



REGULAR PLANNING AND ZONING BOARD MEETING

Date: Monday, October 10, 2016
Time: 5:30 p.m.
Place: Town Hall Commission Chambers
409 Fennell Blvd., Lady Lake

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA

CALL TO ORDER: John Gauder, Chairperson

PLEDGE OF ALLEGIANCE

ROLL CALL

OPEN FORUM

NEW BUSINESS:

1. **Approval of Minutes** – September 12, 2016 Meeting (Pg. 3)
2. **Ordinance No. 2016-30 – Annexation** – Douglas Schimerhorn/B. J. Hall – Two Lots Located at the Corner of Lakeview Drive and Griffinview Drive, Approximately 3000 Lineal Feet East of the Intersection of South Highway 27/441 and Griffinview Road, within Lake County, Florida; 95 +/- Acres of Land, (Alternate Keys 1770971 & 3868840) (Wendy Then) (Pg. 9)
3. **Ordinance No. 2016-31 – Small Scale Future Land Use Comprehensive Plan Amendment** – Douglas Schimerhorn/B. J. Hall – **from** Lake County-Urban Low **to** Town of Lady Lake Mixed Residential-Low Density (MR-LD) – Two Lots Located at the Corner of Lakeview Drive and Griffinview Drive, Approximately 3000 Lineal Feet East of the Intersection of South Highway 27/441 and Griffinview Road, within Lake County, Florida; 95 +/- Acres of Land, (Alternate Keys 1770971 & 3868840) (Wendy Then) (Pg. 33)
4. **Ordinance No. 2016-32 – Rezoning** – Douglas Schimerhorn/B. J. Hall – **from** Lake County Estate Residential District (R-2) **to** Lady Lake Mixed Low Density Residential (MX-5) – Two Lots Located at the Corner of Lakeview Drive and Griffinview Drive, Approximately 3000 Lineal Feet East of the Intersection of South Highway 27/441 and Griffinview Road, within Lake County, Florida; 95 +/- Acres of Land, (Alternate Keys 1770971 & 3868840) (Wendy Then) (Pg. 62)

CHAIRPERSON/MEMBERS' REPORT

ADJOURN

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

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

NS/Word/Town Clerk/Agendas/P&Z Meeting – 10-10-16

- 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.

50

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
 - 852 Silver Oak Avenue
 - 812 Beechwood Avenue
 - 810 Beechwood Avenue
 - 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**

1
2 **Potable Water** - No impact; lots are served by the Village Center Community Development
3 District Central Water System.

4
5 **Sewer** - No impact; lots are served by the Village Center Community Development District Central
6 Sewer System.

7
8 **Schools** – Not factored for project; no foreseen impact of students as the project is located within an
9 active adult retirement community.

10
11 **Transportation** – No impact; the existing home will be replaced with a new home. There will be
12 no change in average daily trip generation.

13
14 **Parks & Recreation** – The small scale future land use amendment will not cause P&R Level of
15 Service to be exceeded since the project is for the replacement of existing homes. Additionally, the
16 Villages provides its residents with all Park and Recreation Amenities.

17
18 **Stormwater** – Project will be required to adhere to SJRWMD guidelines and of Town of Lady
19 Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

20
21 The subject properties involve approximately 0.64 ± acres lie in Section 06, Township 18 South,
22 Range 24 East in Lake County, Florida. The Future Land Use of the adjacent properties is as
23 follows:

24
25 **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

26
27 **Comments:**

- 28
29 1) Annexation and Rezoning Applications have been submitted concurrently with this Small Scale
30 Future Land Use Amendment Application.
31
32 2) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A).,
33 executed on June 23, 2015, if the Villages has applied for annexation, then the Town can issue
34 building permits located within the unincorporated area.
35
36 3) Project will be required to adhere to St. John’s River Water Management District guidelines and
37 the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood
38 Hazard Areas.
39

1 The Technical Review Committee (TRC) members individually reviewed application for Ordinance
2 No. 2016-26, and determined the application to be complete and ready for transmittal to the
3 Planning and Zoning Board. The Local Planning Agency is scheduled to consider Ordinance No.
4 2016-26 on Monday, October 3, at 5:45 p.m. The Town Commission is scheduled to consider
5 Ordinance No. 2016-26 for first reading on Monday, October 3, 2016 at 6:00 p.m. The second and
6 final reading will be held on Monday, October 17, 2016 at 6:00 p.m.

7
8 *Upon a motion by Member Sigurdson and a second by Member Conlin the Planning and Zoning*
9 *Board recommended transmittal and approval of Ordinance No. 2016-26 to the Town*
10 *Commission for consideration by the following roll call vote:*

11		
12	CHIASSON	YES
13	GAUDER	YES
14	SIGURDSON	YES
15	CONLIN	YES
16		

17 **4. Ordinance No. 2016-27 - Rezoning – The Villages of Lake-Sumter, Inc. – from Lake**
18 **County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) –**
19 **Five Lots Located within Orange Blossom Gardens Unit 3-1. B and 4, within Lake County,**
20 **Florida; Referenced by Alternate Keys 2594179, 2575042, 2787104, 2706236, & 2722029**
21 **(Wendy Then)**

22
23 Town Planner Wendy Then presented the background summary for this agenda item (on file in the
24 Clerk's Office). She stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-
25 Sumter, Inc., has filed an application to rezone properties consisting of five lots located within
26 Orange Blossom Gardens Units 3-1. B and 4. Ms. Then emphasized that any property being
27 annexed into the Town must have a zoning designation that allows permitted uses within that
28 zoning classification. The application involves rezoning 0.64 +/- acres of property from Lake
29 County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). The
30 MX-8 designation is consistent with the other lots in The Villages which are presently in the Town
31 of Lady Lake's jurisdiction. The proposed properties are as follows:

- 32
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- 34 • 803 Maple Lane
 - 35 • 852 Silver Oak Avenue
 - 36 • 812 Beechwood Avenue
 - 37 • 810 Beechwood Avenue
 - 38 • 943 Tarrson Boulevard

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

43
44 Notices to inform the surrounding property owners (89) within 150 feet of the property of the
45 proposed annexation were mailed Monday, August 1, 2016. The properties were posted Thursday,
46 August 4, 2016. There have been no objections or letters of support from the surrounding property
47 owners. Ms. Then stated this could be because the residents are now familiar with the annexation
48 and rezoning process, as there have been 39 lots thus far annexed into the Town.

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



2

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: October 10, 2016

SUBJECT: Ordinance 2016-30 – Douglas Schimerhorn & BJ Hall – Annexation of 2 lots consisting of approximately .95 +/- acres of land which are located at the corner of Lakeview Drive and Griffinview Drive, within Lake County, Florida (Alternate Keys 1770971 and 3868840).

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

1. Motion to forward Ordinance 2016-30 - Douglas Schimerhorn & BJ Hall – Annexing 2 lots consisting of approximately .95 +/- acres of land which are located at the corner of Lakeview Drive and Griffinview Drive, within Lake County, Florida, with the recommendation of approval.
2. Motion to forward Ordinance 2016-30- Douglas Schimerhorn & BJ Hall – Annexing 2 lots consisting of approximately .95 +/- acres of land which are located at the corner of Lakeview Drive and Griffinview Drive, within Lake County, Florida, with the recommendation of denial.

Staff is in support of Motion Number 1

Property owners, Douglas Schimerhorn and BJ Hall, have filed applications to annex properties consisting of 2 Lots located at the corner of Lakeview Drive and Griffinview Drive, approximately 3000 Lineal Feet east of the Intersection of South Highway 27/441 and Griffinview Drive, within Lake County, Florida. The annexation application involves 0.95 +/- acres of property proposing a change from unincorporated Lake County into the Town of Lady Lake.

Currently, there is an existing manufactured home placed on Parcel 1, addressed as 38521 Lakeview Drive, and identified by alternate key number 1770971. This property is currently serviced by Town of Lady Lake Potable Water. As a condition for the Town to service water at this property, Mr. Schimerhorn and Ms. Hall signed a covenant to annex agreement on June 9, 2016. Now the property owners are fulfilling their requirement by submitting the annexation, small scale, and rezoning applications. Parcel 2 is currently vacant, and the applicant hasn't provided any specific plans or time frame if when this parcel will be developed.

The subject properties lie in Section 21, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been included with the submitted application.

The annexation application was received on Monday, August 30, 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 (11) within 150 feet of the properties proposed by annexation request were mailed Monday, September 26, 2016. The properties were posted Monday, September 1, 2016.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-30, provided comments by September 26, 2016, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-30 for first reading on Monday, November 7, 2016 at 6:00 p.m. The second and final reading will be held on Monday, November 21, 2016 at 6:00 p.m.

