27839921 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:

* Judith Devine
Witness Name: JUDITH Devine
Kathy Hagan
Witness Name: Kathryn Hagan

Linda A. Pflug
Linda A. Pflug

State of New York
County of SULLY

The foregoing instrument was acknowledged before me this 6th day of July, 2016 by Linda A. Pflug, a single woman, who is personally known or has produced a driver's license as identification.

[Notary Seal]

VINCENT D. McVEETY
Notary Public, State of New York
No. 017002012012
Qualified in Sully County
Commission Expires June 15, 19
October 20, 2019

Vincent D. McVeety
Notary Public
Printed Name: VINCENT D McVeety
My Commission Expires: OCTOBER 20, 2019

78000

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P09035

REC
LSE
Int
Toll

[Space Above This Line For Recording Data]

RETURN

Warranty Deed

This Warranty Deed made this 15th day of June, 2016 between Dennis L. Allen, a married man, individually and as Trustee of the Dennis L. Allen Revocable Trust under Agreement dated July 15, 2003, whose post office address is 5301 Saddleback Court, 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 #: 0518240350-000-29400

Lot 294, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # N12244 A & B thereon. The Titles have been retired.

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

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

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

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

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

Signed, sealed and delivered in our presence:

Jennifer Groveteen
Witness Name: JENNIFER GROVETEEN

Dennis L. Allen
Dennis L. Allen, Individually and as Trustee of the Dennis L. Allen Revocable Trust under Agreement dated July 15, 2003

Janile Schoenfeldt
Witness Name: JANILE SCHOENFELDT

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 15th day of June, 2016 by Dennis L. Allen, a married man, individually and as Trustee of the Dennis L. Allen Revocable Trust under Agreement dated July 15, 2003, who is personally known or has produced a driver's license as identification.

[Notary Seal]

JANILE SCHOENFELDT
NOTARY PUBLIC
MY COMMISSION # FF 97224
EXPIRES: December 5, 2018
Bonded thru Notary Services

Jennifer Groveteen
Notary Public
Printed Name: JENNIFER GROVETEEN
My Commission Expires: 12/5/19

INSTRUMENT#: 2016071960 OR BK 4806 PG 214 PAGES: 1 7/13/2016 2:46:04 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: \$10.00 DEED DOC:\$525.00

75000

EM |
Rcc | 10
Doc |
Int |
Total |

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burned
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P09275

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of July, 2016 between RSM Reports, LLC, a Florida Limited Liability Company, whose post office address is 3659 Cluster Court, The Villages, FL 32163, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240375-000-43600

Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # N12032 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:

Luke E. Marke
Witness Name: Luke E. Marke

RSM Reports, LLC, a Florida Limited Liability Company

By: Kent Campbell
Kent Campbell, Manager

Sherry L. Jones
Witness Name: SHERRY L. JONES

State of Wisconsin
County of Vernon

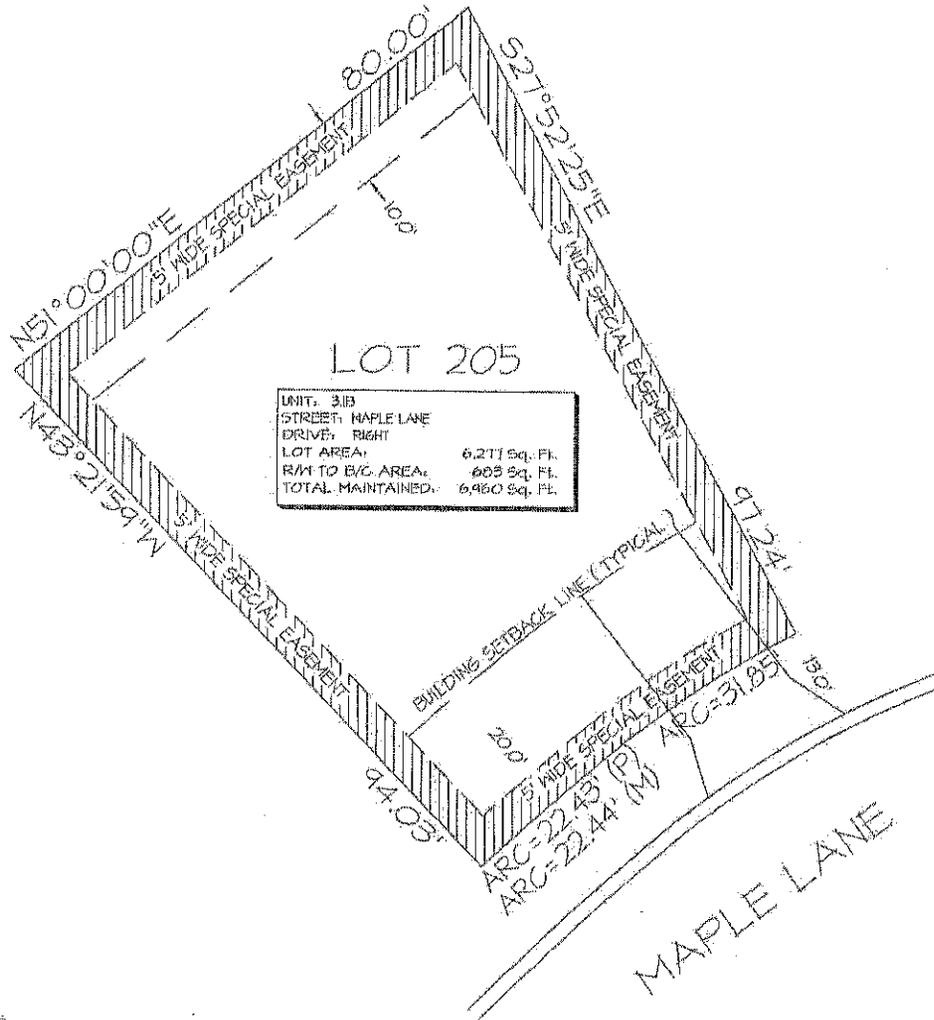
The foregoing instrument was acknowledged before me this 29th day of June, 2016 by Kent Campbell, Manager of RSM Reports, LLC, a Florida Limited Liability Company, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.



Patricia D. Maistrejean
Notary Public
Printed Name: PATRICIA D. MAITREJEAN
My Commission Expires: January 31, 2020



SCALE: 1/8"=1'



LOT 205

UNIT: 313
 STREET: MAPLE LANE
 DRIVE: RIGHT

LOT AREA: 6,277 sq. Ft.
 R/W TO E.V.C. AREA: 6,000 sq. Ft.
 TOTAL MAINTAINED: 6,960 sq. Ft.

- LEGEND**
- WATER METER
 - IRRIGATION METER
 - STREET LIGHT
 - INDICATED PLAT
 - INDICATES MEASURED
 - CABLE TV PEDESTAL / 1" OR 9" ROUND
 - TELEPHONE PEDESTAL / 4" OR 12" ROUND
 - ELECTRIC PEDESTAL / 20"x20" PAD
 - ELECTRIC TRANSFORMER / 8'X8' PAD
 - ELECTRIC FEED THROUGH CABINET
 - WATER VALVE
 - UTILITY VAULT
 - FIRE HYDRANT
 - STORM INLET
 - VALLEY GUTTER INLET
 - CATCH BASIN
 - MANHOLE
 - LINE EXTENDER PEDESTAL / 12'X30'X4'
 - TRUNK AMP PEDESTAL / 17'X30'X4'
 - SWITCH GEAR / 1' X 7'
 - POWER SUPPLY / 20'X20'X30'
 - 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, SANITARY, SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION, TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LINE. 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 GROUND AND LANDSCAPE BEING DISTURBED PRIORANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SERVICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

THIS IS NOT A SURVEY
 THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
 THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
 THE VILLAGES OF LAKE-SHARER, 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.

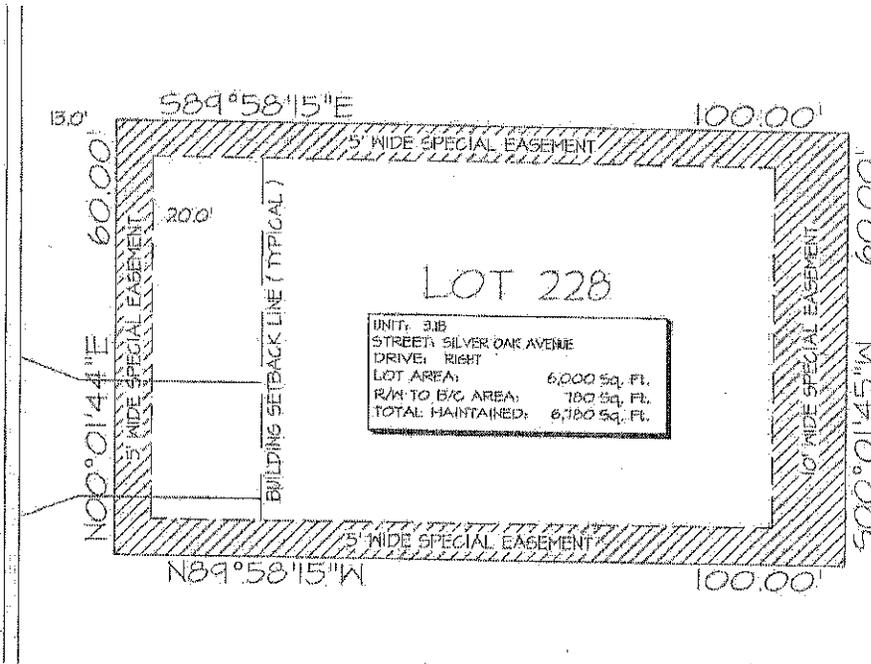
CUSTOMER SIGNATURE _____ DATE _____
 CUSTOMER SIGNATURE _____ DATE _____

The Villages
 Arnett
 Environmental, LLC
 2201 Lake Shoreway, The Villages, FL 32158
 3526 OCEANVIEW PARK, BREVARD CO
 32709



SCALE: 1/16"=1'

SILVER OAK AVENUE



UNIT: 31B
 STREET: SILVER OAK AVENUE
 DRIVE: RIGHT
 LOT AREA: 6,000 SQ. FT.
 R/W TO B/C AREA: 780 SQ. FT.
 TOTAL MAINTAINED: 6,780 SQ. FT.

- LEGEND:**
- WATER METER
 - IRRIGATION METER
 - STREET LIGHT
 - INDICATES FLAT
 - INDICATES MEASURED
 - TELEPHONE PEDESTAL / 4" OR 12" BOUND
 - ELECTRIC PEDESTAL / 20"X30" PAD
 - ELECTRIC TRANSFORMER / 350V 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"
 - THINK-AMP PEDESTAL / 17"X30"X14"
 - SWITCH GEAR / T X T
 - POWER SUPPLY / 20"X30"X50"
 - BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAY IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LIGHT LINES, CABLE TV, 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 CABLES AND LANDSCAPE BEING DAMAGED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GRASS, LANDSCAPE BOWLS, 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 WAY THAT THESE UTILITY PROVIDERS MAY PLACE THEIR ABOVE GRASS ITEMS IN THE FUTURE.

THIS IS NOT A SURVEY
 THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
 THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES / UTILITY LOCATIONS ARE SUBJECT TO CHANGE.
 THE VILLAGES OF LAKE BRYDER, INC., OKANISH 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.

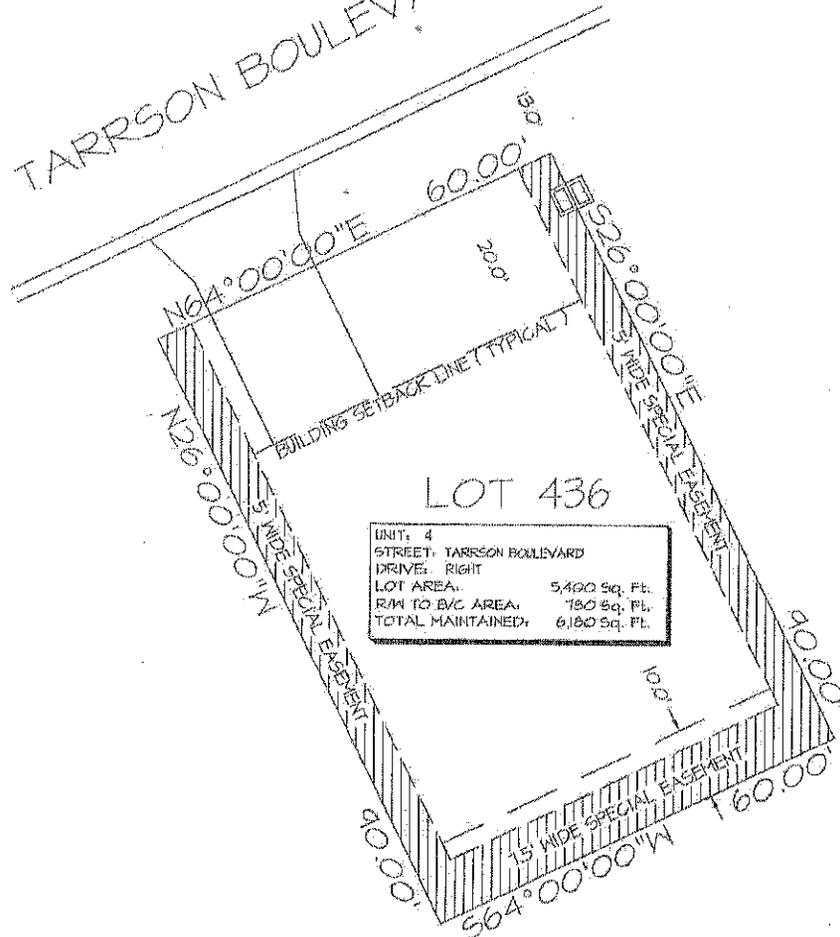
CUSTOMER SIGNATURE: _____ DATE: _____
 CUSTOMER SIGNATURE: _____ DATE: _____

The Villages
 Arnett
 Environmental, LLC
 18000 Arnett Lane, The Villages, FL 32159
 352-237-1177 FAX: 352-237-1178
 www.arnettenv.com



SCALE: 1/8"=1'

TARRSON BOULEVARD



LOT 436

| | |
|---------------------------|---------------|
| UNIT: 4 | |
| STREET: TARRSON BOULEVARD | |
| DRIVE: RIGHT | |
| LOT AREA: | 5,460 Sq. Ft. |
| RAW TO EVC AREA: | 780 Sq. Ft. |
| TOTAL MAINTAINED: | 6,180 Sq. Ft. |

LEGEND:

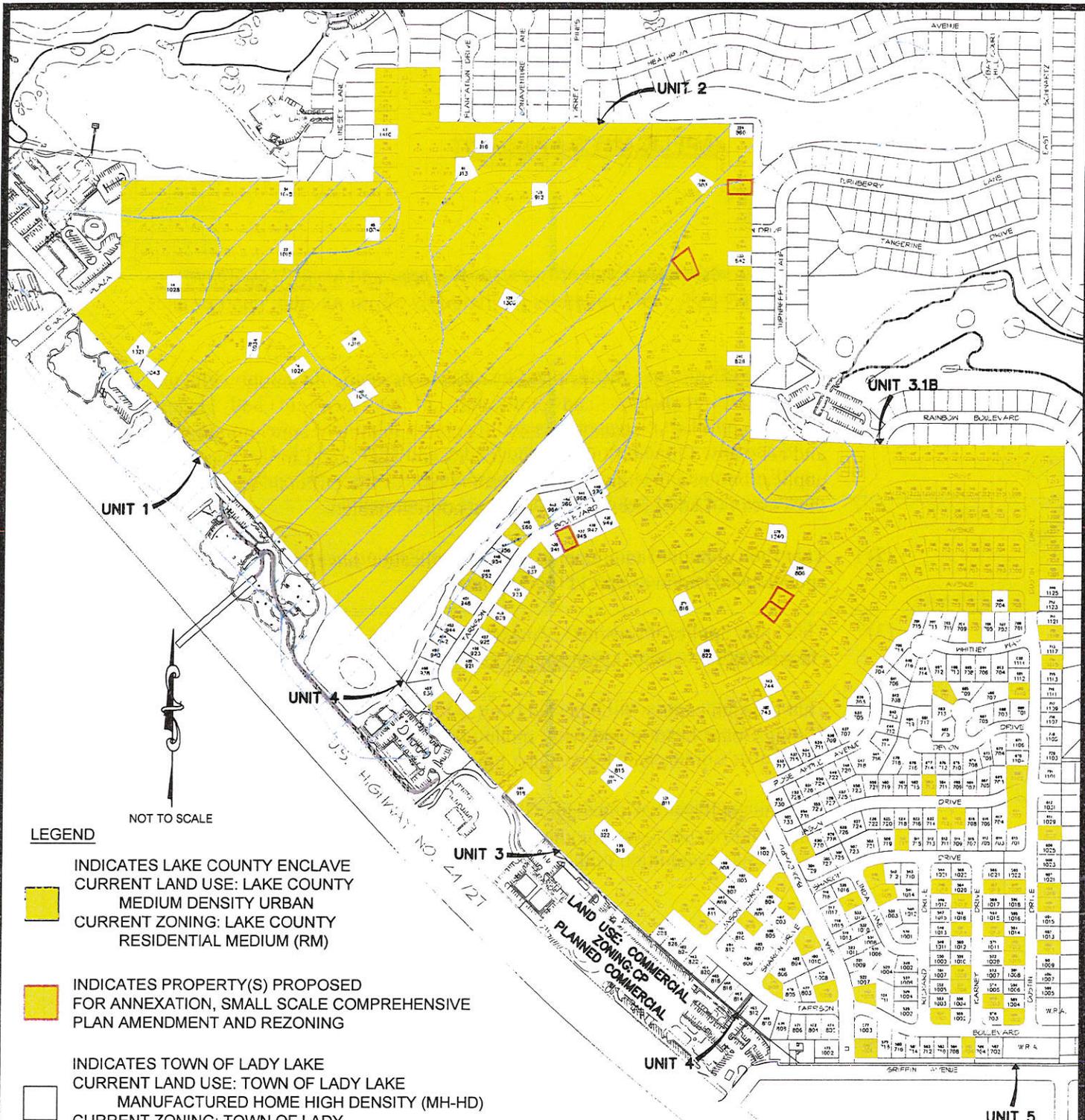
| | |
|--|--------------------------------------|
| | WATER METER |
| | IRRIGATION METER |
| | STREET LIGHT |
| | INDICATES PLAT |
| | INDICATES MEASURED |
| | CABLE T.V. PEDESTAL / 4" OR 6" ROUND |
| | ELECTRIC PEDESTAL / 20"x20" PAD |
| | ELECTRIC TRANSFORMER / 8'x8' PAD |
| | ELECTRIC FEED THROUGH 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 / T X T |
| | POWER SUPPLY / 20"x20"x56" |
| | BOARD / STOCKADE / PVC FENCE |

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

THIS IS NOT A SURVEY
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 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 LANDSCAPES, INC., ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

The Villages
 Arnett
 Environmental, LLC
 10515A Southridge, The Villages, FL 32159
 Phone: 352.933.4477 Fax: 352.933.4281
 www.thevillagesofarnett.com

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



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**

JULY 25, 2016

Arnett
 Environmental, LLC

1038 Lake Sumter Landing The Villages, FL 32162
 Tel No. (352)753-4747 Fax No. (352)753-1298
 Certificate of Authorization Number: 27495

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.