FISCAL IMPACT: \$ _____

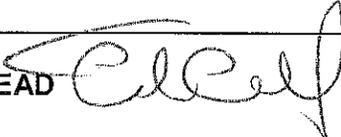
Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

WJ
10-3-2016

DEPARTMENT HEAD		Submitted	10/3/2016	Date
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FINANCE DEPARTMENT		Approved as to Budget Requirements		Date
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TOWN ATTORNEY		Approved as to Form and Legality		Date
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TOWN MANAGER		Approved Agenda Item for:	10-4-16	Date
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BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modifications

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ORDINANCE NO. 2016-30

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AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; VOLUNTARILY ANNEXING PROPERTY BEING .95 +/- ACRES OF LAND OWNED BY DOUGLAS SCHIMERHORN AND BJ HALL, REFERENCED BY ALTERNATE KEYS 1770971 AND 3868840, TWO (2) LOTS LOCATED 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.

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

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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 .95 +/- 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

1 Amendment to include this annexed parcel on the Future Land Use Map Series of the Town's
2 Comprehensive Plan.

3
4 **PASSED AND ORDAINED** by the Town Commission of the Town of Lady Lake, Florida,
5 this ___ day of _____, 2016.

6
7 **TOWN OF LADY LAKE, FLORIDA**

8
9
10 _____
11 Ruth Kussard, Mayor

12
13 ATTEST:

14
15 _____
16 Kristen Kollgaard, Town Clerk

17
18 APPROVED AS TO FORM:

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20 _____
21 Derek Schroth, Town Attorney

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30 Passed on First Reading: _____

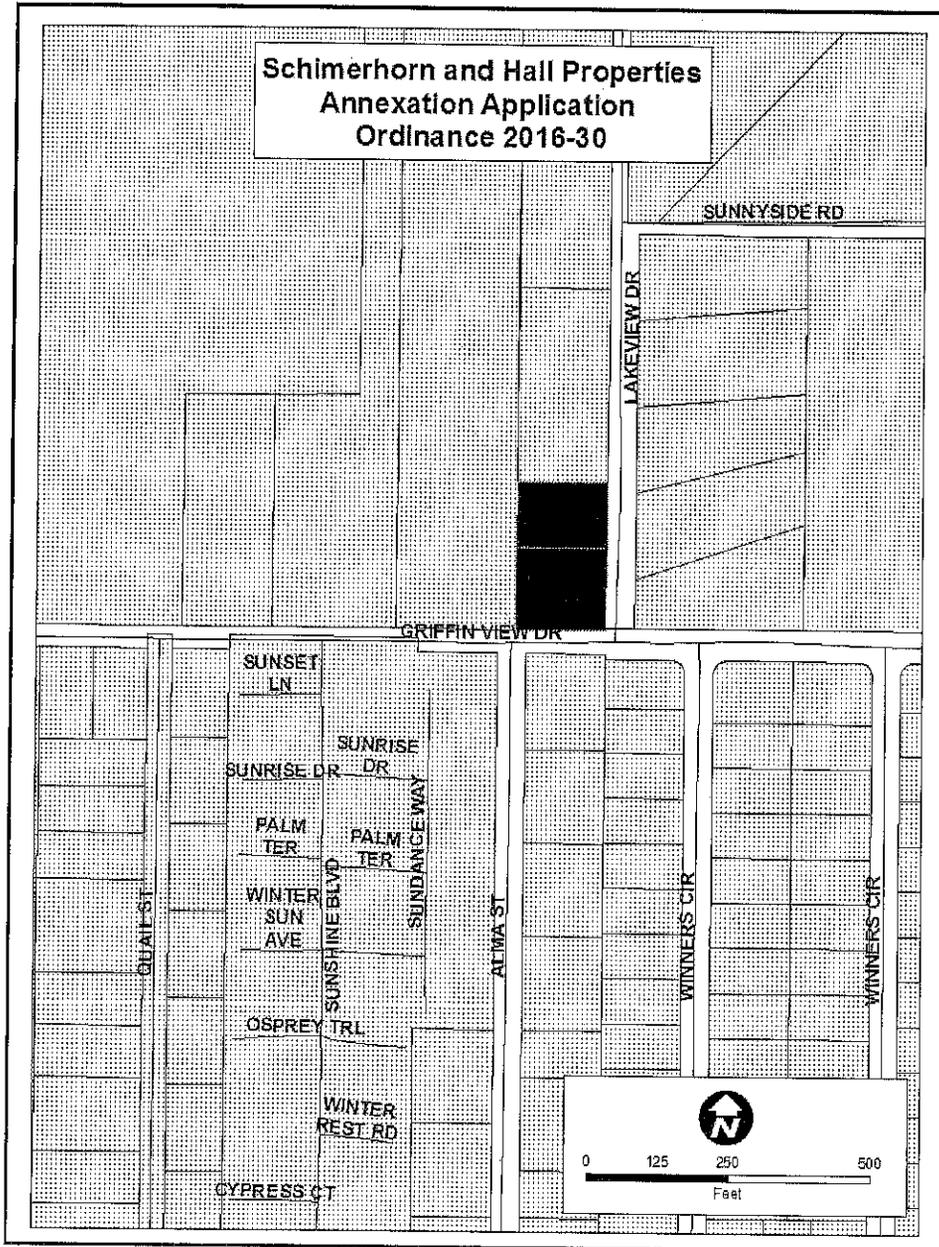
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32 Passed on Second/Final Reading: _____
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EXHIBIT "A" - Legal Descriptions and Map

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Parcel 1 - 21-18-24-0001-000-00401; the North 129.50 feet of the South 274 feet of the East 159 feet of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 18 South, Range 24 East, in Lake County, Florida. ORB 4768 PG 2210; and

Parcel 2 - 21-18-24-0001-000-24200; the South 144.50 feet of the South 274 feet of the East 159 FT of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 18 South, Range 24 East, in Lake County, Florida, less the South 15 feet thereof for Road Right of Way. ORB 4768 PG 2210.



15

TOWN OF LADY LAKE
ANNEXATION APPLICATION

RECEIVED
AUG 30 2016
1770971 - parcel #1
3868840 parcel #2

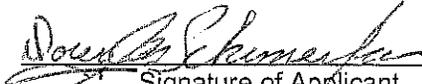
Alternate Key Number

1. Owner's Name: Douglas Schimmerhorn & BJ Hall
Mailing Address: 38521 LAKEVIEW DR
Email Address: _____
Telephone #: 602-793-4915
2. Applicant's Name: Douglas Schimmerhorn
Mailing Address: same as above
Email Address: _____
Telephone #: _____
3. Applicant is: Owner Agent ___ Purchaser ___ Lessee ___ Optionee ___
4. Property Address/Location: 38521 Lakeview Dr., Lady Lake, FL 32159
5. Legal Description of Property to be annexed: see attached.
6. The property is located in the vicinity of the following streets: Greethview Dr. & Lakeview Drive
7. Area of the property: 41,382 Square feet 0.95 Acres
8. Utilities: Central Water Central Sewer ___ Well ___ Septic Tank
9. Existing County zoning of property: Lake County "R-2" Estate Residential
10. Requested zoning of property: Lady Lake "Mx-5" Mixed Low Density Residential
11. Number, square footage and present use of the existing structures on the property:
Parcel #1 - Single dwelling unit - Manufactured Home
Parcel #2 - Vacant 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 EIGHT (8) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:

Date Application Received: 8-30-2016 Received by: W. Thon
Annexation and Rezoning Fees Paid: \$2,500 Bundle

NOTE

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

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

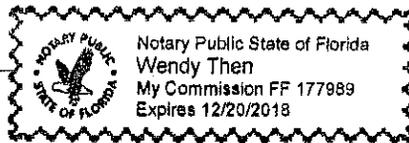
Before me, the undersigned authority personally appeared Douglas Schimerhorn
who being by me first duly sworn on oath, deposes and says:

- (1) That he is the fee-simple owner of the property legally described on page one of this application.
- (2) That he desires approval for annexation with MX-5 zoning classification to allow Mixed Residential
- (3) That he has appointed Self to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

Douglas Schimerhorn
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 30th day of August, 2016, by Douglas Schimerhorn, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Wendy Then
Notary Public



APPLICANT'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

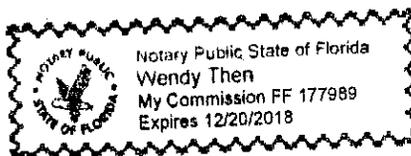
Before me, the undersigned authority personally appeared Douglas
Schimmerhorn, who being by me first duly sworn on oath, deposes and
says:

- (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-5 zoning classification to allow: Mixed Residential
- (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.

Douglas Schimmerhorn
Affiant (Applicant's Signature)

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

Wendy Then
Notary Public



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

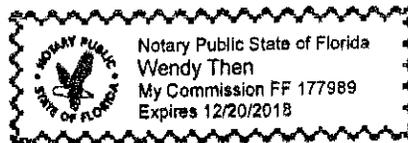
Before me, the undersigned authority personally appeared BJ Hall,
who being by me first duly sworn on oath, deposes and says:

- (1) That he is the fee-simple owner of the property legally described on page one of this application.
- (2) That he desires approval for annexation with 9/15 zoning classification to allow mixed Residential
- (3) That he has appointed Douglas Schimmerhorn to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

BJ Hall
Affiant (Owner's Signature)

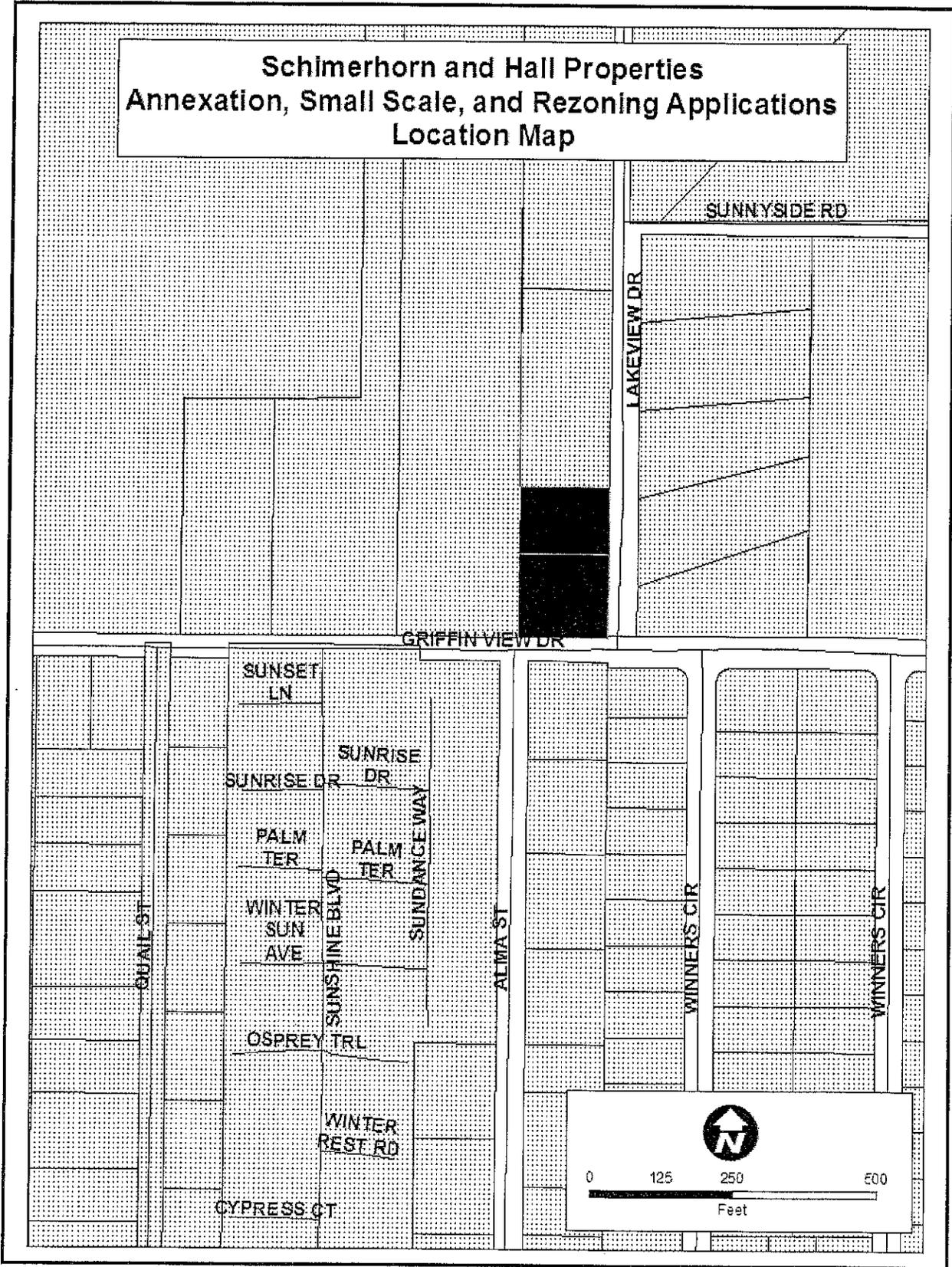
The foregoing instrument was acknowledged before me this 30th day of August, 2016 by BJ Hall, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Wendy Then
Notary Public



LOCATION MAP

Schimerhorn and Hall Properties
Annexation, Small Scale, and Rezoning Applications
Location Map



AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
1746655	LAVALLE BETH ET AL	38548 LAKEVIEW DR	LADY LAKE	FL	32159
3868840	BAIRD HOME CORP	3495 US HWY 441	FRUITLAND PARK	FL	34731
3827698	BECKHAM CLARENCE D & CLEMENCE	38532 LAKEVIEW DR	LADY LAKE	FL	32159
3826370	WALZER DONALD A & NORENE N	38520 LAKEVIEW DR	LADY LAKE	FL	32159
3826369	TERRY SCOTT A & ADRIENNE K	2743 GRIFFINVIEW DR	LADY LAKE	FL	32159
1770971	BAIRD HOME CORP	3495 US HWY 441	FRUITLAND PARK	FL	34731
1698791	HARDMAN WALTER L JR & VIVIAN TRUS	9081 SILVER LAKE DR	LEESBURG	FL	34788
3874487	WISE BARBARA	38629 LAKEVIEW DR	LADY LAKE	FL	32159
1584850	REPOSA, DOROTHY J	405 ALMA ST	LADY LAKE	FL	32159
2524359	DELAND, DEREK L & MAILE	402 WINNERS CIR	LADY LAKE	FL	32159
2538031	404 WINNER CIRCLE LLC	4223 BAIR AVE	FRUITLAND PARK	FL	34731
1698782	TAMBURRO PROPERTIES III, LLC	401 SUNSHINE BLVD	LADY LAKE	FL	32159

Schimerhorn & Hall- Annexation, Small Scale, and Rezoning Applications- Ord. 2016-30, 2016-31, and 2016-32

Select Language ▼

PROPERTY RECORD CARD

General Information

Owner Name:	SCHIMERHORN DOUGLAS &	Alternate Key:	1770971
Mailing Address:	BJ HALL 38521 LAKEVIEW DR LADY LAKE, FL 32159-3912 Update Mailing Address	Parcel Number:	21-18-24-000100000401
		Millage Group and City:	0001 (UNINCORPORATED)
		Total Certified Millage Rate:	15.6488
		Trash/Recycling /Water/Info:	My Public Services Map ⓘ
Property Location:	38521 LAKEVIEW DR LADY LAKE FL 32159 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	N 129.50 FT OF S 274 FT OF E 159 FT OF SW 1/4 OF NE 1/4 ORB 4768 PG 2210		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	130	159		130	FF	\$0.00	\$9,481.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1098 / 2099	3/1/1991	Quit Claim Deed	Unqualified	Improved	\$0.00
1129 / 1769	9/1/1991	Warranty Deed	Unqualified	Improved	\$0.00
1137 / 1660	11/1/1991	Warranty Deed	Unqualified	Improved	\$0.00
1383 / 948	7/1/1995	Warranty Deed	Unqualified	Improved	\$0.00
2860 / 1250	6/14/2005	Trustees Deed	Unqualified	Improved	\$0.00
2899 / 1509	7/27/2005	Quit Claim Deed	Unqualified	Improved	\$0.00
3128 / 2418	4/6/2006	Quit Claim Deed	Unqualified	Improved	\$0.00
3376 / 1039	2/14/2007	Warranty Deed	Qualified	Vacant	\$70,000.00
3925 / 2277	4/23/2010	Warranty Deed	Unqualified	Vacant	\$100.00
4156 / 102	4/23/2012	Warranty Deed	Multi-Parcel	Vacant	\$22,500.00
4768 / 2210	3/30/2016	Warranty Deed	Multi-Parcel	Vacant	\$40,000.00