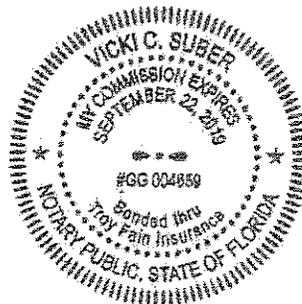


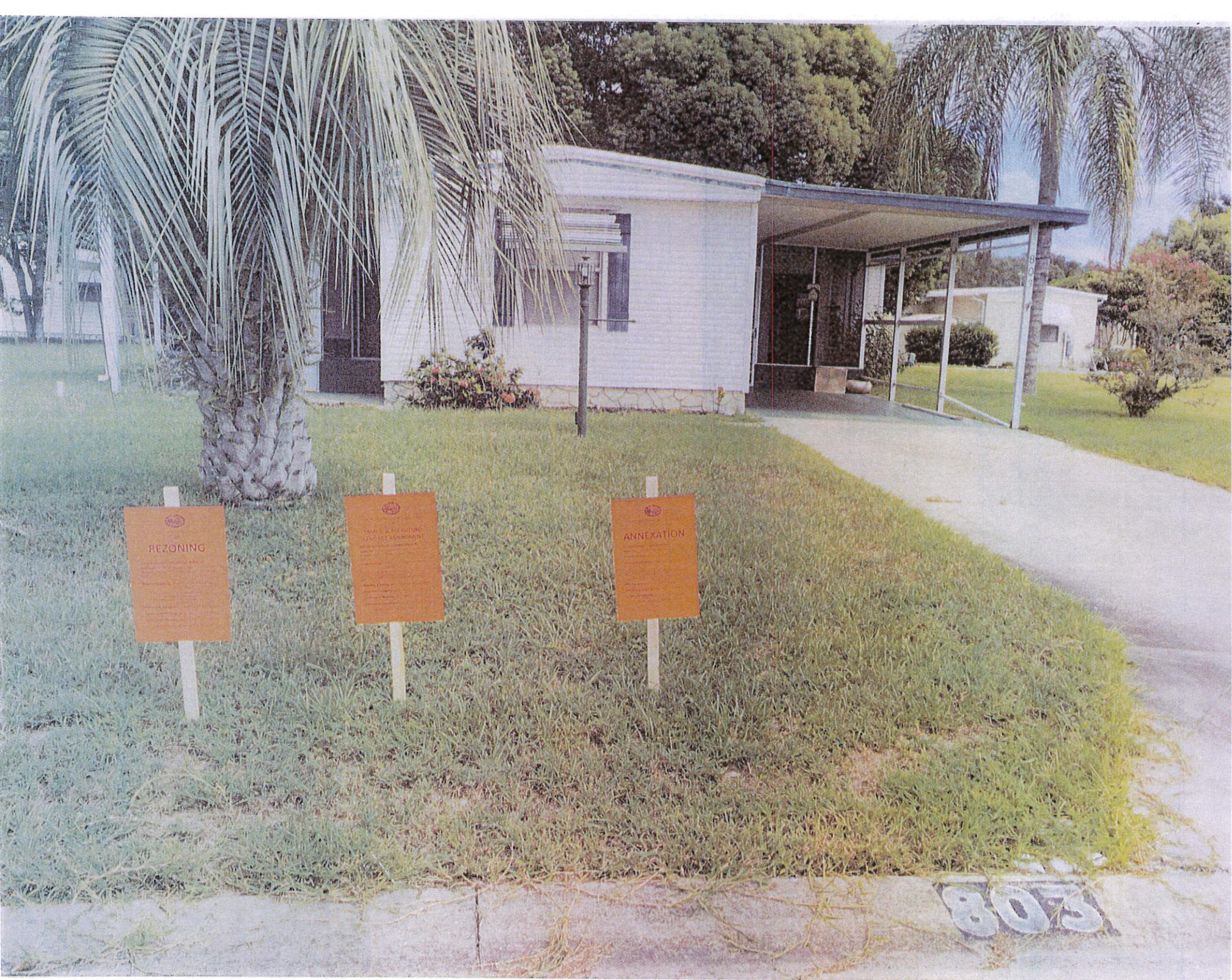
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 24 day of July
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. Suber





REZONING
The City of San Diego is proposing to rezone the property from its current zoning to a new zoning district. This rezoning is necessary to allow the proposed development to be consistent with the City's Comprehensive Zoning Ordinance and the City's General Plan. The rezoning is subject to the City's review and approval of the proposed development plan.

SMALL BUSINESS DISTRICT ASSIGNMENT
The City of San Diego is proposing to assign the property to a new Small Business District. This assignment is necessary to ensure that the property is consistent with the City's Comprehensive Zoning Ordinance and the City's General Plan. The assignment is subject to the City's review and approval of the proposed development plan.

ANNEXATION
The City of San Diego is proposing to annex the property into the City's jurisdiction. This annexation is necessary to ensure that the property is consistent with the City's Comprehensive Zoning Ordinance and the City's General Plan. The annexation is subject to the City's review and approval of the proposed development plan.

8073



REZONING
This property is currently zoned R-1 (Residential Single-Family). The proposed rezoning is to R-2 (Residential Medium-Density). This rezoning would allow for the construction of a second residential unit on the property.

ANNEXATION
This property is currently located in the City of [City Name]. The proposed annexation is to the City of [City Name]. This annexation would allow the property to benefit from the services and infrastructure provided by the City of [City Name].

ANNEXATION
This property is currently located in the City of [City Name]. The proposed annexation is to the City of [City Name]. This annexation would allow the property to benefit from the services and infrastructure provided by the City of [City Name].



ANNEXATION

ANNEXATION OF THE PROPERTY TO THE CITY OF TAMPA

THE CITY OF TAMPA HAS ADOPTED AN ORDINANCE TO ANNEX THE PROPERTY TO THE CITY OF TAMPA. THE PROPERTY IS LOCATED AT 810 10TH AVENUE SOUTH, TAMPA, FLORIDA 33604. THE PROPERTY IS CURRENTLY UNINCORPORATED. THE CITY OF TAMPA IS REQUESTING THAT YOU SUPPORT THE ANNEXATION OF THIS PROPERTY TO THE CITY OF TAMPA.

FOR MORE INFORMATION, PLEASE CONTACT THE CITY OF TAMPA AT (813) 274-2200.

REZONING

REZONING OF THE PROPERTY TO THE CITY OF TAMPA

THE CITY OF TAMPA HAS ADOPTED AN ORDINANCE TO REZONE THE PROPERTY TO THE CITY OF TAMPA. THE PROPERTY IS LOCATED AT 810 10TH AVENUE SOUTH, TAMPA, FLORIDA 33604. THE PROPERTY IS CURRENTLY UNINCORPORATED. THE CITY OF TAMPA IS REQUESTING THAT YOU SUPPORT THE REZONING OF THIS PROPERTY TO THE CITY OF TAMPA.

FOR MORE INFORMATION, PLEASE CONTACT THE CITY OF TAMPA AT (813) 274-2200.

TAMPA - SCHOOL DISTRICT

TAMPA - SCHOOL DISTRICT IS REQUESTING THAT YOU SUPPORT THE REZONING OF THIS PROPERTY TO THE CITY OF TAMPA. THE PROPERTY IS LOCATED AT 810 10TH AVENUE SOUTH, TAMPA, FLORIDA 33604. THE PROPERTY IS CURRENTLY UNINCORPORATED. THE CITY OF TAMPA IS REQUESTING THAT YOU SUPPORT THE REZONING OF THIS PROPERTY TO THE CITY OF TAMPA.

FOR MORE INFORMATION, PLEASE CONTACT THE CITY OF TAMPA AT (813) 274-2200.

810



945

ANNEXATION

ANNEXATION

REZONING

The Villages

July 25, 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 September 12, 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 October 3, 2016 Meetings and Commission for Final Reading on October 17, 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

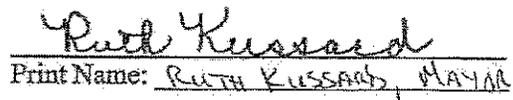
until terminated by either of the parties. Either party to this Agreement may terminate the Agreement by providing ninety (90) days written notice to the other.

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

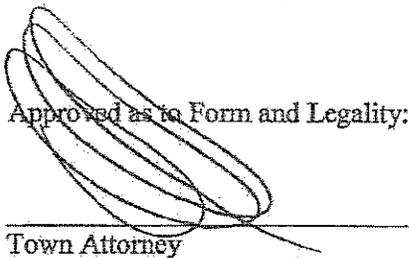
ATTEST:

TOWN OF LADY LAKE


Town Clerk


Print Name: RUTH KUSSARD, MAYOR

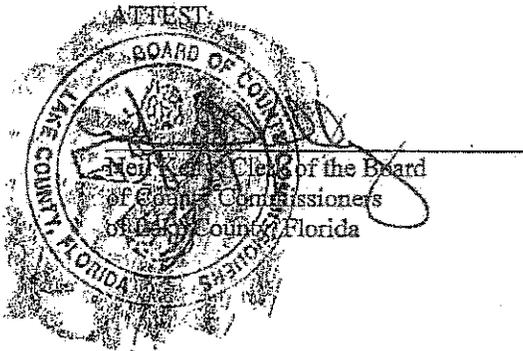
Date: MAY 18, 2015

Approved as to Form and Legality:

Town Attorney

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

COUNTY

LAKE COUNTY, through its
BOARD OF COUNTY COMMISSIONERS





Jimmy Conner
Chairman

This 5th day of June, 2015.

Approved as to form and legality:



Sanford A. Minkoff
County Attorney



PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: September 12, 2016

SUBJECT: Ordinance 2016-25 – Annexation of Property Being 0.64 +/- Acres of Land Owned by the Villages of Lake-Sumter, Inc., Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five (5) Lots Which Are Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

1. Motion to forward Ordinance 2016-25 - The Villages of Lake-Sumter, Inc.– Requesting Annexation of 5 lots consisting of approximately 0.64 +/- acres of land which are Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida, to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance 2016-25 - The Villages of Lake-Sumter, Inc.– Requesting Annexation of 5 lots consisting of approximately 0.64 +/- acres of land which are Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida, 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 annex properties consisting of 5 Lots located within Orange Blossom Gardens Units 3-1.B and 4. The annexation application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 5 lots include the following addresses:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of each property has been included with the submitted application. All lots will be

served by the Village Center Community Development District Central Water and Sewer System, as well as the District's Fire Department.

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

The annexation application was received on Monday, July 25, 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 (89) within 150 feet of the properties proposed by annexation request were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-25, 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 2016-25 for first reading on Monday, October 3, 2016 at 6:00 p.m. The second and final reading will be held on Monday, October 17, 2016 at 6:00 p.m.

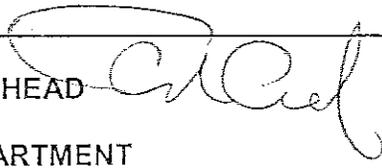
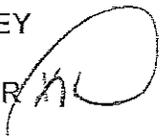
FISCAL IMPACT: \$ TBD – pending value of future homes

Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

| | | | |
|--------------------|---|------------------------------------|------|
| DEPARTMENT HEAD |  | Submitted 9/6/16 | Date |
| FINANCE DEPARTMENT | | Approved as to Budget Requirements | Date |
| TOWN ATTORNEY | | Approved as to Form and Legality | Date |
| TOWN MANAGER |  | Approved Agenda Item for: 9/12/16 | Date |

103
9-6-16

BOARD ACTION: Approved as Recommended Disapproved

5/6/00 4-0

Tabled Indefinitely Continued to Date Certain

Approved with Modifications

CC: THAD - G.M.

Planning and Zoning Board Meeting
September 12, 2016

- 1 • 803 Maple Lane
- 2 • 852 Silver Oak Avenue
- 3 • 812 Beechwood Avenue
- 4 • 810 Beechwood Avenue
- 5 • 943 Tarrson Boulevard

6
7 The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County,
8 Florida. Appropriate legal descriptions, a location map, and a sketch of each property has been
9 included with the submitted application. All lots will be served by the Village Center Community
10 Development District Central Water and Sewer System, as well as the District's Fire Department.

11
12 In accordance with the provisions of Florida Statute 171.205, and the Interlocal Service Boundary
13 Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake,
14 Florida, the Town may annex properties into the Town which are non-contiguous to the existing
15 municipal boundary. The proposed properties under this application exist as both contiguous and
16 non-contiguous lots.

17
18 The annexation application was received on Monday, July 25, 2016, and has been reviewed and
19 determined to be complete, satisfying the necessary criteria as required for annexation under
20 statutory requirements. The application was found to meet the requirements of the Land
21 Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for
22 transmittal to the Town Commission.

23
24 Notices to inform the surrounding property owners (89) within 150 feet of the properties proposed
25 by annexation request were mailed Monday, August 1, 2016. The properties were posted Thursday,
26 August 4, 2016.

27
28 The Technical Review Committee (TRC) members individually reviewed application for Ordinance
29 No. 2016-25, and determined the application to be complete and ready for transmittal to the
30 Planning and Zoning Board. The Town Commission is scheduled to consider Ordinance No. 2016-
31 25 for first reading on Monday, October 3, 2016 at 6:00 p.m. The second and final reading will be
32 held on Monday, October 17, 2016 at 6:00 p.m.

33
34 Member Chiasson asked if any of these properties are located in a flood plain.

35
36 Ms. Then replied that none of these properties are located within a flood plain. The closest property
37 to a flood plain is the property on Tarrson Boulevard. She reported an elevation certificate must be
38 submitted when a new application is submitted. Also, elevation inspections are performed
39 throughout the construction process.

40
41 Member Chiasson stated according to the map included in the packet, it appears as though the
42 Tarrson Boulevard property is currently in Lady Lake.

43
44 Ms. Then stated the map is a little blurry. Referring to the map of the Town limits, Ms. Then
45 showed the houses to the right and to the left of the proposed property have been annexed into Lady
46 Lake.

47
48 Member Sigurdson stated one of the properties on Beechwood Avenue has already been cleared,
49 and asked if the tree will remain on the property.

1 Martin L. Dzuro stated with each building permit application that is submitted, the property is
2 reviewed. If a tree is on the list of historic trees, it must be protected. He stated that he must
3 comply with the Lady Lake Tree Ordinance.

4
5 *Upon a motion by Member Sigurdson and a second by Member Conlin, the Planning and Zoning*
6 *Board recommended transmittal and approval of Ordinance No. 2016-25 to the Town*
7 *Commission for consideration by the following roll call vote:*

| | | |
|----|------------------|------------|
| 8 | | |
| 9 | <i>CHIASSON</i> | <i>YES</i> |
| 10 | <i>GAUDER</i> | <i>YES</i> |
| 11 | <i>SIGURDSON</i> | <i>YES</i> |
| 12 | <i>CONLIN</i> | <i>YES</i> |
| 13 | | |

14 ~~3. Ordinance No. 2016-26 – Small Scale Future Land Use Comprehensive Plan Amendment –~~
15 ~~The Villages of Lake Sumter, Inc. – from Lake County Medium Urban Density to Lady Lake~~
16 ~~Manufactured Home High Density – Five Lots Located within Orange Blossom Gardens Units~~
17 ~~3-1.B and 4 within Lake County, Florida; Referenced by Alternate Keys 2594179, 2575042,~~
18 ~~2787104, 2706236, & 2722029 (Wendy Then)~~

19
20 Town Planner Wendy Then presented the background summary for this agenda item (on file in the
21 Clerk's Office). She stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake
22 Sumter, Inc., has filed applications to amend the future land use comprehensive plan for properties
23 consisting of five lots located within Orange Blossom Gardens Units 3-1.B and 4, from Lake
24 County Medium Urban Density to Lady Lake Manufactured Home High Density. The application
25 involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.
26 The proposed properties are as follows:

- 27
- 28 • 803 Maple Lane
- 29 • 852 Silver Oak Avenue
- 30 • 812 Beechwood Avenue
- 31 • 810 Beechwood Avenue
- 32 • 943 Tarrson Boulevard
- 33

34 The Small Scale Future Land Use Map Amendment application was received on Monday, July 25,
35 2016. It has been reviewed and determined to be complete, satisfying the necessary criteria as
36 required to meet the requirements of the Land Development Regulations (LDRs) as well as the
37 adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

38
39 Notices to inform the surrounding property owners (89) within 150 feet of the property of the
40 proposed amendment were mailed on Monday, August 1, 2016. The properties were posted on
41 Thursday, August 4, 2016.

42
43 Concurrency Determination Statement: A Concurrency Determination Statement has also been
44 included as part of the Small Scale Comprehensive Plan Amendment Application, which the
45 applicant submitted to explain expected impacts on Town Services. The Villages has removed
46 existing manufactured homes on five lots in a section of the Villages known as Orange Blossom
47 Gardens to construct a similar size conventional built home on each lot. There will be no increase in
48 utility services, traffic, population, or recreation use.

49
50 Impact on Town Services



TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 3, 2016 – First Reading

SUBJECT: Ordinance 2016-25 – Annexation of Property Being 0.64 +/- Acres of Land Owned by the Villages of Lake-Sumter, Inc., Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five (5) Lots Which Are Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTION:

Staff Recommends approval of Ordinance 2016-25 - The Villages of Lake-Sumter, Inc.-- Requesting Annexation of 5 lots consisting of approximately 0.64 +/- acres of land which are Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida.

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to annex properties consisting of 5 Lots located within Orange Blossom Gardens Units 3-1.B and 4. The annexation application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The 5 lots include the following addresses:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

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

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

The annexation application was received on Monday, July 25, 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 (89) within 150 feet of the properties proposed by annexation request were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-25, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the September 12, 2016 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2016-25 to the Town Commission with the recommendation of approval.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-25 for second and final reading on Monday, October 17, 2016 at 6:00 p.m.