[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	\$9,481	\$9,481	\$9,481	5.11800	\$48.52
LAKE COUNTY MSTU AMBULANCE	\$9,481	\$9,481	\$9,481	0.46290	\$4.39
LAKE COUNTY MSTU FIRE	\$9,481	\$9,481	\$9,481	0.47040	\$4.46
SCHOOL BOARD STATE	\$9,481	\$9,481	\$9,481	4.62700	\$43.87
SCHOOL BOARD LOCAL	\$9,481	\$9,481	\$9,481	2.24800	\$21.31
LAKE COUNTY MSTU STORMWATER	\$9,481	\$9,481	\$9,481	0.49570	\$4.70
ST JOHNS RIVER FL WATER MGMT DIST	\$9,481	\$9,481	\$9,481	0.28850	\$2.74
LAKE COUNTY VOTED DEBT SERVICE	\$9,481	\$9,481	\$9,481	0.15240	\$1.44
LAKE COUNTY WATER AUTHORITY	\$9,481	\$9,481	\$9,481	0.25540	\$2.42
NORTH LAKE HOSPITAL DIST	\$9,481	\$9,481	\$9,481	1.00000	\$9.48
				Total:	Total:
				15.1183	\$143.33

Exemptions Information

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

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

Exemption Savings Ⓞ

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

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

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

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

Assessment Reduction Savings

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

PROPERTY RECORD CARD

General Information

Owner Name:	SCHIMERHORN DOUGLAS &	Alternate Key:	3868840
Mailing Address:	BJ HALL	Parcel Number:	21-18-24-000100024200
	38521 LAKEVIEW DR	Millage Group and City:	0001 (UNINCORPORATED)
	LADY LAKE, FL 32159 Update Mailing Address	Total Certified Millage Rate:	15.6488
		Trash/Recycling /Water/Info:	My Public Services Map 📍
Property Location:	LADY LAKE FL 32159 Update Property Location 📍	Property Name:	-- Submit Property Name 📍
		School Locator:	School and Bus Map 📍
Property Description:	S 144.50 FT OF E 159 FT OF SW 1/4 OF NE 1/4--LESS S 15 FT FOR RD R/W-- ORB 4768 PG 2210		

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SCHOOL BOARD LOCAL	\$9,481	\$9,481	\$9,481	2.24800	\$21.31

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				Total:	Total:
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Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
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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
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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
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Government Exemption (amount varies)	Learn More View the Law

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\$0.00

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[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**

RETURN TO AND
THIS INSTRUMENT PREPARED BY:
TIMIOS, INC - *Aubrey Rattler*
5716 CORSA AVE SUITE 102
WESTLAKE VILLAGE, CA 91362
DAVID KIM

SEND TAX BILLS TO:
DOUGLAS SCHIMERHORN
38521 LAKEVIEW DR
LADY LAKE, FL 32159-3912

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF
CONDITIONS CONTAINED IN A TITLE INSURANCE
COMMITMENT ISSUED BY IT.

PROPERTY APPRAISERS PARCEL IDENTIFICATION:
PARCEL ID: 21-18-24-000100000401

GRANTEE(S):
DOUGLAS SCHIMERHORN AND BJ HALL

FILE NO: 1225860

WARRANTY DEED

This Warranty Deed Made this 30 day of March, 2016,

By BAIRD HOME CORPORATION, whose post office address is: 3495 US-441, FRUITLAND PARK, FL 34731, hereinafter called the grantor

To DOUGLAS SCHIMERHORN, AN UNMARRIED MAN AND BJ HALL, AN UNMARRIED WOMAN, whose post office address is: 38521 LAKEVIEW DR, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of FORTY THOUSAND Dollars (\$40,000.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in LAKE County, Florida, viz:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN LAKE COUNTY, FLORIDA, TO-WIT:

PARCEL 1:

THE NORTH 129.50 FEET OF THE SOUTH 274 FEET OF THE EAST 159 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH 144.50 FEET OF THE SOUTH 274 FEET OF THE EAST 159 FEET OF THE SOUTHWEST 1/5 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LESS THE SOUTH 15 FEET THEROF FOR ROAD RIGHT OF WAY.

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE FL 32159

COVENANT TO ANNEX AGREEMENT



This agreement hereby serves to acknowledge that the Town of Lady Lake, Florida, shall provide central water service to the property referenced under "Exhibit A", currently under the jurisdiction of unincorporated Lake County, Florida, and that the water consumption shall be billed in accordance with the Incorporated Property rates established by the Town at the time of execution of this agreement; providing an exemption from the 25% surcharge as per the Town of Lady Lake Land Development Regulations, Chapter 14, Section 11, d), 2., effective upon connection.

In exchange for the reduced utility rate, property owner/s hereby acknowledge and agree that:

Within thirty (30) days of connection to the central water system of the Town of Lady Lake, Florida, applications shall be filed to annex property owned by Douglas Schimmerhorn and referenced by Alternate Key No. 1770971. Concurrent with the filing of the annexation application, applications for a Small Scale Future Land Use Amendment, as well as a Rezoning Application shall also be filed for the property and fully advanced through the public hearing process of the Town of Lady Lake to completion and subsequently recorded in the Official Records of Lake County, Florida.

This agreement shall be binding upon the parties below and shall be enforced under the laws of the State of Florida. This is the entire agreement.

Present Owners:

Douglas Schimmerhorn
Douglas Schimmerhorn

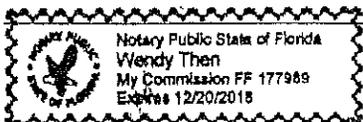
B J Hall
B J Hall

Witness:
Rebecca [Signature]
Signature

Witness:
[Signature]
Signature

State of Florida
County of Lake

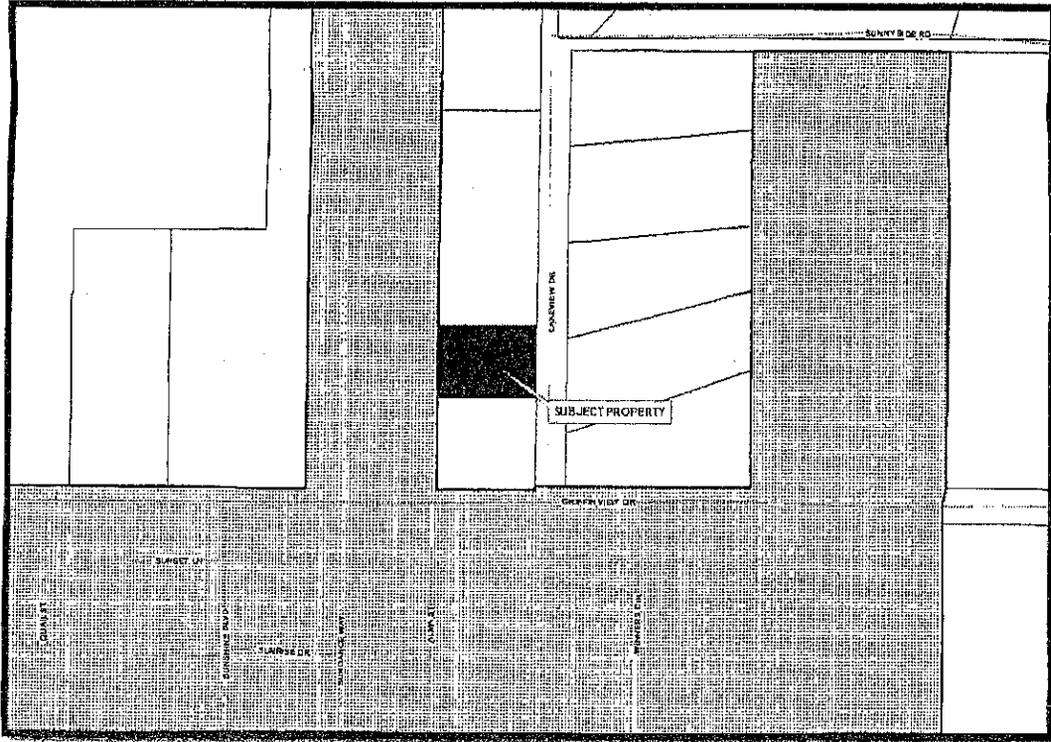
The foregoing instrument was acknowledged before me this 9th day of June, 2016 by Douglas Schimmerhorn and B J Hall, Owners of the Property, who is personally known to me or has produced Concealed Weapon's License as identification.