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

Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

7-26-2016 DEPARTMENT HEAD *[Signature]* Submitted 9/26/16 Date
FINANCE DEPARTMENT Approved as to Budget Requirements Date
TOWN ATTORNEY Approved as to Form and Legality Date
TOWN MANAGER *[Signature]* Approved Agenda Item for: 10/3/16 Date 9/27/16

BOARD ACTION: Approved as Recommended Disapproved
HY/RC 5-0

Tabled Indefinitely Continued to Date Certain

Approved with Modifications

cc: TRAD - G.M. ✓

1 Commissioner Richards stated that this agreement is mirroring the original agreement and it would
2 be logical to recognize and grandfather in this item. He pointed out that the total usage is under the
3 Special Exception Use.

4
5 Mayor Kussard stated that this is an item that was missed in the original agreements, and is an issue
6 that is prohibited by the Town's Land Development Regulations.

7
8 Ms. Strange stated the reference to tents has been there since the beginning, and has not been
9 missed since first reading.

10
11 Commissioner Hannan stated it does not make sense to take the reference to tents out now, and he
12 agreed with Commissioner Richards.

13
14 Mr. Carroll commented that there was no clarification since the first reading regarding whether tents
15 are a campground use; although Ms. Strange said they were willing to limit the number of sites that
16 could be used at any given time that could be used for camping.

17
18 Mayor Kussard asked if there were any further questions or comments, and hearing none, asked for
19 a motion.

20
21 *Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the*
22 *Commission approved the second/final reading of Ordinance No. 2016-16 with changes made on*
23 *October 3, 2016, by the following roll call vote:*

| | | |
|-------|-----------------|------------|
| _____ | <i>HOLDEN</i> | <i>YES</i> |
| _____ | <i>HANNAN</i> | <i>YES</i> |
| _____ | <i>RICHARDS</i> | <i>YES</i> |
| _____ | <i>VINCENT</i> | <i>YES</i> |
| _____ | <i>KUSSARD</i> | <i>NO</i> |

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10. Ordinance No. 2016-25 – First Reading – Annexation – The Villages of Lake-Sumter, Inc. – Approximately 0.64+/- Acres of Property Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five Lots Located Within Orange Blossom Gardens Units 3-1.B and 4, 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 annex properties consisting of five lots located within Orange Blossom Gardens Units 3-1.B and 4. The annexation application involves annexing 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. Staff recommends approval of this ordinance.

The five lots include the following addresses:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

1 A map of the area was shown, as were surveys of each lot, an aerial view of the area delineating the
2 parcels, and photos of the posting of each property.

3
4 The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County,
5 Florida. Appropriate legal descriptions, a location map, and a sketch of each property has been
6 included with the submitted application. All lots will be served by the Village Center Community
7 Development District Central Water and Sewer System, as well as the District’s Fire Department.

8
9 In accordance with the provisions of Florida Statute 171.205 and the Interlocal Service Boundary
10 Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake,
11 Florida, the Town may annex property into the Town which are non-contiguous to the existing
12 municipal boundary. The proposed properties under this application exist as both contiguous and
13 non-contiguous lots.

14
15 The annexation application was received on Monday, July 25, 2016 and has been reviewed and
16 determined to be complete, satisfying the necessary criteria as required for annexation under
17 statutory requirements. The application was found to meet the requirements of the Land
18 Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for
19 transmittal to the Town Commission.

20
21 Notices to inform the surrounding property owners (89) within 150 feet of the properties proposed
22 by annexation request were mailed Monday, August 1, 2016. The properties were posted Thursday,
23 August 4, 2016. No objections or letters of support have been received to date.

24
25 The Technical Review Committee (TRC) members individually reviewed application for Ordinance
26 No. 2016-25, and determined the application to be complete and ready for transmittal to the
27 Planning and Zoning Board. At the September 12, 2016 meeting, the Planning and Zoning Board
28 voted 4-0 to forward Ordinance No. 2016-25 to the Town Commission with the recommendation of
29 approval. The Town Commission is scheduled to consider Ordinance No. 2016-25 for second/final
30 reading on Monday, October 17, 2016 at 6:00 p.m.

31
32 Mr. Carroll noted that this is the seventh wave of annexations and will bring the total number of
33 parcel annexation requests to 39 including this one. He stated Mr. Dzuro is present if there are any
34 questions.

35
36 Mayor Kussard asked if anyone had any questions or comments, and hearing none, asked for a
37 motion.

38
39 *Upon a motion by Commissioner Holden and seconded by Commissioner Richards, the*
40 *Commission approved the first reading of Ordinance No. 2016-25, by the following roll call vote:*

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

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48 **11. Ordinance No. 2016-26 – First Reading – Small Scale Future Land Use Comprehensive**
49 **Plan Amendment – The Villages of Lake Sumter, Inc. – Change from Lake County Medium**
50 **Urban Density to Lady Lake Manufactured Home High Density – Approximately 0.64+/-**
51 **Acres of Property Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and**



TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: Oct. 17, 2016 – Second/Final Reading

SUBJECT: Ordinance 2016-26 - 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 0.64+/- acres of land, owned by The Villages of Lake-Sumter, Inc., Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five (5) Lots Which Are Located Within Orange Blossom Gardens Units 3-1.B and 4, within Lake County Florida.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTION:

Staff Recommends approval of Ordinance No. 2016-26, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.64 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density.

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to amend the future land use comprehensive plan for properties consisting of five (5) Lots located Within Orange Blossom Gardens Units 3-1.B and 4, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The Small Scale Future Land Use Map Amendment application was received on Monday, July 25, 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 (89) within 150' of the property of the proposed amendment were mailed on Monday, August 1, 2016. The properties were posted on Thursday, August 4, 2016.

Concurrency Determination Statement

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 Villages has removed existing manufactured homes on five (5) lots in a 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.

The subject properties involve approximately 0.64 ± acres lie in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

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

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 2016-26, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the September 12, 2016 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2016-26 to the Town Commission with the recommendation of approval.

The **Local Planning Agency** voted 5-0 for approval of Ordinance 2016-26 at the October 3, 2016, regular meeting.

At the October 3, 2016 meeting, the **Town Commission** voted 5-0 for approval of Ordinance 2016-26 upon first reading.

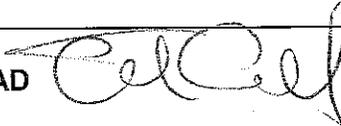
FISCAL IMPACT: \$ _____

Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

DEPARTMENT HEAD  Submitted 10/10/16 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

WJ 10-10-16 TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER  Approved Agenda Item for: 10/17/16 Date 10/19/16

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification

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ORDINANCE NO. 2016-26

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 October 3, 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.

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General Location: North of Griffin Avenue and northeast of North Hwy 27/441, five (5) lots located within the Orange Blossom Gardens Subdivision Units 3-1.B and 4, within Lake County, Florida.

Acres: 0.64 +/- Acres

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

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

Section 4. Severability

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

Section 5. Effective Date.

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

PASSED AND ORDAINED this 17th day of October, 2016.

TOWN OF LADY LAKE, FLORIDA

Ruth Kussard, Mayor

ATTEST:

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

Derek Schroth, Town Attorney

EXHIBIT "A"
Legal Descriptions and Map

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Parcel ID #: 06-18-24-0350-000-20500; Lot 205, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

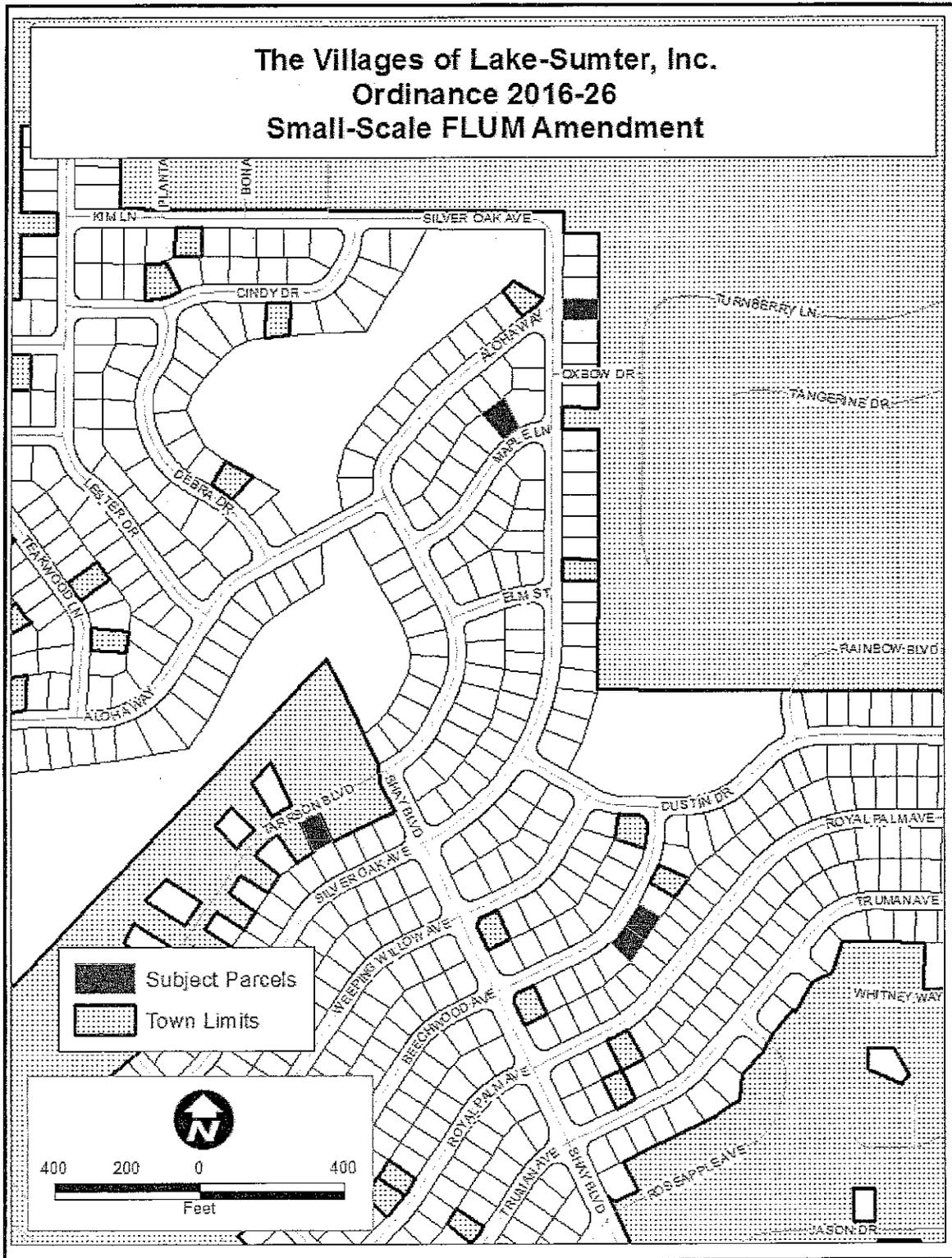
Parcel ID #: 06-18-24-0350-000-22800; Lot 228, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-29300; Lot 293, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-29400; Lot 294, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

-AND

Parcel ID #: 06-18-24-0375-000-43600; Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public of Lake County, Florida.



The Villages of Lake-Sumter, Inc.
Ordinance 2016-26
Small-Scale FLUM Amendment



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

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

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

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

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

Type or Print the following information, if applicable:

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

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

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

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

PROPERTY LOCATION:

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

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

Existing Use of Subject Property: Medium density urban

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

Total Gross Acreage of Parcel (Including wetlands and water bodies): Approximately 0.64

Developable Acreage to be Amended: Approximately 0.64

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

(Submit any previously completed wetland determination studies).

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

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

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

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

REQUIRED SUBMITTALS

(Ten (10) copies of each)

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

ADDITIONAL APPLICATION INFORMATION

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

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

THE FOLLOWING SECTION MUST BE COMPLETED BY ALL APPLICANTS:

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

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

7/25/16 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 25th day of July, 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 [Signature] as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of July, 20 16.

[Signature]
Notary Public

Vicki C. Suber
Printed Name
EG 004559
Commission No.:
9/22/19
My Commission Expires:



| LIST NO. | UNIT | LOT | HOUSE NO. | ADDRESS | ALT KEY NO. | PLAT BOOK/PAGE |
|----------|---------|-----|-----------|-------------------|-------------|----------------|
| 1 | OBG3-1B | 205 | 803 | Maple Lane | 2594179 | 25/33 |
| 2 | OBG3-1B | 228 | 852 | Silver Oak Avenue | 2575042 | 25/33 |
| 3 | OBG3-1B | 293 | 812 | Beechwood Avenue | 2787104 | 25/33 |
| 4 | OBG3-1B | 294 | 810 | Beechwood Avenue | 2706236 | 25/33 |
| 5 | OBG4 | 436 | 943 | Tarrson Blvd. | 2722029 | 26/55-56 |

Exhibit A

Parcel ID #: 06-18-24-0350-000-20500

Lot 205, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-22800

Lot 228, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-29300

Lot 293, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-29400

Lot 294, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06-18-24-0375-000-43600

Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public Records of Lake County, Florida.

20,000

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burneed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P03225

Doc _____
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Doc _____
Int _____
Total _____

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Warranty Deed

This Warranty Deed made this 14th day of June, 2016 between Edgar J. Hurd and Patsy R. Hurd, husband and wife, whose post office address is 17733 SE 95th Circle, Summerfield, FL 34491, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240360-000-20500

Lot 205, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1983 HILLMAN Manufactured Home, ID# 02610233\$, Florida Title 20125705 bearing Real Property Decal # R078614 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:

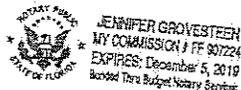
Jennifer Grovesten
Witness Name: Jennifer Grovesten
Norman Barber
Witness Name: Norman Barber

Edgar J. Hurd
Edgar J. Hurd
Patsy R. Hurd
Patsy R. Hurd

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 14th day of June, 2016 by Edgar J. Hurd and Patsy R. Hurd, husband and wife, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Jennifer Grovesten
Notary Public
Printed Name: Jennifer Grovesten
My Commission Expires: 12/5/19

[Handwritten signature]

Prepared by and return to 10
Gary Fuchs/tn 10
Attorney at Law Dec
McLin Burnsed 10
1028 Lake Sumter Landing 10
The Villages, FL 32162 10
File No.: P08928

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RETURN

Warranty Deed

This Warranty Deed made this 16th day of June, 2016 between Roy Keith Campbell, a married man, whose post office address is 2406 Rolling Acres Drive, Conyers, GA 30094, 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 #: 0616240350-000-22800

Lot 228, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida,

Together with a 1982 Florig Manufactured Home, ID# GD0CFL47818401, Florida Title 21372097 bearing Real Property Decals # R0078689 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.

This property does not constitute either the residence or the homestead of the Grantor herein, as the same is defined by the Constitution or the laws of the State of Florida.

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

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

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

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

Signed, sealed and delivered in our presence:

Teresa Norvell
Witness Name: Teresa Norvell

Roy Keith Campbell
Roy Keith Campbell

Jennifer Graeven
Witness Name: Jennifer Graeven

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 16th day of June, 2016 by Roy Keith Campbell, a married man, who is personally known or has produced a driver's license as identification.

[Notary Seal]



TERESA NORVELL
MY COMMISSION # FF 130320
EXPIRES: June 8, 2018
Bonded thru Sunlight Notary Services

Teresa Norvell
Notary Public

Printed Name: _____

My Commission Expires: _____

INSTRUMENT#: 2016073245 OR BK 4807 PG 1528 PAGES: 1 7/18/2016 10:06:27 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: \$10.00 DEED DOC: \$490.00

70,000

RETURN

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burned
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P09274

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Warranty Deed

This Warranty Deed made this 6th day of July, 2016 between Linda A. Pflug, a single woman, whose post office address is 185-01 50th Avenue, Flushing, NY 11365, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29300

Lot 293, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # GDOCFL27839921 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:

Jualth Devine
Witness Name: JUALTH DEVINE
Kathryn Hagan
Witness Name: Kathryn Hagan

Linda A. Pflug
Linda A. Pflug

State of New York
County of SULLY

The foregoing instrument was acknowledged before me this 6th day of July, 2016 by Linda A. Pflug, a single woman, who is personally known or has produced a driver's license as identification.

[Notary Seal]

VINCENT D McVEITY
Notary Public, State of New York
No. 011605912342
Qualified in Sully County
Commission Expires June 15, 2019
04/06/2019

Vincent D McVeity
Notary Public

Printed Name: VINCENT D McVeity

My Commission Expires: October 20, 2019

78000

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P09035

EW
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REURNS

Warranty Deed

This Warranty Deed made this 15th day of June, 2016 between Dennis L. Allen, a married man, individually and as Trustee of the Dennis L. Allen Revocable Trust under Agreement dated July 15, 2003, whose post office address is 5301 Saddleback Court, 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 #: 0618240350-000-29400

Lot 294, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # N12244 A & B thereon. The Titles have been retired.

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

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

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

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

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

Signed, sealed and delivered in our presence:

Jennifer Groves
Witness Name: Jennifer Groves

Dennis L. Allen
Dennis L. Allen, Individually and as Trustee of the Dennis L. Allen Revocable Trust under Agreement dated July 15, 2003

Janice Schoenfeldt
Witness Name: JANICE SCHOENFELDT

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 15th day of June, 2016 by Dennis L. Allen, a married man, individually and as Trustee of the Dennis L. Allen Revocable Trust under Agreement dated July 15, 2003, who is personally known or has produced a driver's license as identification.

[Notary Seal]  JENNIFER GROVESTEN
MY COMMISSION # FF 207224
EXPIRES: December 5, 2019
Bonded Third Budget Notary Services

Jennifer Groves
Notary Public
Printed Name: Jennifer Groves
My Commission Expires: 12/5/19

75000

Prepared by and return to:
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P09275

ECN _____
Rec _____
Doc _____
Int _____
Total _____

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Warranty Deed

This Warranty Deed made this 1st day of July, 2016 between RSM Reports, LLC, a Florida Limited Liability Company, whose post office address is 3559 Cluster Court, The Villages, FL 32163, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240375-000-43600

Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # N12032 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:

Lube E. Manke
Witness Name: Lube E. Manke

RSM Reports, LLC, a Florida Limited Liability Company

By: Kent Campbell
Kent Campbell, Manager

Sherry L. Jones
Witness Name: SHERRY L. JONES

State of Wisconsin
County of Vernon

The foregoing instrument was acknowledged before me this 29th day of June, 2016 by Kent Campbell, Manager of RSM Reports, LLC, a Florida Limited Liability Company, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.



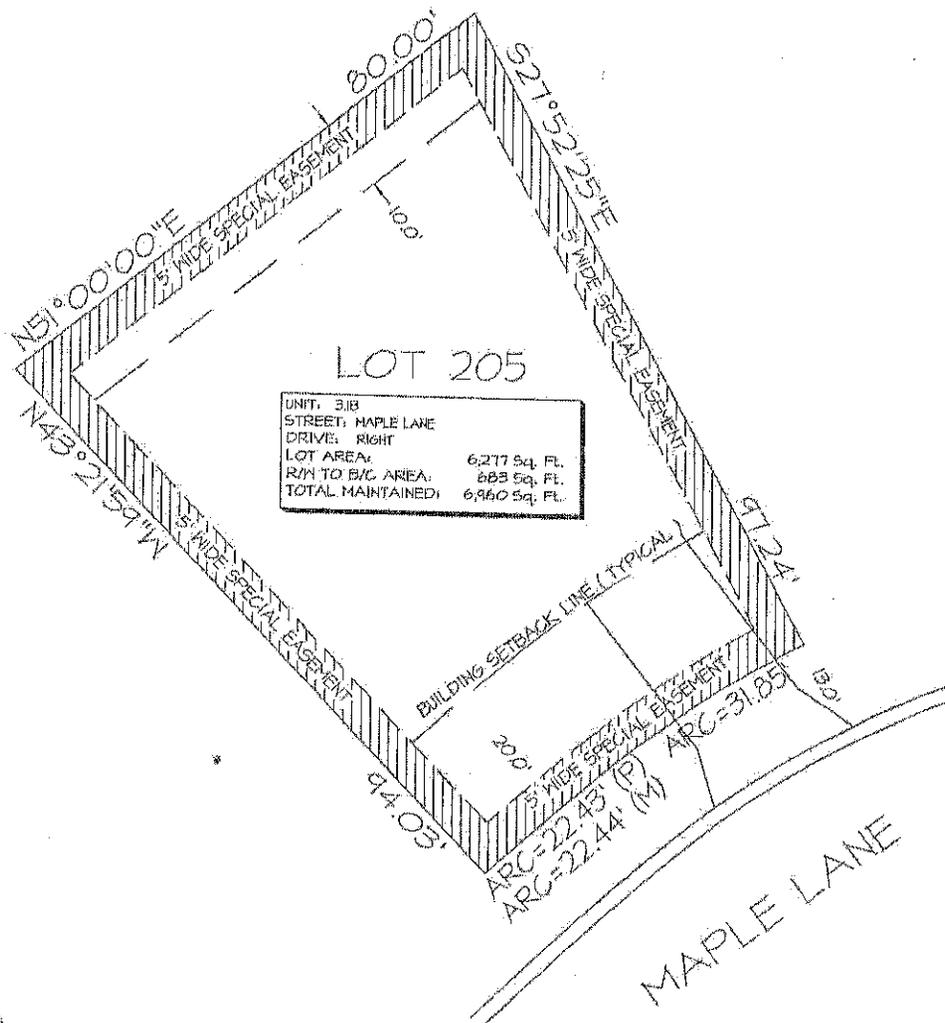
Patricia D. Maitrejean
Notary Public

Printed Name: PATRICIA D. MAITREJEAN

My Commission Expires: January 31, 2020



SCALE: 1/16"=1'



LOT 205

UNIT: 318
 STREET: MAPLE LANE
 DRIVE: RIGHT
 LOT AREA: 6,277 Sq. Ft.
 R/W TO B/C AREA: 888 Sq. Ft.
 TOTAL MAINTAINED: 6,960 Sq. Ft.

- LEGEND:**
- WATER METER
 - IRRIGATION METER
 - ⊕ STREET LIGHT
 - ⊙ INDICATES PLAT
 - ⊖ INDICATES MEASURED
 - ⊘ CABLE TV PEDestal / 7" OR 8" ROUND
 - ⊙ TELEPHONE PEDestal / 4" OR 12" ROUND
 - ⊙ ELECTRIC PEDestal / 20"x20" PAD
 - ⊙ ELECTRIC TRANSFORMER / 24"x3" PAD
 - ⊙ ELECTRIC FEED THROUGH CABINET
 - ⊙ UTILITY VAULT
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ STORM INLET
 - ⊙ VALLEY GUTTER INLET
 - ⊙ CATCH BASIN
 - ⊙ MANHOLE
 - ⊙ LINE EXTENDER PEDestal / 12"x30"x14"
 - ⊙ TRUNK-AMP PEDestal / 11"x30"x14"
 - ⊙ SWITCH GEAR / 7' X 7'
 - ⊙ POWER SUPPLY / 20"x20"x30"
 - 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 GOVERNMENT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EASEMENT INSTALLED WITHIN THE EASEMENT AREA. ALL UTILITY PROVIDERS ARE RESPONSIBLE FOR REPAIRING THE DAMAGE AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS AND SPLICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

THIS IS NOT A SURVEY
 THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION PER THE SUBJECT LOT AS SHOWN HEREIN.
 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 SUTTER, INC., GRANDE 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: _____

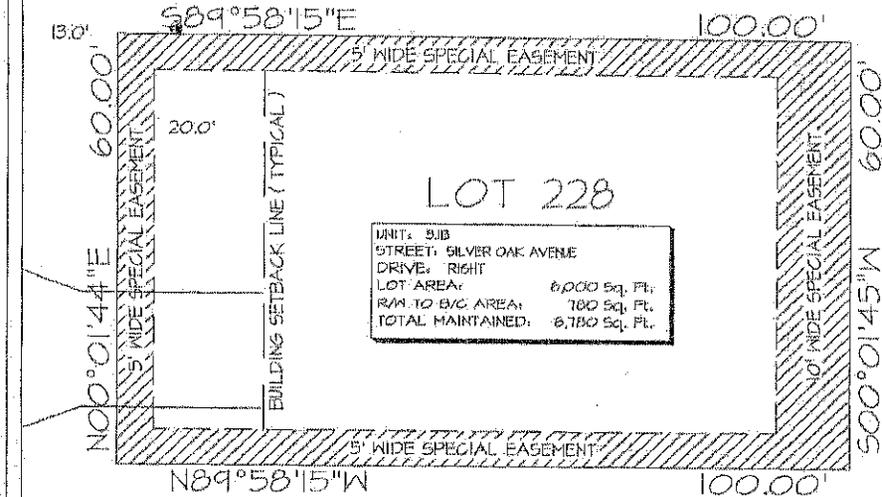
The Villages

Arnett
 Environmentals, LLC
 149 Lake Street, Suite 100, Sutter, CA 95956
 Tel: 916.222.4110 Fax: 916.222.9108
 www.arnettenv.com



SCALE: 1/8"=1'

SILVER OAK AVENUE



LOT 228

| | |
|-------------------|-------------------|
| UNIT: | 51B |
| STREET: | SILVER OAK AVENUE |
| DRIVE: | RIGHT |
| LOT AREA: | 8,000 Sq. Ft. |
| R/W TO SVC AREA: | 780 Sq. Ft. |
| TOTAL MAINTAINED: | 8,780 Sq. Ft. |

- LEGEND:**
- WATER METER
 - IRRIGATION METER
 - STREET LIGHT
 - INDICATES PLAT
 - INDICATES MEASURED
 - CABLE TV PEDESTAL / 7" OR 9" 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"X8"X14"
 - TRAFFIC AMP PEDESTAL / 11"X8"X14"
 - SPRINKLER GEAR / 7" X 7"
 - POWER SUPPLY / 20"X28"X50"
 - BOARD / STOCKADE / PVC FENCE

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

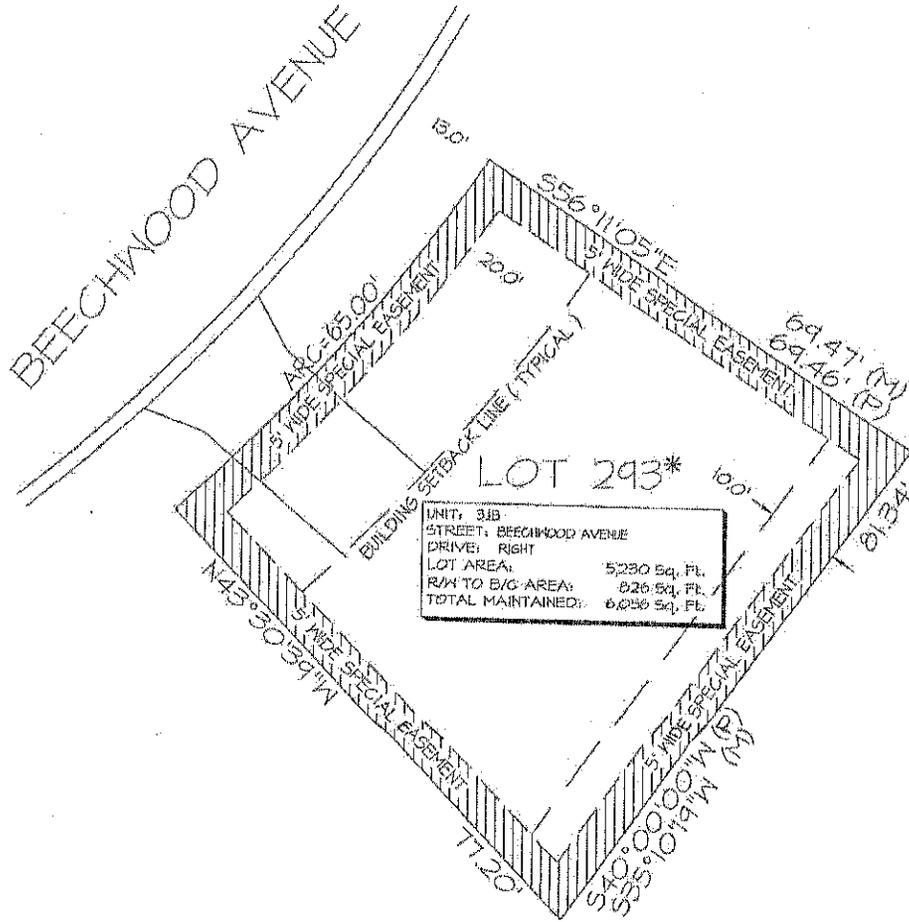
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 THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
 THE VILLAGES OF LAKE SUMNER, INC., ORANGE BLOSSOM GARDENS, ARNETT ENVIRONMENTAL, MIDWAY AND AFFILIATED THEREON ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SHEET.

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

The Villages
 Arnett
 Environmental, LLC
 830 Lakeside Parkway, The Villages, FL 32159
 352.399.2222 Fax 352.399.2224
 2006.06.01 10:46:00 AM



SCALE: 1/16"=1'



UNIT, 318
 STREET, BEECHWOOD AVENUE
 DRIVE, RIGHT
 LOT AREA, 5290 Sq. Ft.
 R/W TO B/G AREA, 826 Sq. Ft.
 TOTAL MAINTAINED, 6096 Sq. Ft.

- LEGEND**
- ☐ WATER FILTER
 - ⊠ IRRIGATION METER
 - ⊕ STREET LIGHT
 - ⊙ INDICATES FLAT
 - 0-0 INDICATES MEASURED
 - ⊠ CABLE TV. PEDESTAL / 7" OR 8" ROUND
 - ⊠ TELEPHONE PEDESTAL / 7" OR 12" ROUND
 - ⊠ ELECTRIC PEDESTAL / 20"x30" PAD
 - ⊠ ELECTRIC TRANSFORMER / 30"x30" PAD
 - ⊠ ELECTRIC FIBER THROUGH CABINET
 - ⊠ UTILITY VAULT
 - ⊠ WATER VAULT
 - ⊠ FIRE HYDRANT
 - ⊠ STORM INLET
 - ⊠ VALLEY GUTTER INLET
 - ⊠ CATCH BASIN
 - ⊠ HANDLE
 - ⊠ LINE EXTENDER PEDESTAL / 12"x30"x18"
 - ⊠ TRUNK / 4"x4" PEDESTAL / 17"x30"x18"
 - ⊠ SWITCH GEAR / 7' X 7'
 - ⊠ POWER SUPPLY / 20"x20"x30"
 - ⊠ BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAY'S 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 UTILIZE SUCH EASEMENT AREA EMBODIED, 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 DAMAGES AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENT. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS AND POLE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAY'S THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

* SPECIAL FLOOR PLAN HOME SITE

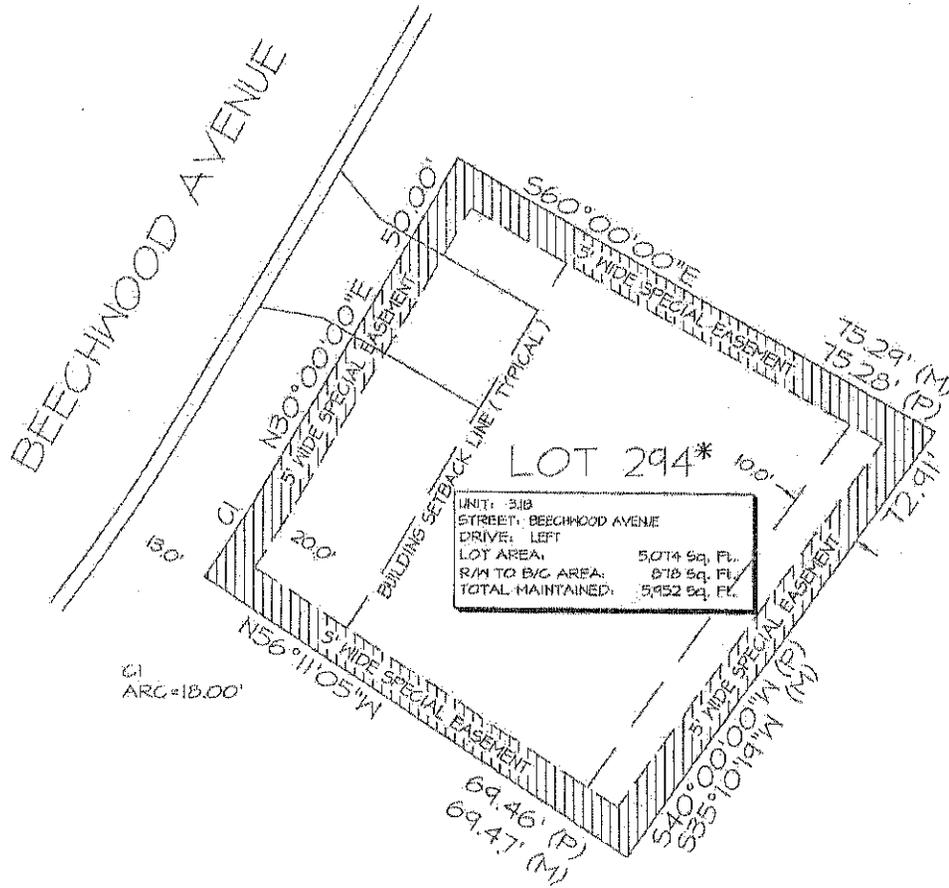
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 THE VILLAGES OF LAKE WALTER, INC. OR ARNETT ENVIRONMENTAL GARDENS, ARNETT ENVIRONMENTAL, AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

CUSTOMER SIGNATURE _____ DATE _____
 CUSTOMER SIGNATURE _____ DATE _____

The Villages
 Arnett
 Environmental, LLC
 1400 S. Greenway, Ste. 100, Lake Wales, Florida
 33906-0001
 888.888.8888



SCALE: 1/16"=1'



LOT 294*
 UNIT: 318
 STREET: BEECHWOOD AVENUE
 DRIVE: LEFT
 LOT AREA: 5,074 Sq. Ft.
 R/W TO B/C AREA: 878 Sq. Ft.
 TOTAL MAINTAINED: 5,952 Sq. Ft.

LEGEND

- WATER METER
- IRRIGATION METER
- ⊕ STREET LIGHT
- ⊙ INDICATES PLAT
- ⊙ INDICATES MEASURED
- ⊙ CABLE T.V. PEDestal / 1" OR 1/2" ROUND
- ⊙ TELEPHONE PEDestal / 1" OR 1/2" ROUND
- ⊙ ELECTRIC PEDestal / 2" OR 3" PAD
- ⊙ ELECTRIC TRANSFORMER / JUNKY PAD
- ⊙ ELECTRIC FEED THROUGH CABINET
- ⊙ UTILITY VALVE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ STORM INLET
- ⊙ VALLEY GUTTER INLET
- ⊙ CATCH BASIN
- ⊙ MANHOLE
- ⊙ LINE EXTENDER PEDestal / 12"X30"X14"
- ⊙ TRUNK-AMP PEDestal / 11"X30"X14"
- ⊙ STREET DEAR / 1' X 1'
- ⊙ POWER SUPPLY / 20"X20"X80"
- ⊙ BOARD / STORAGE / 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 BUILDING 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 UNCLE 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 THEIR ABOVE GROUND ITEMS IN THE FUTURE.

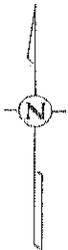
* SPECIAL FLOOR PLAN HOME SITE

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 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-SUNSHINE, INC., CREATOR, DEVELOPER, MARKETING, ARNETT ENVIRONMENTAL, AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AS SHOWN ON THIS SKETCH.