My Commission Expires: [Signature]

Exhibit "A" - Legal Description & Map of Property

N 129.50 FT OF S 274 FT OF E 159 FT OF SW 1/4 OF NE 1/4 OF SECTION 21 TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. ORB 4768 PG 2210

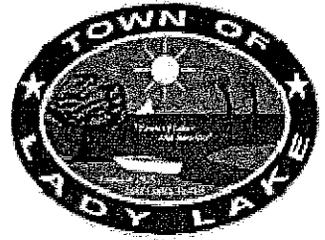


Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159

(352) 751-1500

FAX (352) 751-1510

www.ladylake.org



September 26, 2016

RE: Annexation Ordinance 2016-30, Small Scale Comprehensive Plan Amendment 2016-31, and Rezoning Ordinance 2016-32

Dear Property Owner:

This is to notify you that applications have been filed with the Town of Lady Lake, by Douglas Schimerhorn and BJ Hall, to annex, rezone, and amend the future land use designation of two (2) parcels approximately +/- .95 acres, located at the corner of Lakeview Drive and Griffinview Drive, approximately 3000 Lineal Feet east of the Intersection of South Highway 27/441 and Griffinview Road, within Lake County, Florida. The applicant is seeking to rezone the property from Lake County - Estate Residential (R-2) to Town of Lady Lake Mixed Low Density Residential (MX-5). The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lake County Urban Low Density to Lady Lake Mixed Residential Low Density (MR-LD). At the current time, there is an existing manufactured home place on Parcel 1, addressed as 38521 Lakeview Drive, and identified by alternate key number 1770971. Parcel 2 (the corner lot) is currently vacant. Based on the dimensions and lot size, Parcel 2 is buildable and meets the minimum design guidelines of the MX-5 Zoning District for the property owner to place a single family dwelling unit.

Public hearing dates on the petitions are scheduled for the following dates:

PLANNING AND ZONING BOARD - Monday, October 10, 2016 at 5:30 p.m.
LOCAL PLANNING AGENCY - Monday, November 7, 2016 at 5:30 p.m.
TOWN COMMISSION MEETING - Monday, November 7, 2016 at 6:00 p.m.
TOWN COMMISSION MEETING- Monday, November 21, 2016 at 6:00 p.m.

You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person wishing to appeal a decision of this public body should ensure themselves that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call me at (352) 751-1582 or via email at wthen@ladylake.org.

Sincerely,

Wendy Then, CFM
Town Planner



TECHNICAL REVIEW COMMITTEE COMMENTS
REVIEW September 26, 2016

Project: Douglas Schimerhorn and BJ Hall Annexation
Proposal: Annexation- Ord. 2016-30
Small Scale FLU Comprehensive Plan Amendment- Ord. 2016-31
Rezoning – Ord. 2016-32

Description: On Tuesday, August 30, 2016, applications have been filed with the Town of Lady Lake, by Douglas Schimerhorn and BJ Hall to annex, rezone, and amend the future land use designation of two (2) parcels approximately +/- .95 acres, located at the corner of Lakeview Drive and Griffinview Drive, approximately 3000 Lineal Feet east of the Intersection of South Highway 27/441 and Griffinview Road, within Lake County, Florida. The applicant is seeking to rezone the property from Lake County - Estate Residential (R-2) to Town of Lady Lake Mixed Low Density Residential (MX-5). The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lake County Urban Low Density to Lady Lake Mixed Residential Low Density (MR-LD).

At the current time, there is an existing manufactured home place on Parcel 1, addressed as 38521 Lakeview Drive, and identified by alternate key number 1770971. This property is currently serviced by Town of Lady Lake Potable Water. The Town does not service Sewer at this location, so the property owners were required to acquire a Septic Tank permit through Lake County Health Dept.- Environmental Division.

Parcel 2 is currently vacant. Based on the dimensions and lot size, the parcel is buildable and meets the minimum design guidelines of the MX-5 Zoning District to place a single family dwelling unit. Unless central sewer becomes available at this location, the property cannot be split and will be required to be developed as one parcel allowing a maximum of one (1) single family dwelling unit per parcel (per the MX-5 Zoning District, parcels with Septic Systems are required to have a minimum of 12,500 square feet in size).

Below are staff comments from the Town of Lady Lake regarding your development project. A hard copy via hand delivery and an electronic copy via e-mail are provided to the applicant. Comments are organized by department and must be sufficiently addressed before the proposal may proceed. If a re-submittal is warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

Following submittal of any required revisions and responses, correspondence will be forwarded indicating the proposal's status, either (1) requiring additional revision or documentations; or (2) ready for approval. Site plans are subject to public hearing, as well as plats, annexation requests, zoning requests, and comprehensive plan requests. When applicable, you will receive written notification that the item is

scheduled for review by the Planning and Zoning Board or Town Commission. For additional information, contact Thad Carroll at (352) 751-1521.

GROWTH MANAGEMENT

Questions may be directed to Wendy Then, at wthen@ladylake.org

1. Application is deemed complete. No further comments at this time.
-

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. No Comments (Email dated 09-12-2016).
-

FIRE

Questions may be directed to Kerry Barnett at kbarnett@firesafetycons.com:

1. No construction is proposed; therefore, no comments were obtained from the Fire Inspector regarding this proposed annexation.
-

BUILDING

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

1. No construction is proposed; therefore, there are no comments as this time.
-

PUBLIC WORKS

Questions may be directed to Butch Goodman, Utilities Supervisor at bgoodman@ladylakepw.org

1. Property is currently serviced by Town of Lady Lake Potable Water. The Town does not service Sewer at this location, so the property owners were required to acquire a Septic Tank permit through Lake County Health Dept.-Environmental Division.
-



3

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: October 10, 2016

SUBJECT: Ordinance 2016-31 – Douglas Schimerhorn & BJ Hall – Small Scale Future Land Use Comprehensive Plan Amendment from Lake County Urban Low Density to Lady Lake Mixed Residential Low Density for 2 lots consisting of approximately .95 +/- acres of land which are located at the corner of Lakeview Drive and Griffinview Drive, within Lake County, Florida (Alternate Keys 1770971 and 3868840).

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

1. Motion to forward Ordinance 2016-31, a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.95 +/- acres of land from Lake County Urban Low Density to Lady Lake Mixed Residential Low Density (MR-LD) to the Town Commission with the recommendation of approval, with the recommendation of approval.
2. Motion to forward Ordinance 2016-31- a Small Scale Comprehensive Plan Amendment – Requesting to Change approximately 0.95 +/- acres of land from Lake County Urban Low Density to Lady Lake Mixed Residential Low Density (MR-LD) to the Town Commission with the recommendation of approval, with the recommendation of denial.

Staff is in support of Motion Number 1

Property owners, Douglas Schimerhorn and BJ Hall, have filed applications to amend the Future Land Use designation of properties consisting of 2 Lots located at the corner of Lakeview Drive and Griffinview Drive, approximately 3000 Lineal Feet east of the Intersection of South Highway 27/441 and Griffinview Drive, within Lake County, Florida. The small scale application involves 0.95 +/- acres of property proposing a change from unincorporated Lake County into the Town of Lady Lake.

There is an existing manufactured home currently placed on Parcel 1, addressed as 38521 Lakeview Drive, and identified by alternate key number 1770971. This property is currently serviced by Town of Lady Lake Potable Water. As a condition for the Town to service water at this property, Mr. Schimerhorn and Ms. Hall signed a covenant to annex on June 9, 2016. Now the property owners are fulfilling their requirement by submitting the annexation, small scale, and rezoning applications. Parcel 2 is currently vacant, and

the applicant hasn't provided any specific plans or time frame if when this parcel will be developed.

The subject properties lie in Section 21, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been included with the submitted application.

The small scale application was received on Monday, August 30, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required 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 (11) within 150 feet of the properties proposed by annexation request were mailed Monday, September 26, 2016. The properties were posted Monday, September 1, 2016.

Concurrency Determination Statement

The applicants are annexing into the Town in accordance with the terms set forth in the Covenant to Annex Agreement executed between property owners and the Town on June 9, 2016.

Impact on Town Services

Potable Water-

- This property is currently serviced by Town of Lady Lake Potable Water and consumes one (1) Water Equivalent Residential Unit (ERU) or a maximum of 250 gallons per day. At the time the vacant parcel is proposed to be developed, an additional ERU would be required for a total of two (2) ERUs or 500 gallons per day combined for both parcels.

Sewer -

- The Town does not service Sewer at this location, so the property owners were required to acquire a Septic Tank permit through Lake County Health Dept.- Environmental Division when they applied to set up the existing manufactured home.