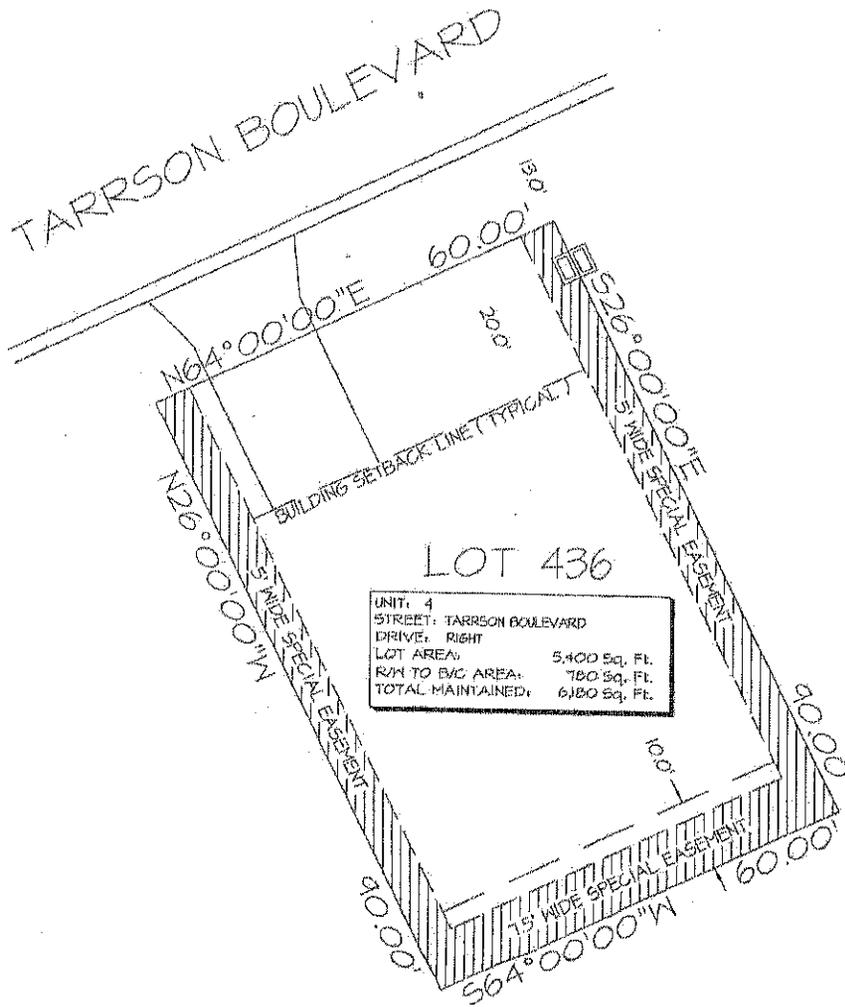
The Villages
 Arnett
 Environmental, LLC

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

1000 Lakeshore Drive, The Villages, FL 32159
 352-399-8888
 352-399-8889



SCALE: 1/16"=1'



UNIT: 4
 STREET: TARRSON BOULEVARD
 DRIVE: RIGHT
 LOT AREA: 5,400 Sq. Ft.
 R/W TO EVC AREA: 780 Sq. Ft.
 TOTAL MAINTAINED: 6,180 Sq. Ft.

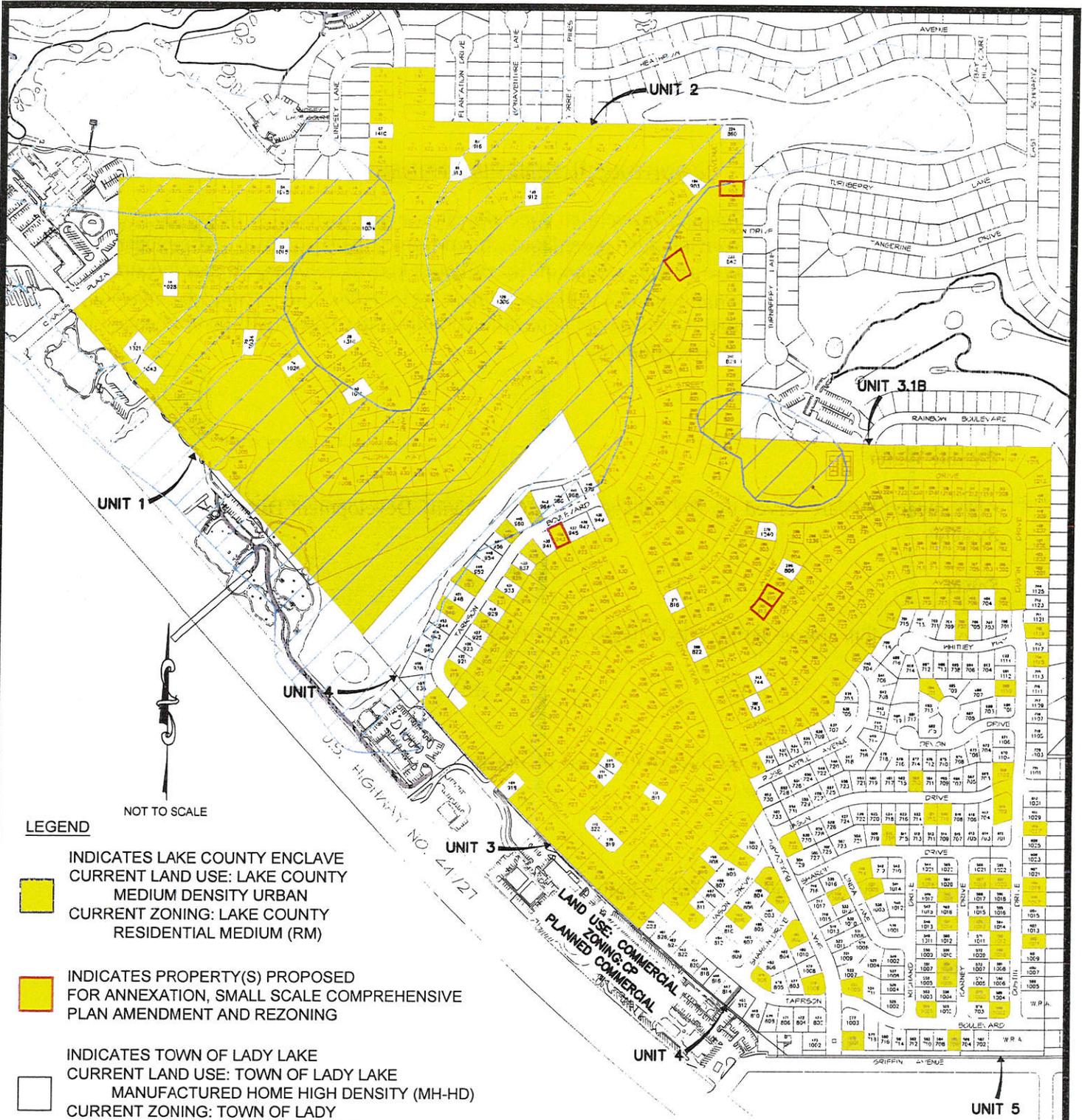
- LEGEND:**
- WATER METER
 - ▣ IRRIGATION METER
 - ⊕ STREET LIGHT
 - ⊙ INDICATES PLAT
 - ⊙ INDICATES MEASURED
 - ⊙ CABLE T.M. PEDESTAL / 7" OR 4" ROUND
 - ⊙ T.S. OPTIC PEDESTAL / 4" OR 12" ROUND
 - ⊙ ELECTRIC PEDESTAL / 20"x20" PAD
 - ⊙ ELECTRIC TRANSFORMER / 30"x30" PAD
 - ⊙ ELECTRIC FEED THROUGH CABINET
 - ⊙ UTILITY VAULT
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ STORM INLET
 - ⊙ VALLEY GUTTER INLET
 - ⊙ CATCH BASIN
 - ⊙ MANHOLE
 - ⊙ LINE EXTENDER PEDESTAL / 12"x30"x14"
 - ⊙ TRUNK-AND PEDESTAL / 17"x30"x14"
 - ⊙ SWITCH GEAR / 7' X 7'
 - ⊙ POWER SUPPLY / 20"x20"x30"
 - ⊙ BOARD / STOCKADE / PVC FENCE

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 THE VILLAGES OF LAKE-WATER, 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
 1011 Lee Street, Suite 101, Kissimmee, FL 34741
 Tel: 888-733-4141 Fax: 888-733-4141
 Website: www.arnettenv.com



LEGEND

NOT TO SCALE

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

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

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

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

10 — LOT NUMBER
 100 — 911 NUMBER

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

JULY 25, 2016

Arnett
 Environmental, LLC

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

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 five (5) 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.

TOWN OF LADY LAKE
APPLICATION FOR CONCURRENCY DETERMINATION

1. Purpose for Concurrence Determination: (check one)

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

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

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

4. Property Address: See attached list.

5. Alt. Key #: See attached list. 6. Total Acreage: Approx 0.64 acres

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

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

11. Residential Lots/Units: 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 | OBG3-1B | 205 | 803 | Maple Lane | 2594179 | 25/33 |
| 2 | OBG3-1B | 228 | 852 | Silver Oak Avenue | 2575042 | 25/33 |
| 3 | OBG3-1B | 293 | 812 | Beechwood Avenue | 2787104 | 25/33 |
| 4 | OBG3-1B | 294 | 810 | Beechwood Avenue | 2706236 | 25/33 |
| 5 | OBG4 | 436 | 943 | Tarrson Blvd. | 2722029 | 26/55-56 |

Exhibit A

Parcel ID #: 06-18-24-0350-000-20500

Lot 205, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-22800

Lot 228, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-29300

Lot 293, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

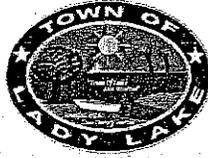
Parcel ID #: 06-18-24-0350-000-29400

Lot 294, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06-18-24-0375-000-43600

Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public Records of Lake County, Florida.



PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: September 12, 2016

SUBJECT: Ordinance 2016-26 — 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 0.64 +/- acres of land, owned by The Villages of Lake-Sumter, Inc., Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five (5) Lots Which Are Located Within Orange Blossom Gardens Units 3-1.B and 4, within Lake County Florida.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

1. Motion to forward Ordinance No. 2016-26, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.64 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance No. 2016-26, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.64 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density to the Town Commission with the recommendation of denial.

Staff is in support of Motion Number 1

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to amend the future land use comprehensive plan for properties consisting of five (5) Lots located Within Orange Blossom Gardens Units 3-1.B and 4, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The Small Scale Future Land Use Map Amendment application was received on Monday, July 25, 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 (89) within 150' of the property of the proposed amendment were mailed on Monday, August 1, 2016. The properties were posted on Thursday, August 4, 2016.

Concurrency Determination Statement

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 Villages has removed existing manufactured homes on five (5) lots in a 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.

The subject properties involve approximately 0.64 ± acres lie in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

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

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 2016-26, 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 2016-26 on Monday, October 3, at 5:45 p.m.

The **Town Commission** is scheduled to consider Ordinance 2016-26 for first reading on Monday, October 3, 2016 at 6:00 p.m. The second and final reading will be held on Monday, October 17, 2016 at 6:00 p.m.

FISCAL IMPACT: \$ _____

Capital Budget

Operating

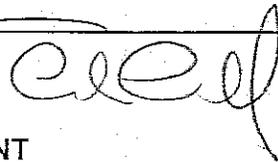
Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

DEPARTMENT HEAD



Submitted 9/6/16

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER



Approved Agenda Item for: 9/12/16

Date

BOARD ACTION: Approved as Recommended

Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved with Modification

cc: THAS - G. M.

BT
9-6-16

1 Martin L. Dzuro stated with each building permit application that is submitted, the property is
2 reviewed. If a tree is on the list of historic trees, it must be protected. He stated that he must
3 comply with the Lady Lake Tree Ordinance.

4
5 ~~Upon a motion by Member Sigurdson and a second by Member Conlin, the Planning and Zoning~~
6 ~~Board recommended transmittal and approval of Ordinance No. 2016-25 to the Town~~
7 ~~Commission for consideration by the following roll call vote:~~

| | | | |
|----|-------|------------------|------------|
| 8 | _____ | | |
| 9 | _____ | CHIASSON | YES |
| 10 | _____ | GAUDER | YES |
| 11 | _____ | SIGURDSON | YES |
| 12 | _____ | CONLIN | YES |

13
14 **3. Ordinance No. 2016-26 – Small Scale Future Land Use Comprehensive Plan Amendment –**
15 **The Villages of Lake-Sumter, Inc. – from Lake County Medium Urban Density to Lady Lake**
16 **Manufactured Home High Density – Five Lots Located within Orange Blossom Gardens Units**
17 **3-1.B and 4 within Lake County, Florida; Referenced by Alternate Keys 2594179, 2575042,**
18 **2787104, 2706236, & 2722029 (Wendy Then)**

19
20 Town Planner Wendy Then presented the background summary for this agenda item (on file in the
21 Clerk’s Office). She stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-
22 Sumter, Inc., has filed applications to amend the future land use comprehensive plan for properties
23 consisting of five lots located within Orange Blossom Gardens Units 3-1.B and 4, from Lake
24 County Medium Urban Density to Lady Lake Manufactured Home High Density. The application
25 involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.
26 The proposed properties are as follows:

- 27
- 28 • 803 Maple Lane
- 29 • 852 Silver Oak Avenue
- 30 • 812 Beechwood Avenue
- 31 • 810 Beechwood Avenue
- 32 • 943 Tarrson Boulevard

33
34 The Small Scale Future Land Use Map Amendment application was received on Monday, July 25,
35 2016. It has been reviewed and determined to be complete, satisfying the necessary criteria as
36 required to meet the requirements of the Land Development Regulations (LDRs) as well as the
37 adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.

38
39 Notices to inform the surrounding property owners (89) within 150 feet of the property of the
40 proposed amendment were mailed on Monday, August 1, 2016. The properties were posted on
41 Thursday, August 4, 2016.

42
43 Concurrency Determination Statement: A Concurrency Determination Statement has also been
44 included as part of the Small Scale Comprehensive Plan Amendment Application, which the
45 applicant submitted to explain expected impacts on Town Services. The Villages has removed
46 existing manufactured homes on five lots in a section of the Villages known as Orange Blossom
47 Gardens to construct a similar size conventional built home on each lot. There will be no increase in
48 utility services, traffic, population, or recreation use.

49
50 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.

The subject properties involve approximately 0.64 ± acres lie in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

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

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. 2016-26, 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. 2016-26 on Monday, October 3, at 5:45 p.m. The Town Commission is scheduled to consider Ordinance No. 2016-26 for first reading on Monday, October 3, 2016 at 6:00 p.m. The second and final reading will be held on Monday, October 17, 2016 at 6:00 p.m.

Upon a motion by Member Sigurdson and a second by Member Conlin the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2016-26 to the Town Commission for consideration by the following roll call vote:

| | |
|------------------|------------|
| <i>CHIASSON</i> | <i>YES</i> |
| <i>GAUDER</i> | <i>YES</i> |
| <i>SIGURDSON</i> | <i>YES</i> |
| <i>CONLIN</i> | <i>YES</i> |

~~4. Ordinance No. 2016-27 – Rezoning – The Villages of Lake Sumter, Inc. – from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) – Five Lots Located within Orange Blossom Gardens Unit 3-1, B and 4, within Lake County, Florida; Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, & 2722029 (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 five lots located within Orange Blossom Gardens Units 3-1, B and 4. Ms. Then emphasized that any property being annexed into the Town must have a zoning designation that allows permitted uses within that zoning classification. The application involves rezoning 0.64 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). The MX-8 designation is consistent with the other lots in The Villages which are presently in the Town of Lady Lake’s jurisdiction. The proposed properties are as follows:~~

- ~~• 803 Maple Lane~~
- ~~• 852 Silver Oak Avenue~~
- ~~• 812 Beechwood Avenue~~
- ~~• 810 Beechwood Avenue~~
- ~~• 943 Farrson Boulevard~~

~~The Rezoning application was received on Monday, July 25, 2016. It has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the Town Commission.~~

~~Notices to inform the surrounding property owners (89) within 150 feet of the property of the proposed annexation were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016. There have been no objections or letters of support from the surrounding property owners. Ms. Then stated this could be because the residents are now familiar with the annexation and rezoning process, as there have been 39 lots thus far annexed into the Town.~~



LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED MEETING DATE: October 3, 2016

Please see Commission Packet Number L-11 for Supplemental Materials

SUBJECT: Ordinance 2016-26 — 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 0.64 +/- acres of land, owned by The Villages of Lake-Sumter, Inc., Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five (5) Lots Which Are Located Within Orange Blossom Gardens Units 3-1.B and 4, within Lake County Florida.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

Staff Recommends approval of Ordinance No. 2016-26, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.64 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density.

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to amend the future land use comprehensive plan for properties consisting of five (5) Lots located Within Orange Blossom Gardens Units 3-1.B and 4, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The Small Scale Future Land Use Map Amendment application was received on Monday, July 25, 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 (89) within 150' of the property of the proposed amendment were mailed on Monday, August 1, 2016. The properties were posted on Thursday, August 4, 2016.

Concurrency Determination Statement

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 Villages has removed existing manufactured homes on five (5) lots in a 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.

The subject properties involve approximately 0.64 ± acres lie in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

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

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 2016-26, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the September 12, 2016 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2016-26 to the Town Commission with the recommendation of approval.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-26 for First Reading on Monday, October 3, 2016, at 6:00 p.m. and for second and final reading on Monday, October 17, 2016 at 6:00 p.m.

FISCAL IMPACT: \$ _____

Capital Budget Operating Other

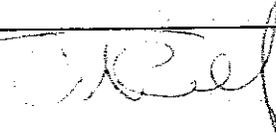
ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

(WJ)
7-28-2016

DEPARTMENT HEAD



Submitted

9/25/16

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER



Approved Agenda Item for: 9/28/16 → Date

← 10/3/16

BOARD ACTION: Approved as Recommended Disapproved

V.V. HOL 5-0

Tabled Indefinitely

Continued to Date Certain

Approved with Modification

CC: THAD - G.M. ✓

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**MINUTES OF
THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
October 3, 2016**

The Local Planning Agency Meeting was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Chairperson Ruth Kussard presiding. The meeting convened at 5:45 p.m.

CALL TO ORDER: Chairperson/Member Ruth Kussard

ROLL CALL: — Member Tony Holden
— Member Paul Hannan
— Member Jim Richards
— Member Dan Vincent
— Chairperson/Member Ruth Kussard

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; and Nancy Slaton, Deputy Town Clerk

PUBLIC COMMENT: Chairperson/Member Kussard asked if there were any comments from the audience. There were no comments.

NEW BUSINESS:

1. Approval of Minutes: August 1, 2016 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Hannan and seconded by Member Richards, the Local Planning Agency members approved the minutes of the August 1, 2016 meeting as presented by a vote of 5 to 0.

2. Ordinance No. 2016-26 – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – Change from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density – Approximately 0.64 +/- Acres of Property Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five Lots Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Town Clerk's office). He stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., has filed applications to amend the future land use comprehensive plan for properties consisting of five lots located within Orange Blossom Gardens Units 3-1.B and 4, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves annexing 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. Mr. Carroll stated the proposed properties are as follows:

- 803 Maple Lane

**Local Planning Agency Meeting
October 3, 2016**

- 1 • 852 Silver Oak Avenue
- 2 • 812 Beechwood Avenue
- 3 • 810 Beechwood Avenue
- 4 • 943 Tarrson Boulevard

5
6 Mr. Carroll stated that staff recommends approval of this ordinance. Maps showing the property
7 location and the parcels were shown. He stated that the Small Scale Future Land Use Map
8 Amendment application was received on Monday, July 25, 2016. It has been reviewed and
9 determined to be complete, satisfying the necessary criteria as required to meet the requirements of
10 the Land Development Regulations (LDRs), as well as the adopted Comprehensive Plan, and is
11 ready for transmittal to the Town Commission.