Schools -

- Using the updated Lake County student generation rates based on the recently-updated impact fee study, minimum impact expected with a maximum of three school children (one student for each school):

	SF-DU	MF-DU	Mobile	Mobile Home School Impact (based on 2 MH)
Total	0.328	0.283	0.206	3
Elementary	0.152	0.143	0.097	1
Middle School	0.074	0.063	0.047	1
High School	0.102	0.077	0.062	1

Transportation –

- ♦ The local roadways that will be affected by these parcels are all Lake County Roads. Traffic impact is existing for Parcel 1. The proposed land amendment change is expected to generate a maximum of 4 additional PM peak hour trips should Parcel 2 be developed with the expectation that only one single family dwelling unit would be built at the location. Based on either build-out of one (1) single family dwelling unit or two (2) dwelling units at the maximum, there would be low impact to the local road system.

Parks & Recreation –

- ♦ The annexation, small scale future land use amendment, and the rezoning applications will cause minimum impact to the Town's Park and Recreation facility in that the highest use would be one (1) single family dwelling unit per each parcel.

Stormwater –

- ♦ Project will be required to adhere to SJRWMD guidelines. As per FEMA FIRM MAP 12069C0170E effective 12/18/2012, both parcels are Flood Zone X- Outside the 500-yr Floodplain.

Future Land Use

Subject Properties	Lake County Urban Low Density
Future Land Use of Adjacent Properties	
West	Lady Lake- Mixed Residential- Medium Density (MR-MD)
East	Lake County – Urban Low Density
North	Lake County – Urban Low Density
South	ROW/Lady Lake- Single Family Medium Density (SF-MD)

Comments:

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

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-31, provided comments by September 26, 2016, 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 2016-31 on Monday, November 7, 2016, at 5:30 p.m.

The **Town Commission** is scheduled to consider Ordinance 2016-31 for first reading on Monday, November 7, 2016 at 6:00 p.m. The second and final reading will be held on Monday, November 21, 2016 at 6:00 p.m.

FISCAL IMPACT: \$ _____

Capital Budget

Operating

Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

DEPARTMENT HEAD

Submitted *10/3/16*

Date

10-3-2016 **FINANCE DEPARTMENT**

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER

Approved Agenda Item for: *10-4-16*

Date

BOARD ACTION: Approved as Recommended

Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved with Modifications

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ORDINANCE NO. 2016-31

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 November 7, 2016, and recommended to the Town Commission that said amendment be adopted by the Town Commission.

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

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

Section 2. Authority.

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

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

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

Applicant/Owner: Douglas Schimerhorn and BJ Hall

1 General Location: Corner of Lakeview Drive and Griffinview Drive, approximately
2 3000 lineal feet east of the intersection of South Highway 27/441
3 and Griffinview Drive, within Lake County, Florida.
4

5 Acres: .95 +/- Acres
6

7 Future Land Use: Change **from** Lake County – Urban Low **to** Town of Lady Lake
8 Mixed Residential- Low Density (MR-LD).
9

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

13 **Section 4. Severability**
14

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

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

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

25 **PASSED AND ORDAINED** this _____ day of _____, 2016.
26

27 **TOWN OF LADY LAKE, FLORIDA**
28
29

30 _____
31 Ruth Kussard, Mayor

32 ATTEST:
33
34

35 _____
36 Kristen Kollgaard, Town Clerk
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39 APPROVED AS TO FORM:
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41

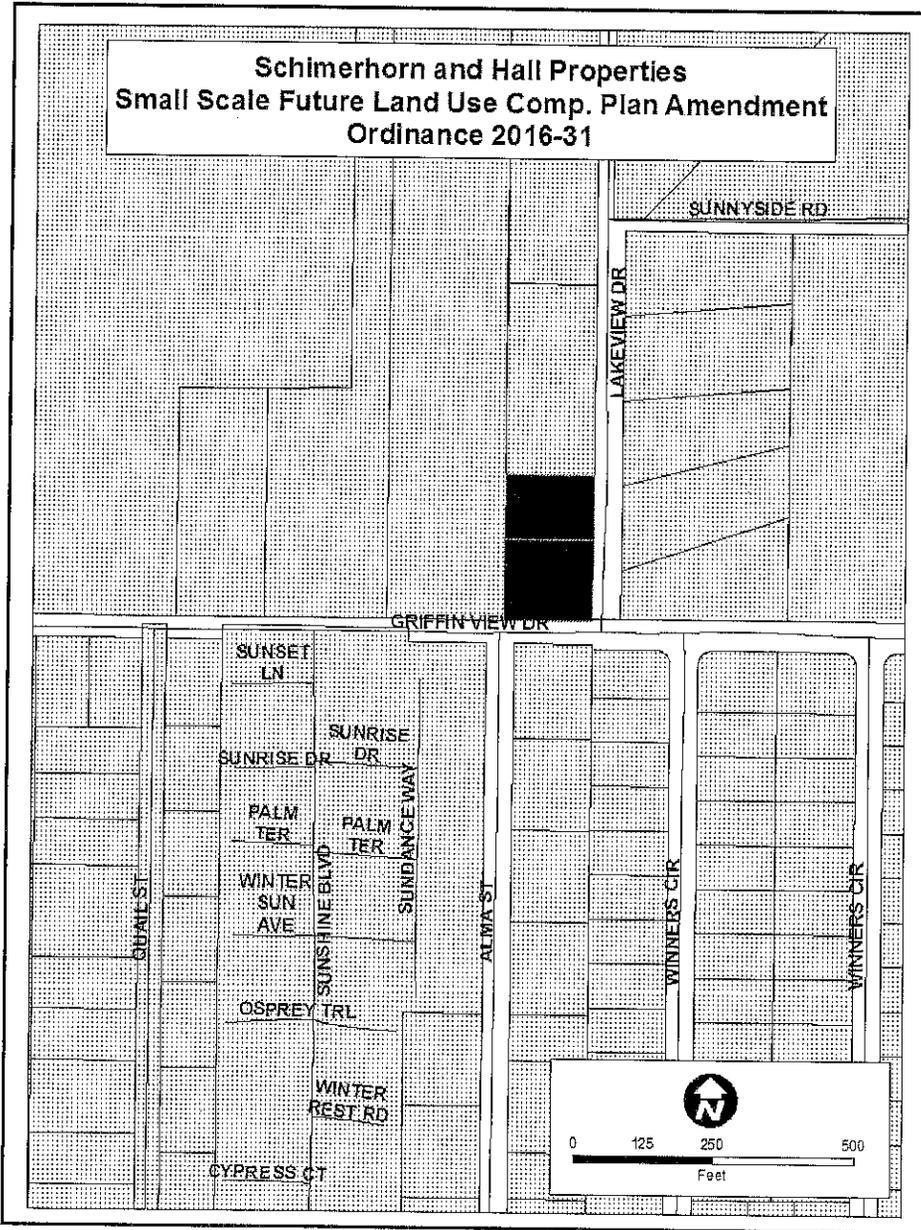
42 _____
43 Derek Schroth, Town Attorney
44
45

EXHIBIT "A" - Legal Descriptions and Map

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Parcel 1 - 21-18-24-0001-000-00401; the North 129.50 feet of the South 274 feet of the East 159 feet of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 18 South, Range 24 East, in Lake County, Florida. ORB 4768 PG 2210; and

Parcel 2 - 21-18-24-0001-000-24200; the South 144.50 feet of the South 274 feet of the East 159 FT of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 18 South, Range 24 East, in Lake County, Florida, less the South 15 feet thereof for Road Right of Way. ORB 4768 PG 2210.