12
13 Concurrency Determination Statement: A Concurrency Determination Statement has also been
14 included as part of the Small Scale Comprehensive Plan Amendment Application, which the
15 applicant submitted to explain expected impacts on Town Services. The Villages has removed
16 existing manufactured homes on five lots in a section of The Villages known as Orange Blossom
17 Gardens to construct a similar size conventional built home on each lot. There will be no increase
18 in utility services, traffic, population, or recreation use.

19
20 Mr. Carroll stated there are no impacts on Town Services, as follows:

21
22 Potable Water – No impact, lots are served by the Village Center Community Development District
23 Central Water System.

24
25 Sewer – No impact, lots are served by the Village Center Community Development District Central
26 Sewer System.

27
28 Schools – Not factored for project – no foreseen impact of students as the project is located within
29 an active adult retirement community.

30
31 Transportation – No impact, the existing home will be replaced with a new home. There will be no
32 change in average daily trip generation.

33
34 Parks & Recreation – The small scale future land use amendment will not cause P&R Level of
35 Service to be exceeded since the project is for the replacement of existing homes. Additionally, the
36 Villages provides its residents with all Park and Recreation Amenities.

37
38 Stormwater – Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake
39 Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

40
41 An aerial view of the properties was shown, as were photos of the postings of each site.

42
43 The subject properties involve approximately 0.64 ± acres lie in Section 06, Township 18 South,
44 Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as
45 follows:

46
47 **Future Land Use**

**Local Planning Agency Meeting
October 3, 2016**

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

Comments:

1) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.

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

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

Mr. Carroll reported that notices to inform the surrounding property owners (89) within 150’ of the property of the proposed amendment were mailed on Monday, August 1, 2016, and the properties were posted on Thursday, August 4, 2016. There have been no objections or letters of support received to date.

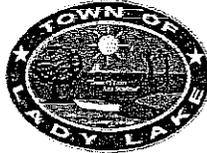
The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-26, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the September 12, 2016 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2016-26 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance No. 2016-26 for second/final reading on Monday, October 17, 2016 at 6:00 p.m.

Mr. Carroll stated Martin Dzuro is present if there are any questions.

Chairperson/Member Kussard asked if there were any other questions or comments, and hearing none, asked for a motion.

Upon a motion by Member Vincent and seconded by Member Holden, the Local Planning Agency recommended approval of Ordinance No. 2016-26 by the following roll call vote:

| | |
|-----------------|------------|
| <i>HOLDEN</i> | <i>YES</i> |
| <i>VINCENT</i> | <i>YES</i> |
| <i>HANNAN</i> | <i>YES</i> |
| <i>RICHARDS</i> | <i>YES</i> |



TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 3, 2016 – First Reading

SUBJECT: Ordinance 2016-26 —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 0.64+/- acres of land, owned by The Villages of Lake-Sumter, Inc., Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five (5) Lots Which Are Located Within Orange Blossom Gardens Units 3-1.B and 4, within Lake County Florida.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

Staff Recommends approval of Ordinance No. 2016-26, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.64 +/- acres of land from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density.

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc., has filed applications to amend the future land use comprehensive plan for properties consisting of five (5) Lots located Within Orange Blossom Gardens Units 3-1.B and 4, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. The proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The Small Scale Future Land Use Map Amendment application was received on Monday, July 25, 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 (89) within 150' of the property of the proposed amendment were mailed on Monday, August 1, 2016. The properties were posted on Thursday, August 4, 2016.

Concurrency Determination Statement

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 Villages has removed existing manufactured homes on five (5) lots in a 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.

The subject properties involve approximately 0.64 ± acres lie in Section 06, Township 18 South, Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as follows:

Future Land Use

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

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 2016-26, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the September 12, 2016 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2016-26 to the Town Commission with the recommendation of approval.

Public Hearings

The **Local Planning Agency** is scheduled to consider Ordinance 2016-26 on Monday, October 3, at 5:45 p.m.

The **Town Commission** is scheduled to consider Ordinance 2016-26 for second and final reading on Monday, October 17, 2016 at 6:00 p.m.

FISCAL IMPACT: \$ _____

Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

DEPARTMENT HEAD *CC Cell* Submitted *also* Date

9-26-2016 FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER *[Signature]* Approved Agenda Item for: *10/3/16* Date *10/3/16*

BOARD ACTION: Approved as Recommended Disapproved

with 50
 Tabled Indefinitely Continued to Date Certain

Approved with Modification

cc: THAD - G.M.

1 A map of the area was shown, as were surveys of each lot, an aerial view of the area delineating the
2 parcels, and photos of the posting of each property.
3

4 The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County,
5 Florida. Appropriate legal descriptions, a location map, and a sketch of each property has been
6 included with the submitted application. All lots will be served by the Village Center Community
7 Development District Central Water and Sewer System, as well as the District's Fire Department.
8

9 In accordance with the provisions of Florida Statute 171.205 and the Interlocal Service Boundary
10 Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake,
11 Florida, the Town may annex property into the Town which are non-contiguous to the existing
12 municipal boundary. The proposed properties under this application exist as both contiguous and
13 non-contiguous lots.
14

15 The annexation application was received on Monday, July 25, 2016 and has been reviewed and
16 determined to be complete, satisfying the necessary criteria as required for annexation under
17 statutory requirements. The application was found to meet the requirements of the Land
18 Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for
19 transmittal to the Town Commission.
20

21 Notices to inform the surrounding property owners (89) within 150 feet of the properties proposed
22 by annexation request were mailed Monday, August 1, 2016. The properties were posted Thursday,
23 August 4, 2016. No objections or letters of support have been received to date.
24

25 The Technical Review Committee (TRC) members individually reviewed application for Ordinance
26 No. 2016-25, and determined the application to be complete and ready for transmittal to the
27 Planning and Zoning Board. At the September 12, 2016 meeting, the Planning and Zoning Board
28 voted 4-0 to forward Ordinance No. 2016-25 to the Town Commission with the recommendation of
29 approval. The Town Commission is scheduled to consider Ordinance No. 2016-25 for second/final
30 reading on Monday, October 17, 2016 at 6:00 p.m.
31

32 Mr. Carroll noted that this is the seventh wave of annexations and will bring the total number of
33 parcel annexation requests to 39 including this one. He stated Mr. Dzuro is present if there are any
34 questions.
35

36 Mayor Kussard asked if anyone had any questions or comments, and hearing none, asked for a
37 motion.
38

39 *Upon a motion by Commissioner Holden and seconded by Commissioner Richards, the*
40 *Commission approved the first reading of Ordinance No. 2016-25, by the following roll call vote:*
41

| | | |
|-------|-----------------|------------|
| _____ | HOLDEN | YES |
| _____ | HANNAN | YES |
| _____ | RICHARDS | YES |
| _____ | VINCENT | YES |
| _____ | KUSSARD | YES |

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48 **11. Ordinance No. 2016-26 – First Reading – Small Scale Future Land Use Comprehensive**
49 **Plan Amendment – The Villages of Lake-Sumter, Inc. – Change from Lake County Medium**
50 **Urban Density to Lady Lake Manufactured Home High Density – Approximately 0.64+/-**
51 **Acres of Property Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and**

2722029; Five Lots Located Within Orange Blossom Gardens Units 3-1.B and 4, 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 amend the Future Land Use Comprehensive Plan for properties consisting of five lots located within Orange Blossom Gardens Units 3-1.B and 4, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves annexing 0.64 +/- acres of property from unincorporated Lake County into the Town of Lady Lake. Staff recommends approval of this ordinance.

The proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

A map of the property and adjacent properties, and the future land use map was shown.

The Small Scale Future Land Use Map Amendment application was received on Monday, July 25, 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: 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 Villages has removed existing manufactured homes on five (5) lots in a 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.

1 Parks & Recreation – The small scale future land use amendment will not cause P&R Level of
2 Service to be exceeded since the project is for the replacement of existing homes. Additionally, the
3 Villages provides its residents with all Park and Recreation Amenities.
4

5 Stormwater – Project will be required to adhere to SJRWMD guidelines and of Town of Lady Lake
6 Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.
7

8 The subject properties involve approximately 0.64 ± acres lie in Section 06, Township 18 South,
9 Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as
10 follows:
11

Future Land Use

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

Comments:

12
13 1) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale
14 Future Land Use Amendment Application.
15

16
17 2) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A).
18 executed on June 23, 2015, if The Villages has applied for annexation, then the Town can issue
19 building permits located within the unincorporated area.
20

21
22 3) Project will be required to adhere to St. John’s River Water Management District guidelines and
23 the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard
24 Areas.
25

26 Mr. Carroll reported that notices to inform the surrounding property owners (89) within 150’ of the
27 property of the proposed amendment were mailed on Monday, August 1, 2016. The properties were
28 posted on Thursday, August 4, 2016. There have been no objections or letters of support to date.
29

30 The Technical Review Committee (TRC) members individually reviewed the application for
31 Ordinance No. 2016-26 and determined the application to be complete and ready for transmittal to
32 the Planning and Zoning Board. At the September 12, 2016 meeting, the Planning and Zoning
33 Board voted 4-0 to forward Ordinance No. 2016-26 to the Town Commission with the
34 recommendation of approval. The Local Planning Agency considered this ordinance earlier this
35 evening and recommended approval by a 5-0 vote. The Town Commission is scheduled to consider
36 Ordinance No. 2016-26 for second and final reading on Monday, October 17, 2016 at 6:00 p.m.
37

38 Mr. Carroll stated Mr. Dzuro is present if there are any questions.
39

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

Upon a motion by Commissioner Vincent and seconded by Commissioner Holden, the Commission approved the first reading of Ordinance No. 2016-26, by the following roll call vote:

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

12. Ordinance No. 2016-27 First Reading Rezoning The Villages of Lake Sumter, Inc. From Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) Approximately 0.64 +/- Acres of Property Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five Lots Located Within Orange Blossom Gardens Units 3-1.B and 4, 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 an application to rezone properties consisting of five lots located within Orange Blossom Gardens Units 3-1.B and 4. The application involves rezoning 0.64 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). The MX-8 designation is consistent with the other lots in The Villages which are presently in the Town of Lady Lake’s jurisdiction. Staff recommends approval of this ordinance.

The proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The Rezoning application was received on Monday, July 25, 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.

A map of the subject properties and a map showing the zoning of the area was shown.

Notices to inform the surrounding property owners (89) within 150’ of the property of the proposed annexation were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 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:



TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: Oct. 17, 2016 – Second/Final Reading

SUBJECT: **Ordinance 2016-27 - Rezoning of Property Being 0.64 +/- 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 2594179, 2575042, 2787104, 2706236, and 2722029; Five (5) Lots Which Are Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff Recommends approval of Ordinance No. 2016-27, Rezoning 0.64 ± Acres of Property consisting of 5 lots – Located within Orange Blossom Gardens Units 3-1.B and 4 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 five (5) lots located Within Orange Blossom Gardens Units 3-1.B and 4. The application involves rezoning 0.64 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). The MX-8 designation is consistent with the other lots in the Villages which are presently in the Town of Lady Lake's jurisdiction. The proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The Rezoning application was received on Monday, July 25, 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 (89) within 150' of the property of the proposed annexation were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016.

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

Zoning

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

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-27, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the September 12, 2016 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2016-27 to the Town Commission with the recommendation of approval.

At the October 3, 2016 meeting, the **Town Commission** voted 5-0 for approval of Ordinance 2016-27 upon first reading.

FISCAL IMPACT: \$ _____

Capital Budget

Operating

Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

DEPARTMENT HEAD



Submitted

10/10/16

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER

Approved Agenda Item for: 10/17/16

Date

(102)

10-10-2016



10/10/16

BOARD ACTION: Approved as Recommended

Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved with Modification

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ORDINANCE NO. 2016-27

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY BEING 0.64 ± ACRES OF LAND OWNED BY THE VILLAGES OF LAKE-SUMTER, INC.; REFERENCED BY ALTERNATE KEYS 2594179, 2575042, 2787104, 2706236, AND 2722029, FIVE (5) LOTS WHICH ARE LOCATED WITHIN ORANGE BLOSSOM GARDENS UNITS 3-1.B AND 4, WITHIN LAKE COUNTY, FLORIDA; REZONING SUBJECT PROPERTY FROM LAKE COUNTY RESIDENTIAL MEDIUM (RM) TO LADY LAKE MIXED RESIDENTIAL MEDIUM DENSITY (MX-8); PROVIDING FOR SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

12 **PASSED AND ORDAINED** this **17th** day of **October, 2016**, in the regular session of
13 the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second/Final
14 Reading.
15

16 **TOWN OF LADY LAKE, FLORIDA**
17

18
19
20 _____
Ruth Kussard, Mayor
21

22 ATTEST:
23

24
25 _____
26 Kristen Kollgaard, Town Clerk
27

28
29 APPROVED AS TO FORM:
30

31
32 _____
33 Derek Schroth, Town Attorney
34

EXHIBIT "A"
Legal Descriptions and Map

Parcel ID #: 06-18-24-0350-000-20500; Lot 205, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-22800; Lot 228, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

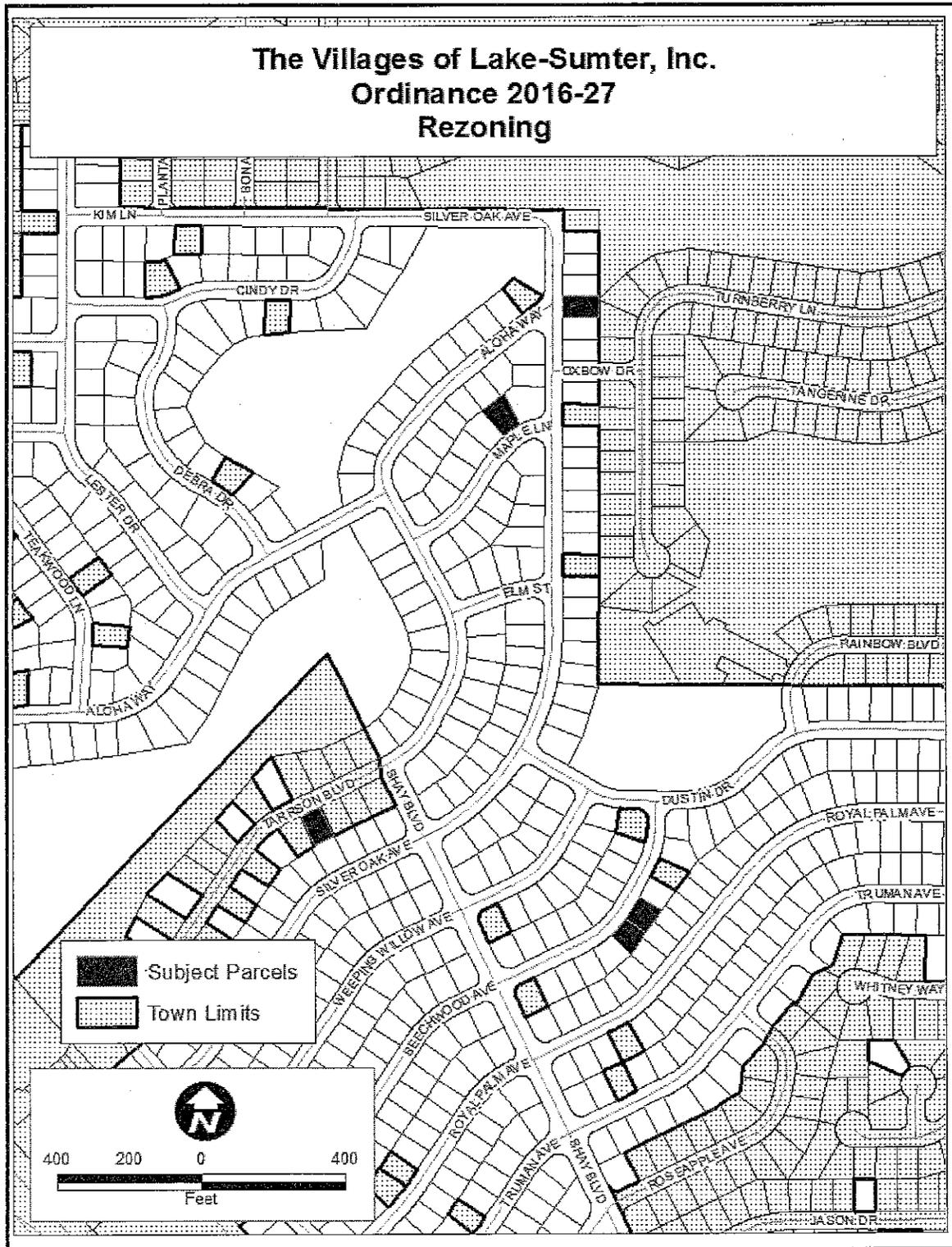
Parcel ID #: 06-18-24-0350-000-29300; Lot 293, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-29400; Lot 294, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

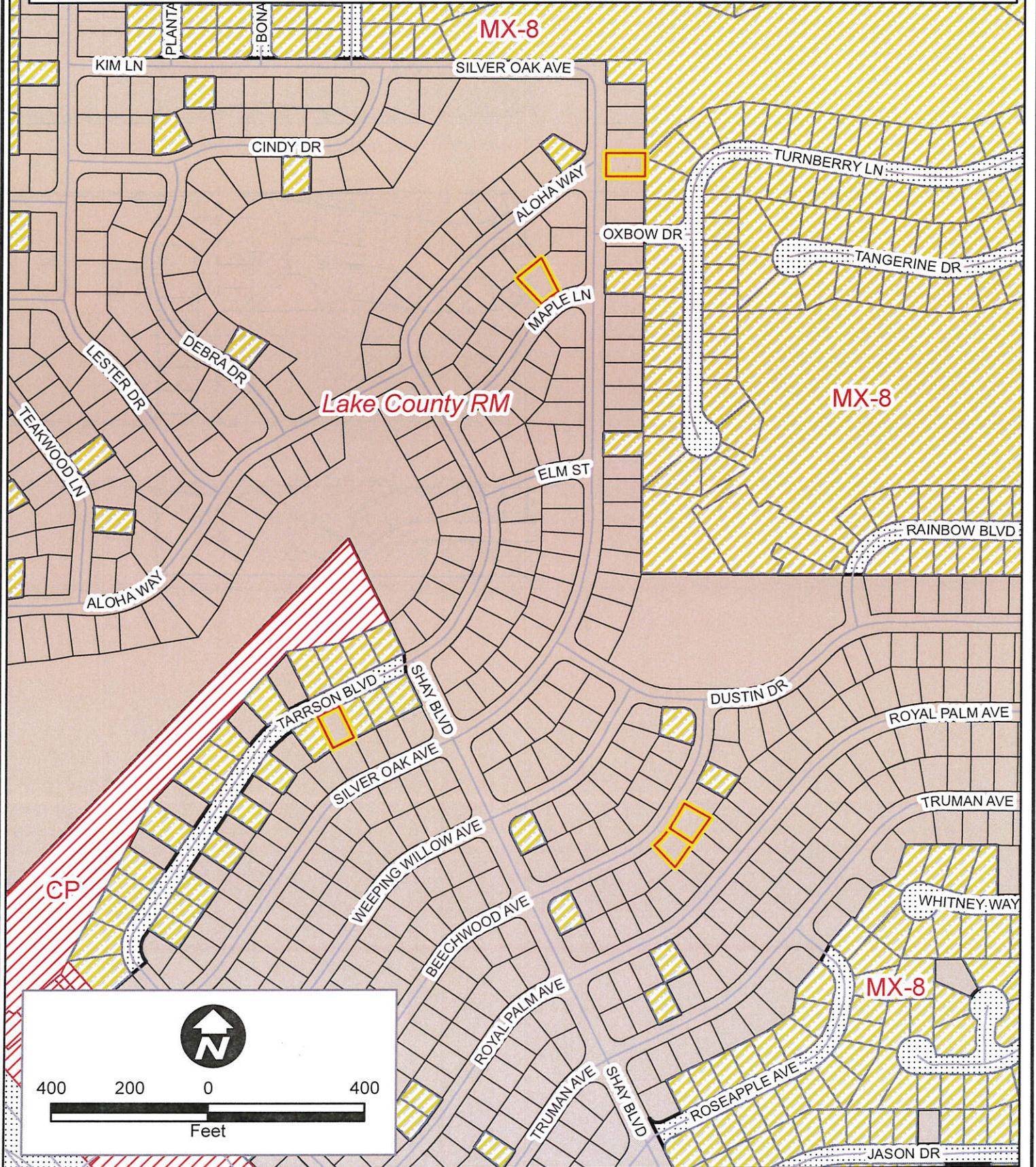
-AND

Parcel ID #: 06-18-24-0375-000-43600; Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public of Lake County, Florida.