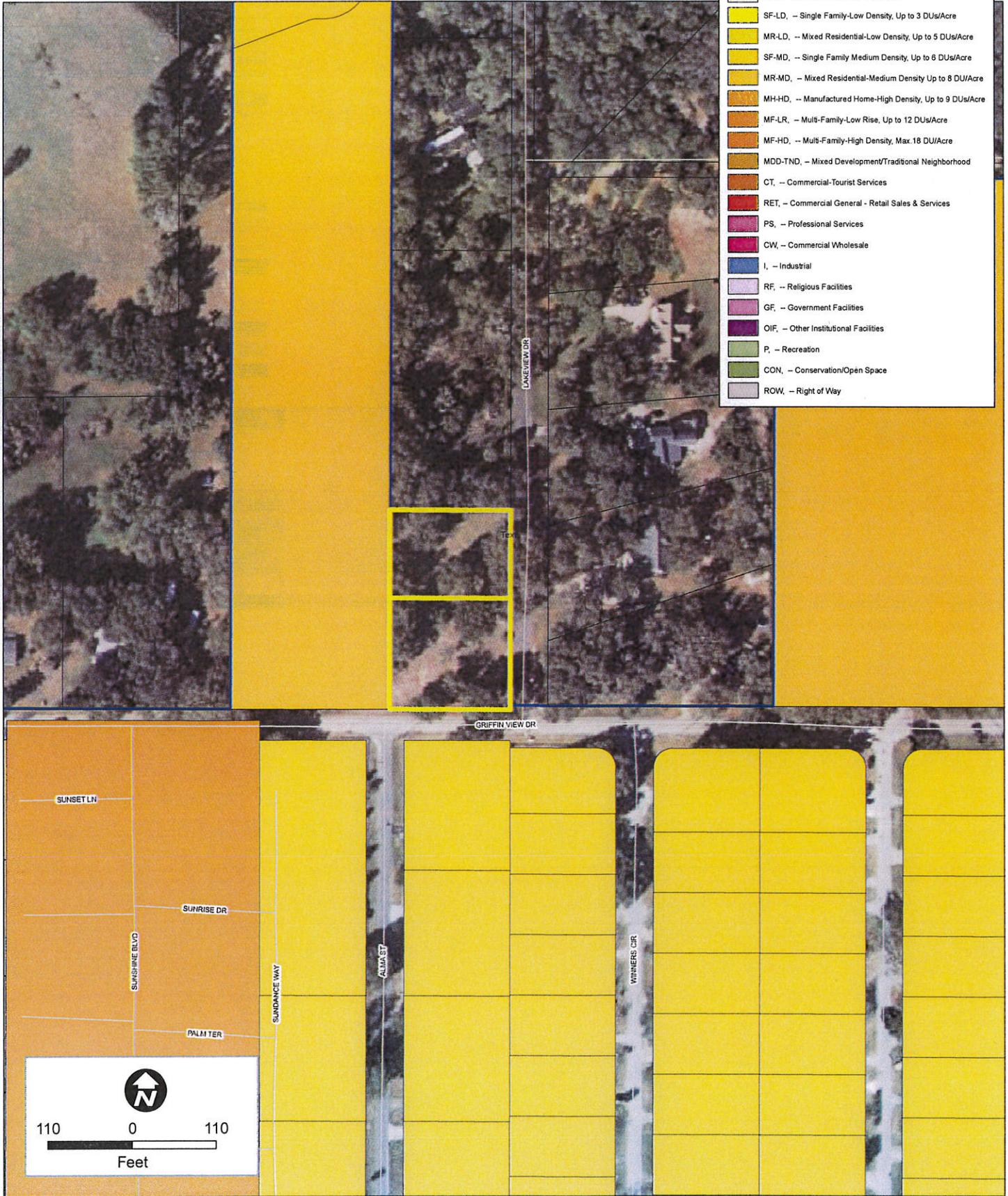


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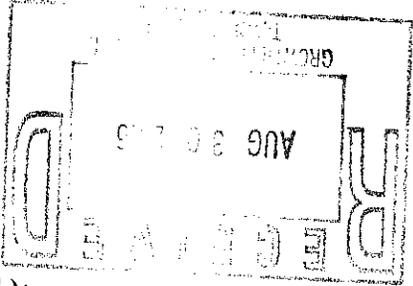
Douglas Schimmerhorn & BJ Hall Ordinance 2016-31 Small Scale Comp. Plan Amendment

Legend

	AK 1770971- Lake County- Urban Low Density
	AK 3968840- Lake County- Urban Low Density
	LLParcels_02182016
	LL_Limits_Feb2016
FLU_ID, FLU_Desc	
	RLD, -- Rural Low Density 1 DU/5 Acres
	RMD, -- Rural Medium Density 1 DU/3 Acres
	RHD, -- Rural High Density, 1 DU/Acre
	SF-LD, -- Single Family-Low Density, Up to 3 DUs/Acre
	MR-LD, -- Mixed Residential-Low Density, Up to 5 DUs/Acre
	SF-MD, -- Single Family Medium Density, Up to 6 DUs/Acre
	MR-MD, -- Mixed Residential-Medium Density Up to 8 DU/Acre
	MH-HD, -- Manufactured Home-High Density, Up to 9 DUs/Acre
	MF-LR, -- Multi-Family-Low Rise, Up to 12 DUs/Acre
	MF-HD, -- Multi-Family-High Density, Max.18 DU/Acre
	MDD-TND, -- Mixed Development/Traditional Neighborhood
	CT, -- Commercial-Tourist Services
	RET, -- Commercial General - Retail Sales & Services
	PS, -- Professional Services
	CW, -- Commercial Wholesale
	I, -- Industrial
	RF, -- Religious Facilities
	GF, -- Government Facilities
	OIF, -- Other Institutional Facilities
	P, -- Recreation
	CON, -- Conservation/Open Space
	ROW, -- Right of Way



**APPLICATION FOR SMALL
SCALE DEVELOPMENT
AMENDMENTS TO THE 2030
COMPREHENSIVE PLAN
Town of Lady Lake**



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

- ◆ A proposed amendment involving a residential land use may not exceed a density of the (10) units per acre.
- ◆ The proposed amendment does not require an amendment to the Urban Service Area boundary.
- ◆ The proposed amendment does not involve the same owner's property within 150 feet of property granted a change within the prior twelve (12) months.
- ◆ The proposed amendment cannot involve a change to the goals, policies, objectives or text of the Comprehensive Plan.
- ◆ Small scale amendment applications will only be accepted until the statutory one-hundred and twenty (120) acre cumulative total is reached.

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

Applications for small scale amendment accepted Monday through Thursday from 7:30 AM to 6:00 PM. One (1) notarized and eight (8) copies of the application, eight (8) sets of any required exhibits and any attachments, together with an application fee of \$1,300.00 (checks made payable to the TOWN OF LADY LAKE) or \$2,500.00 when combined with a rezoning application, must be filed with the Growth Management Department, 409 Fennell Boulevard, Lady Lake, Florida. All requests for a fee waiver must be formally approved by the Town of Lady Lake Commission.

Type or Print the following information, if applicable:

Owner(s)/Applicant* <i>Douglas Schimerhorn</i>	Agent/Applicant <i>Douglas Schimerhorn</i>
<i>38521 Lakeview Dr</i>	<i>38521 Lakeview Dr.</i>
<i>Lady Lake FL</i>	<i>Lady Lake</i>
State <i>FL</i>	State <i>FL</i> Zip <i>32159</i>
Phone (H) <i>602 793 4915</i>	Phone (H) <i>602-793-4915</i>
Phone (W)	Phone (W)
Fax	Fax

Adopted Future Land Use Designation(s) *Lake County - Urban Low*
 Requested Future Land Use Designation(s) *Lady Lake Mixed Low Density Residential*

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

AGENT AUTHORIZATION FORM

APPLICATION FOR THE SMALL SCALE DEVELOPMENT AMENDMENTS TO THE
TOWN OF LADY LAKE COMPREHENSIVE PLAN (CP)

I, (please print property owner's name) Douglas Schimmarhorn, as the
property owner of the property described below, hereby give my permission for (print agent name)
Self to act as my agent for
the purpose of applying for an amendment to the Town of Lady Lake Comprehensive Plan.

Legal description (if applicable): See Property Record Card attached.

Douglas Schimmarhorn
Signature of the Property Owner

8-30-2016
Date

Douglas Schimmarhorn
Printed Name

STATE OF Florida
COUNTY OF Lake

THE FOREGOING INSTRUMENT was acknowledged before me this 30th day of
August, 20 16, by Douglas Schimmarhorn,
as an individual/officer/agent, on behalf of himself/herself, a
corporation/partnership. He/she is personally know to me or has produced _____
as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of
August, 20 16.

Wendy Then

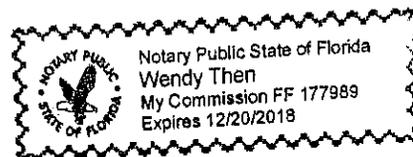
Notary Public

Wendy Then
Printed Name

Commission No.: FF 177989

My Commission Expires: 12-20-2018

(SEAL)



AGENT AUTHORIZATION FORM

**APPLICATION FOR THE SMALL SCALE DEVELOPMENT AMENDMENTS TO THE
TOWN OF LADY LAKE COMPREHENSIVE PLAN (CP)**

I, (please print property owner's name) BT Hall, as the
property owner of the property described below, hereby give my permission for (print agent name)
Douglas Schimerhorn to act as my agent for
the purpose of applying for an amendment to the Town of Lady Lake Comprehensive Plan.