DRAFT



The Villages of Lake-Sumter, Inc. Ordinance 2016-27 Rezoning



**TOWN OF LADY LAKE
REZONING APPLICATION**

Alternate Key Number See attached list.

1. Owner's Name: The Villages of Lake-Sumter, Inc.
Mailing Address: 1020 Lake Sumter Landing, The Villages, FL 32162
Email Address: See below.
Telephone #: See below.
2. Applicant's Name: The Villages of Lake-Sumter, Inc. - Martin L. Dzuro, VP
Mailing Address: 1045 Lake Sumter Landing, The Villages, FL 32162
Email Address: marty.dzuro@thevillages.com
Telephone #: (352) 753-6262
3. Applicant is: Owner Agent Purchaser Lessee Optionee
4. Property Address/Location: See attached list.
5. Legal Description of Property to be rezoned: See attached list.
6. The property is located in the vicinity of the following streets:
Northeast of US 441, North of Griffin Ave.
7. Area of Property: 27,981 Square feet Acres: 0.64
8. Utilities: Central Water Central Sewer Well Septic Tank
9. Existing zoning of property: Lake County: RM - Residential Medium
10. Requested zoning of property: Lady Lake: MX-8 - Mixed Single Family

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

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)

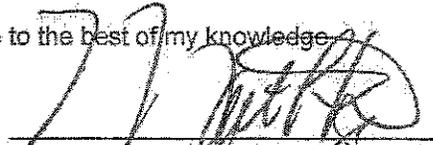
PUD

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: 7/25/16

Received by: T. Carroll

Fees Paid: \$2500⁰⁰ (Burdie)

| LIST NO. | UNIT | LOT | HOUSE NO. | ADDRESS | ALT KEY NO. | PLAT BOOK/PAGE |
|----------|---------|-----|-----------|-------------------|-------------|----------------|
| 1 | OBG3-1B | 205 | 803 | Maple Lane | 2594179 | 25/33 |
| 2 | OBG3-1B | 228 | 852 | Silver Oak Avenue | 2575042 | 25/33 |
| 3 | OBG3-1B | 293 | 812 | Beechwood Avenue | 2787104 | 25/33 |
| 4 | OBG3-1B | 294 | 810 | Beechwood Avenue | 2706236 | 25/33 |
| 5 | OBG4 | 436 | 943 | Tarrson Blvd. | 2722029 | 26/55-56 |

Exhibit A

Parcel ID #: 06-18-24-0350-000-20500

Lot 205, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-22800

Lot 228, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-29300

Lot 293, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

Parcel ID #: 06-18-24-0350-000-29400

Lot 294, Unit 3-1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Page 33, Public Records of Lake County, Florida.

-AND-

Parcel ID #: 06-18-24-0375-000-43600

Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public Records of Lake County, Florida.

20,000

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P09225

Doc _____
Rec _____
Det _____
Int _____
Total _____

[Space Above This Line For Recording Data]



Warranty Deed

This Warranty Deed made this 14th day of June, 2016 between Edgar J. Hurd and Patsy R. Hurd, husband and wife, whose post office address is 17733 SE 95th Circle, Summerfield, FL 34481, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-20500

Lot 205, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1983 HILLMAN Manufactured Home, ID# 02610233S, Florida Title 20125705 bearing Real Property Decal # R078614 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 Grovesteen
Witness Name: Jennifer Grovesteen

Edgar J. Hurd
Edgar J. Hurd

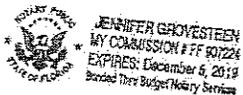
Norman Barber
Witness Name: Norman Barber

Patsy R. Hurd
Patsy R. Hurd

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 14th day of June, 2016 by Edgar J. Hurd and Patsy R. Hurd, husband and wife, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Jennifer Grovesteen
Notary Public

Printed Name: Jennifer Grovesteen
My Commission Expires: 12/5/19

[Handwritten signature]

Prepared by and return to
Gary Fuchs/tn
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P08928

Exh 10
Rec _____
Doc _____
Ltr _____
Total _____

[Space Above This Line For Recording Data]

RETURN

Warranty Deed

This Warranty Deed made this 16th day of June, 2016 between Roy Keith Campbell, a married man, whose post office address is 2406 Rolling Acres Drive, Conyers, GA 30094, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-22800

Lot 228, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with a 1982 Florig Manufactured Home, ID# GD0CFL47818401, Florida Title 21372097 bearing Real Property Decals # R0078689 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 319.281, shall constitute a part of the realty and shall pass with it.

This property does not constitute either the residence or the homestead of the Grantor herein, as the same is defined by the Constitution or the laws of the State of Florida.

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

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

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

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

Signed, sealed and delivered in our presence:

Teresa Norwell
Witness Name: Teresa Norwell

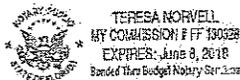
Roy Keith Campbell
Roy Keith Campbell

Jennifer Green
Witness Name: Jennifer Green

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 16th day of June, 2016 by Roy Keith Campbell, a married man, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Teresa Norwell
Notary Public

Printed Name: _____

My Commission Expires: _____

70,000

RETURN

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P09274

Exh
Rec
Doc
Int
Total

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 6th day of July, 2016 between Linda A. Pflug, a single woman, whose post office address is 185-01 50th Avenue, Flushing, NY 11365, 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 #: 0818240350-000-29300

Lot 293, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # GD0CFL27839921 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:

Judith Devine
Witness Name: JUDITH Devine
Kathryn Hagan
Witness Name: Kathryn Hagan

Linda A. Pflug
Linda A. Pflug

State of New York
County of SULLY

The foregoing instrument was acknowledged before me this 6th day of July, 2016 by Linda A. Pflug, a single woman, who is personally known or has produced a driver's license as identification.

[Notary Seal]

VINCENT D McVEETY
Notary Public, State of New York
No. 011702012342
Qualified in SULLY County
Commission Expires June 15, 2019
0520 4:20 20, 2019

Vincent D McVeety
Notary Public

Printed Name: VINCENT D McVeety

My Commission Expires: OCTOBER 20, 2019

7800

Prepared by and return to:
Gary Fuchs/jg
Attorney at Law
McLin Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: PD9036

Executed
Rec
Lst

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of June, 2016 between Dennis L. Allen, a married man, individually and as Trustee of the Dennis L. Allen Revocable Trust under Agreement dated July 15, 2003, whose post office address is 5301 Saddleback Court, Lady Lake, FL 32159, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1028 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240350-000-29400

Lot 294, Unit 3.1B, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 25, Pages 33 through 35, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # N12244 A & B thereon. The Titles have been retired.

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

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

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

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

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

Signed, sealed and delivered in our presence:

Jennifer Grovesteen
Witness Name: Jennifer Grovesteen

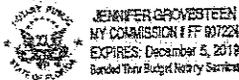
Dennis L. Allen
Dennis L. Allen, Individually and as Trustee of the Dennis L. Allen Revocable Trust under Agreement dated July 15, 2003

Jennie Schaenfeldt
Witness Name: JANILE SCHAENFELDT

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 15th day of June, 2016 by Dennis L. Allen, a married man, individually and as Trustee of the Dennis L. Allen Revocable Trust under Agreement dated July 15, 2003, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Jennifer Grovesteen
Notary Public
Printed Name: Jennifer Grovesteen
My Commission Expires: 12/5/19

75000

Exp | 10
Rec |
Doc |
Int |
Total |

Prepared by and return to
Gary Fuchs/tn
Attorney at Law
McIn Burnsed
1028 Lake Sumter Landing
The Villages, FL 32162
File No.: P09275

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Warranty Deed

This Warranty Deed made this 1st day of July, 2016 between RSM Reports, LLC, a Florida Limited Liability Company, whose post office address is 3559 Cluster Court, The Villages, FL 32163, grantor, and The Villages of Lake-Sumter, Inc., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162 grantee:

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

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

PARCEL ID #: 0618240375-000-43600

Lot 436, Unit 4, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 26, Pages 55 through 56, Public Records of Lake County, Florida.

Together with the Manufactured Home, bearing VIN # N12032 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:

RSM Reports, LLC, a Florida Limited Liability Company

By: Kent Campbell
Kent Campbell, Manager

Luke E. Marke
Witness Name: Luke E. Marke

Sherry L. Jones
Witness Name: SHERRY L. JONES

State of Wisconsin
County of VERMILION

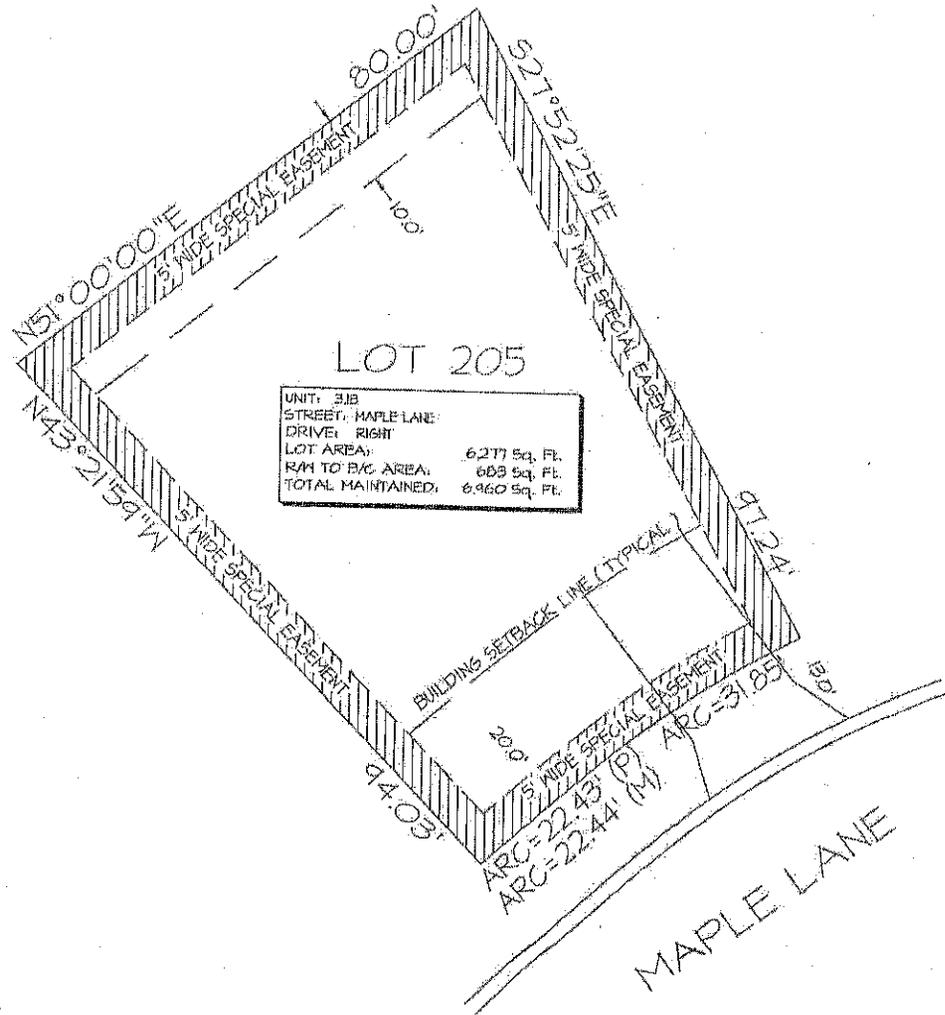
The foregoing instrument was acknowledged before me this 29th day of June, 2016 by Kent Campbell, Manager of RSM Reports, LLC, a Florida Limited Liability Company, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.



Patricia D. Maitrejean
Notary Public
Printed Name: PATRICIA D. MAITREJEAN
My Commission Expires: January 31, 2020



SCALE: 1/16"=1'



LOT 205

| | |
|--------------------|---------------|
| UNIT: 318 | |
| STREET: MAPLE LANE | |
| DRIVE: RIGHT | |
| LOT AREA: | 6,277 Sq. Ft. |
| R/W TO B/C AREA: | 608 Sq. Ft. |
| TOTAL MAINTAINED: | 6,960 Sq. Ft. |

- LEGEND**
- WATER METER
 - IRRIGATION METER
 - STREET LIGHT
 - INDICATES PLAT
 - 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 BUTTER INLET
 - CATCH BASIN
 - MANHOLE
 - LINE EXTENDER PEDESTAL / 12"x80"x14"
 - TRUCK-CAMP PEDESTAL / 17"x80"x14"
 - SWITCH-GEAR / T X T
 - PAPER SUPPLY / 20"x28"x50"
 - BOARD / STOCKADE / P.V.G. 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, GAS, TELEPHONE, TELEVISION, 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 TO GRADINGS AND LANDSCAPE BEING DISTURBED PURSUANT TO ANY UTILIZATION OF SUCH EASEMENTS. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, AND/OR GROUND AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS WITHOUT KNOWLEDGE AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENTS AND RIGHT OF WAYS THAT THESE UTILITY PROVIDERS MAY PLACE THESE ABOVE GROUND ITEMS IN THE FUTURE.

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

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

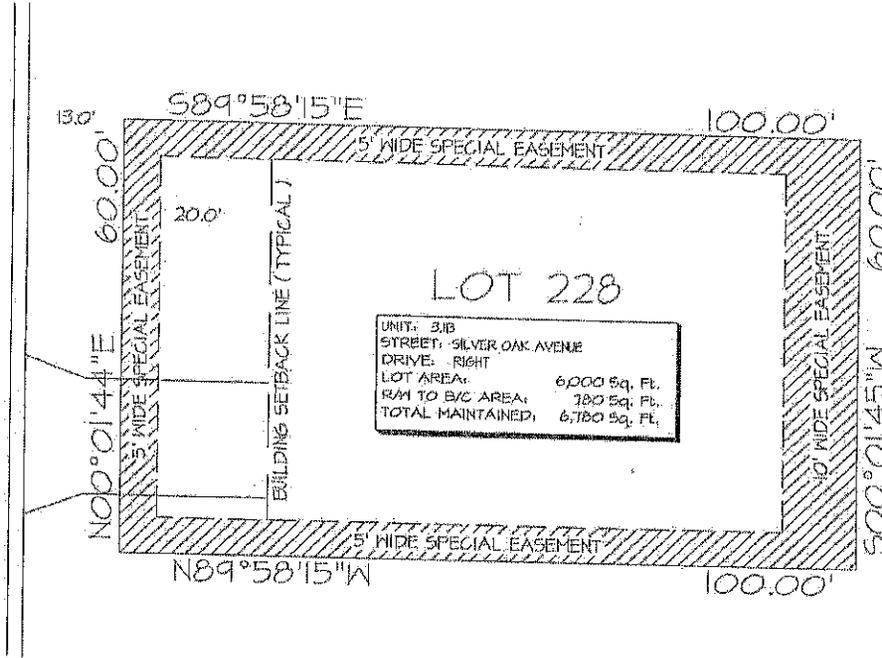
The Villages

Arnett
 Environmental, LLC
 10000 Highway 100, Ste. 1000, Ft. Worth, TX 76131
 (817) 424-1111
 www.arnettenv.com



SCALE: 1/16"=1'

SILVER OAK AVENUE



- LEGEND:**
- WATER METER
 - IRRIGATION METER
 - STREET LIGHT
 - INDICATES PLAY
 - CABLE T/S PEDESTAL / 7" OR 9" ROUND
 - TELEPHONE PEDESTAL / 4" OR 12" ROUND
 - ELECTRIC PEDESTAL / 20'X20" PAD
 - ELECTRIC TRANSFORMER / 20'X20" PAD
 - ELECTRIC FEED THROUGH CABINET
 - UTILITY VAULT
 - WATER VALVE
 - FIRE HYDRANT
 - STORM INLET
 - VALLEY OFFSET INLET
 - CATCH BASIN
 - MANHOLE
 - LINE EXTENDER PEDESTAL / 12'X20'X14"
 - TRASH AMP PEDESTAL / 11'X20'X14"
 - SWITCH GEAR / 7' X 7'
 - POWER SUPPLY / 20'X20'X56"
 - BOARD / STOCKADE / PVC FENCE

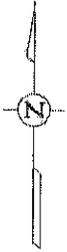
NOTE: EASEMENTS AND RIGHT OF WAYS IN FAVOR OF THE DEVELOPER ARE HEREBY RESERVED FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES SUCH AS ELECTRIC LINES, SANITARY SEWER, STORM DRAINAGE, WATER LINES, CABLEVISION, TELEPHONE, RECREATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. EACH EASEMENT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

THIS IS NOT A SURVEY
 THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AS SHOWN HEREON.
 THE INFORMATION SHOWN HAS BEEN OBTAINED THROUGH PRELIMINARY PLAT, FIELD MEASUREMENTS AND CONSTRUCTION PLANS AS SUBMITTED BY THE VARIOUS UTILITY COMPANIES (UTILITY LOCATIONS ARE SUBJECT TO CHANGE).
 THE VILLAGES OF LAKE-SUNRISE, INC., ORANGE GLOSSON 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
 of
Arnett
 Environmental, LLC

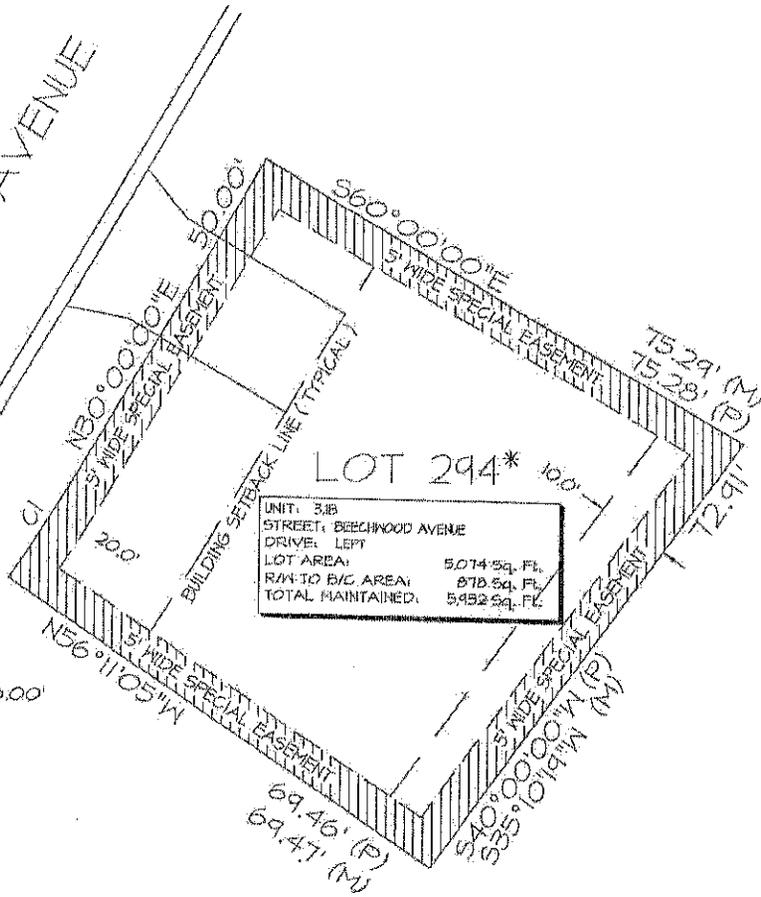
1814 Lake Sunline I, Lake The Villages, FL 32159
 352-399-3300 (local) Fax: 352-399-3301
 Website: www.villages.com Page: 21 of 28



SCALE: 1/16"=1'

BEECHWOOD AVENUE

CI
ARC=18.00'



| | |
|--------------------------|---------------|
| UNIT: 3/B | |
| STREET: BEECHWOOD AVENUE | |
| DRIVE LEFT | |
| LOT AREA: | 5,074 Sq. Ft. |
| R/W TO B/C AREA: | 878 Sq. Ft. |
| TOTAL MAINTAINED: | 5,952 Sq. Ft. |

- LEGEND:**
- WATER METER
 - IRRIGATION METER
 - STREET LIGHT
 - INDICATES MEASURED
 - GABLE TV PEDESTAL / 7" OR 4" ROUND
 - TELEPHONE PEDESTAL / 4" OR 12" ROUND
 - ELECTRIC PEDESTAL / 20"x20" PAD
 - ELECTRIC TRANSFORMER / 30"x30" PAD
 - ELECTRIC FEED THROUGH CABINET
 - UTILITY VAULT
 - WATER VALVE
 - FIRE HYDRANT
 - STORM INLET
 - VALLEY GUTTER INLET
 - CATCH BASIN
 - MANHOLE
 - LINE EXTENDER PEDESTAL / 12"x30"x14"
 - TRUNK AMP PEDESTAL / 17"x30"x14"
 - SWITCH GEAR / T X T
 - POWER SUPPLY / 20"x20"x50"
 - BOARD / STOCKADE / PVC FENCE

NOTE: EASEMENTS AND RIGHT OF WAY'S 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, REGISTRATION FACILITIES AND TELEGRAPH LINES OR THE LIKE. THESE THIRD PARTY UTILITY PROVIDERS' UTILITIES ARE 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. HOWEVER, THESE UTILITY PROVIDERS MAY USE ABOVE GROUND JUNCTION BOXES, PEDESTALS, SPICE BOXES AND ETC. FOR THEIR UTILITIES AND THE DEVELOPER IS ADVISED PROCEEDING AS TO THE SPECIFIC LOCATION WITHIN THE EASEMENT AND RIGHT OF WAY'S THAT THESE UTILITY PROVIDERS MAY PLACE THEM ABOVE GROUND ITEMS IN THE FUTURE.

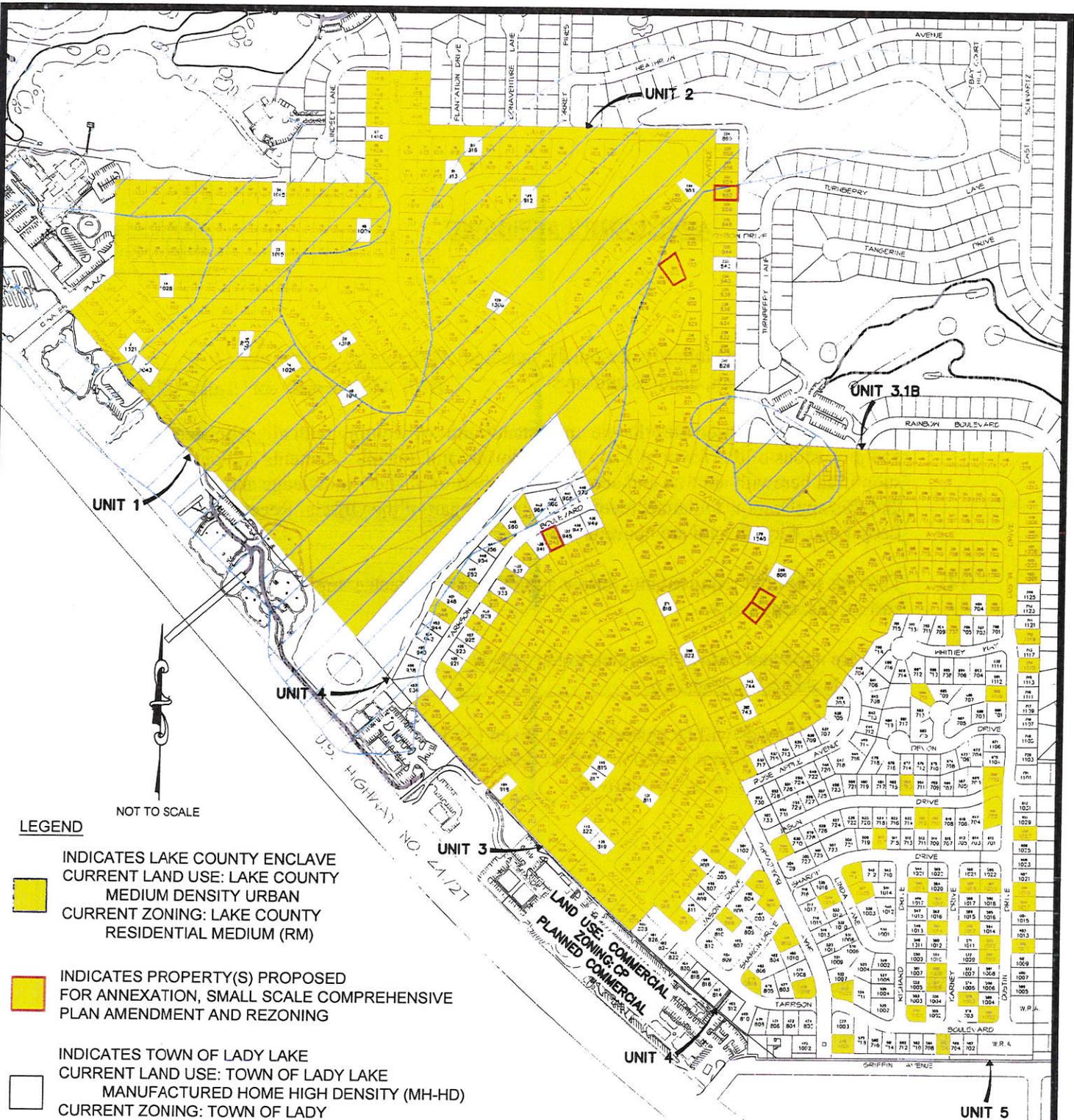
* SPECIAL FLOOR PLAN HOME SITE

THIS IS NOT A SURVEY
 THIS SKETCH IS INTENDED TO SHOW PERTINENT INFORMATION FOR THE SUBJECT LOT AND NEIGHBORHOOD.
 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-SARTER, INC. ORANGE, FLORIDA GARDENS, ADMITS ENVIRONMENTAL AND/OR ANY AFFILIATES THEREOF ARE NOT RESPONSIBLE OR LIABLE FOR ACCURACY OR CORRECTNESS OF THE INFORMATION AND SKETCH ON THIS SKETCH.

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

The Villages

Arnett
 Environmental LLC
 11515 Lake Nona Blvd., Suite 100, Lake Nona, FL 32157
 Phone: (407) 251-1111 Fax: (407) 251-1194
 Email: arnett@thevillages.com Website: 2008



NOT TO SCALE

LEGEND

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

10 — LOT NUMBER
 100 — 911 NUMBER

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

JULY 25, 2016

Arnett
 Environmental, LLC

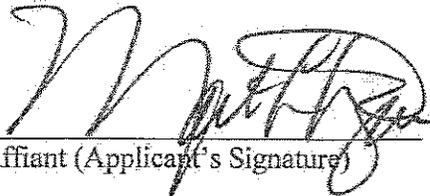
1038 Lake Sunter Landing The Villages, FL 32162
 Tel No. (352)753-4747 Fax No. (352)753-1296
 Certificate of Authorization Number: 27495

APPLICANT'S AFFIDAVIT

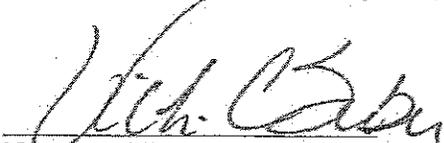
**STATE OF FLORIDA
COUNTY OF LAKE**

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

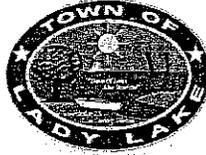
- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this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


Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 28 day of July, 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. Suber





PLANNING AND ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: September 12, 2016

SUBJECT: Ordinance 2016-27 - Rezoning of Property Being 0.64 +/- 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 2594179, 2575042, 2787104, 2706236, and 2722029; Five (5) Lots Which Are Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

1. Motion to forward Ordinance No. 2016-27, Rezoning 0.64 ± Acres of Property consisting of 5 lots – Located within Orange Blossom Gardens Units 3-1.B and 4 within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance No. 2016-27, rezoning 0.64 ± Acres of Property consisting of 5 lots – Located within Orange Blossom Gardens Units 3-1.B and 4 within Lake County, Florida – Requesting to Change from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) to the Town Commission with the recommendation of denial.

Staff is in support of Motion Number 1

Applicant, Martin L. Dzuro, on behalf of the Villages of Lake-Sumter, Inc, has filed an application to rezone properties consisting of five (5) lots located Within Orange Blossom Gardens Units 3-1.B and 4. The application involves rezoning 0.64 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). The MX-8 designation is consistent with the other lots in the Villages which are presently in the Town of Lady Lake's jurisdiction. The proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue

- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The Rezoning application was received on Monday, July 25, 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 (89) within 150' of the property of the proposed annexation were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016.

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

Zoning

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

Past Actions:

The Technical Review Committee (TRC) members individually reviewed application for Ordinance 2016-27, 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 2016-27 for first reading on Monday, October 3, 2016 at 6:00 p.m. The second and final reading will be held on Monday, October 17, 2016 at 6:00 p.m.

FISCAL IMPACT: \$ _____

Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

DEPARTMENT HEAD  Submitted 9/16/16 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER  Approved Agenda Item for: 9/12/16 Date

BOARD ACTION: Approved as Recommended Disapproved
CHAS/CON 4-0

Tabled Indefinitely Continued to Date Certain

Approved with Modification

CC: THAD - G.M.


6-16

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

Zoning

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

The Technical Review Committee (TRC) members individually reviewed application for Ordinance No. 2016-27, 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. 2016-27 for first reading on Monday, October 3, 2016 at 6:00 p.m. The second and final reading will be held on Monday, October 17, 2016 at 6:00 p.m.

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

| | |
|------------------|------------|
| CHIASSON | YES |
| GAUDER | YES |
| SIGURDSON | YES |
| CONLIN | YES |

~~**CHAIRPERSON/MEMBERS' REPORT:** Chairperson Gauder welcomed new member Bob Conlin to the Board.~~

~~**ADJOURN:** *With nothing further to discuss, the meeting was adjourned at 5:53 p.m.*~~

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

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



TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 3, 2016 – First Reading

SUBJECT: Ordinance 2016-27 - Rezoning of Property Being 0.64 +/- 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 2594179, 2575042, 2787104, 2706236, and 2722029; Five (5) Lots Which Are Located Within Orange Blossom Gardens Units 3-1.B and 4, Within Lake County, Florida.

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTION:

Staff Recommends approval of Ordinance No. 2016-27, Rezoning 0.64 ± Acres of Property consisting of 5 lots – Located within Orange Blossom Gardens Units 3-1.B and 4 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 five (5) lots located Within Orange Blossom Gardens Units 3-1.B and 4. The application involves rezoning 0.64 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). The MX-8 designation is consistent with the other lots in the Villages which are presently in the Town of Lady Lake's jurisdiction. The proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The Rezoning application was received on Monday, July 25, 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 (89) within 150' of the property of the proposed annexation were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016.

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

Zoning

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

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-27, and determined the application to be complete and ready for transmittal to the P&Z Board.

At the September 12, 2016 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2016-27 to the Town Commission with the recommendation of approval.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-27 for second and final reading on Monday, October 17, 2016 at 6:00 p.m.

FISCAL IMPACT: \$ _____

Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

DEPARTMENT HEAD *[Signature]*

Submitted *9/26/16* Date

FINANCE DEPARTMENT

Approved as to Budget Requirements Date

TOWN ATTORNEY

Approved as to Form and Legality Date

TOWN MANAGER *[Signature]*

Approved Agenda Item for: *10/3/16* Date

9/27/16

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification

CC: THAD G.H.

WR
09-26-2016

~~Upon a motion by Commissioner Vincent and seconded by Commissioner Holden, the Commission approved the first reading of Ordinance No. 2016-26, by the following roll call vote:~~

| | | | |
|-------|-----------------|-------|------------|
| _____ | HOLDEN | _____ | YES |
| _____ | HANNAN | _____ | YES |
| _____ | RICHARDS | _____ | YES |
| _____ | VINCENT | _____ | YES |
| _____ | KUSSARD | _____ | YES |

12. Ordinance No. 2016-27 – First Reading – Rezoning – The Villages of Lake-Sumter, Inc. – From Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) – Approximately 0.64+/- Acres of Property Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, and 2722029; Five Lots Located Within Orange Blossom Gardens Units 3-1.B and 4, 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 an application to rezone properties consisting of five lots located within Orange Blossom Gardens Units 3-1.B and 4. The application involves rezoning 0.64 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). The MX-8 designation is consistent with the other lots in The Villages which are presently in the Town of Lady Lake’s jurisdiction. Staff recommends approval of this ordinance.

The proposed properties are as follows:

- 803 Maple Lane
- 852 Silver Oak Avenue
- 812 Beechwood Avenue
- 810 Beechwood Avenue
- 943 Tarrson Boulevard

The Rezoning application was received on Monday, July 25, 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.

A map of the subject properties and a map showing the zoning of the area was shown.

Notices to inform the surrounding property owners (89) within 150’ of the property of the proposed annexation were mailed Monday, August 1, 2016. The properties were posted Thursday, August 4, 2016.

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

Zoning

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

The Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-27, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the September 12, 2016 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2016-27 to the Town Commission with the recommendation of approval. The Town Commission is scheduled to consider Ordinance No. 2016-27 for second/final reading on Monday, October 17, 2016 at 6:00 p.m.

Mr. Carroll stated Mr. Dzuro is present if there are any questions.

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

Upon a motion by Commissioner Holden and seconded by Commissioner Vincent, the Commission approved the first reading of Ordinance No. 2016-27, by the following roll call vote:

| | |
|-----------------|------------|
| HOLDEN | YES |
| HANNAN | YES |
| RICHARDS | YES |
| VINCENT | YES |
| KUSSARD | YES |

13. Ordinance No. 2016-29 Second/Final Reading Special Exception Use Basics: Range & Gun, LLC Requesting to Incorporate the Gun Range Land Use Within the Heavy Commercial (HC) Zoning Classification Located on Property Being 11.12 +/- Acres at 315 S. Highway 27/441 (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, Mr. Franklin Dickinson, owner and operator of Basics: Range & Gun, LLC, has filed an application for a Special Exception Use within the Heavy Commercial Zoning Designation, to establish an Indoor Gun Range on property located at 315 South Highway 27/441, being 11.12 +/- acres in the Town of Lady Lake, Florida. Staff recommends approval of this ordinance.

Mr. Dickinson has operated an indoor gun range in Orange Park, Florida for approximately two and a half years and would like to develop a multi-phase, multi-tenant development to include a 24,150 square foot building for Phase I; featuring a 10,350 sq. ft. area to include a 20-lane tactical and