Legal description (if applicable): See property Record Card attached

[Signature]
Signature of the Property Owner 8-30-2016
Date

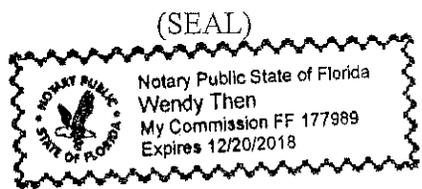
BT Hall
Printed Name

STATE OF Florida
COUNTY OF Lake

THE FOREGOING INSTRUMENT was acknowledged before me this 30th day of
August, 20 16, by BT Hall,
as an individual/officer/agent, on behalf of himself/herself, a
corporation/partnership. He/she is personally know to me or has produced
as identification and did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of
August, 20 16.

[Signature]
Notary Public
Wendy Then
Printed Name
Commission No.: 12-20-2018
My Commission Expires: FF177989



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.

Douglas Schimerhorn
Signature of the Applicant, Property owner or Agent

8-30-2016
Date

Douglas Schimerhorn
Printed Name

STATE OF Florida
COUNTY OF Lake

THE FOREGOING INSTRUMENT was acknowledged before me this 30th day of August, 2016, by Douglas Schimerhorn, as an individual/officer/agent, on behalf of himself/herself _____, a corporation/partnership. He/she is personally know to me or has produced _____ as identification and did/did not take an oath.

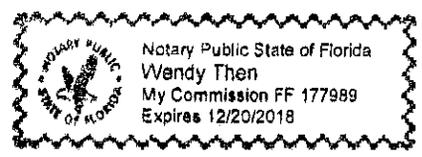
WITNESS my hand and official seal in the County and State last aforesaid this 30th day of August, 2016.

Wendy Then
Notary Public

(SEAL)

Wendy Then
Printed Name

Commission No.: FF 177989
My Commission Expires: 12-20-2016



CONCURRENCY STATEMENT

In evaluating land use impacts, the maximum theoretical impact that could result through passage of the amendment is five (5) dwelling units per acre.

The two (2) lots are presently zoned (R-2) in Lake County, which permits development at 2 dwelling units per acre. The combined acres for both parcels total .95 +/- Acres. The applicant is requesting to change the current Lake County R-2 Zoning to Lady Lake MX-5 (maximum of 5 dwelling units per acre).

Based on the proposed changes:

Present Zoning: **R-2** .95 +/- acres x 2du/acre = 2 dwelling units

Proposed Zoning: **MX-5** .95 +/- acres x 5du/acre = 5 dwelling units

Net Change: **Increase of 3 dwelling units**

At the current time, there is an existing manufactured home place on Parcel 1, addressed as 38521 Lakeview Drive, and identified by alternate key number 1770971. This property is currently serviced by Town of Lady Lake Potable Water. The Town does not service Sewer at this location, so the property owners were required to acquire a Septic Tank permit through Lake County Health Dept.-Environmental Division.

Parcel 2 is currently vacant. Based on the dimensions and lot size, the parcel is buildable and meets the minimum design guidelines of the MX-5 Zoning District to place a single family dwelling unit. Unless central sewer becomes available at this location, the property cannot be split and will be required to be developed as one parcel allowing a maximum of one (1) single family dwelling unit per parcel (per the MX-5 Zoning District, parcels with Septic Systems are required to have a minimum of 12,500 square feet in size).

Traffic Generation:

Land Use	Code	Equation	% In	% Out
Single Family	210	$LN(T)=0.887LN(X) + 0.605$	64	36

Source: Trip Generation, 6th Edition, Pg. 267

TRIP Generation Volumes (Proposed)- PM Peak Hours

Condition	Vol	In (64%)	Out (36%)
Existing	1	1	1
Proposed	5	3	2
New Trip	4	3	1

The local roadways that will be affected by this project are all County Roads. The proposed land amendment change will generate 4 new PM peak hour trips (1.02 x 5). However, it's only expected that one single family dwelling unit be built at the location. Based on either build-out, there is low impact to the local road system.

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

352-751-1500 FAX 352-751-1510 www.ladylake.org

Public Works Department
Physical location: 136 Skyline Drive, Lady Lake, Florida
352-751-1526 FAX: 352-751-1595



May 11, 2007

Lake County Growth Management Department
Attn: Jennifer Myers
Div. of Planning & Community Design
315 W. Main St.
Tavares, FL. 32778-7800

RE: Water/Sewer Availability

LOCATION: AK #1770971 NW corner of Griffinview Drive and Lakeview Drive.

Attention Jennifer Myers:

The Town of Lady Lake **does** X or does not ___ currently have water service available to the above referenced property.

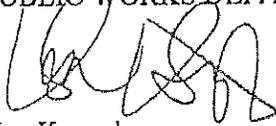
The Town of Lady Lake does ___ or **does not** X currently have sewer service available to the above referenced property.

The above location is not required to incorporate into the Town in order to connect to the Town's Utilities.

If service is available or once service becomes available, connection to our water or sewer lines would be required per the Land Development Regulations.

If you have any questions, please contact this office at the Public Works Department or call (352) 751-1526.

Very truly yours,
PUBLIC WORKS DEPARTMENT


Ken Keough
Public Works Director

Utility reserves the right to do site inspections and audits of said Water Facilities, Sewer Facilities, and Reuse Facilities at any given time without due notice to the Developer to determine if water, sewer, and reuse ERU allocations are correct. Based on the results of these audits and site inspections, Utility reserves the right to adjust amount of ERU allocations and assess applicable fees accordingly.



UTILITY QUOTE Residential X Commercial _____ Irrigation _____ Reuse _____
 Town of Lady Lake, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA
 Utility Customer Service (352) 751-1525 Public Works Administration (352) 751-1526

Project Name: Douglas Schimerhorn Legal Street Address: 38521 Lakeview Drive

Applicants Name: above Phone Number: 602-793-4915

Notes: AK #1770971 Need to verify Service Line Can Be Installed.

*Residential and Commercial Properties are required to meet standard specifications set by the Town. Commercial Properties are required to purchase and install a RPZ or a dual check backflow device depending on field inspection. Commercial Properties are required to complete water & sewer taps and install meters. Commercial Properties are required to purchase and install a Neptune Radio Read Meter with a meter box and curb stops.

TOTAL NUMBER OF ERU's 1

REV. CODE

IS MUNICIPAL WATER AVAILABLE? X Yes No
 IS MUNICIPAL SEWER AVAILABLE? Yes X No
 IS MUNICIPAL REUSE AVAILABLE? Yes X No

WATER IMPACT FEES 1 ERU's 1,499.00 each
 Commercial \$ _____ WI
 Residential \$ 1499.00 WR
 TAP w/5/8" meter 505.00 each \$ _____ WT

WATER DEPOSIT:
 Commercial Owner ERU's 100.00 each \$ _____ PD
 Contractor ERU's 150.00 each \$ _____ PD
 Residential Owner 1 ERU's 75.00 each \$ 75.00 PD
 METER INSTALLATION 1 TBD 325.00 each \$ 325.00 WM
 WATER TURN ON FEE 1 FEE 25.00 each \$ 25.00 WC
 WATER INSPECTION FEE 1 FEE 50.00 each \$ 50.00 WF

JACK AND BORE:
 Cost Plus Overhead 350.00 estimate \$ _____ JB
 SEWER IMPACT FEES N/A ERU's 3,172.00 each
 Commercial \$ _____ SI
 Residential \$ _____ SR
 SEWER TAP IN FEE: Cost Plus Overhead 500.00 minimum \$ _____ ST

SEWER DEPOSIT:
 Commercial Owner ERU's 100.00 each \$ _____ PD
 Contractor ERU's 150.00 each \$ _____ PD
 Residential Owner ERU's 75.00 each \$ _____ PD
 SEWER INSPECTION FEE 50.00 each \$ _____ 4G

REUSE IMPACT FEES N/A ERU's 292.00 each
 Commercial \$ _____ R7
 Residential \$ _____ R8

REUSE DEPOSIT:
 Commercial Owner ERU's 100.00 each \$ _____ PD
 Contractor ERU's 150.00 each \$ _____ PD
 Residential Owner ERU's 75.00 each \$ _____ PD
 METER INSTALLATION TBD 325.00 each \$ _____ WM
 REUSE CONNECTION FEE FEE 25.00 each \$ _____ R9
 REUSE INSPECTION FEE FEE 50.00 each \$ _____ 4R

JACK AND BORE:
 Cost Plus Overhead 350.00 estimate \$ _____ JB
 TOTAL BALANCE DUE \$ 1974.00

Quote expires 180 days Date: 5/24/16
 Quote by: [Signature] Verified by: [Signature]

TOWN OF LADY LAKE
Water/Sewer/Reuse Physical Availability

Work Order Date: 5-23-16

Residential-Single Family Commercial Subdivision PUD Other Unknown

Requested by: owner

Owner: Douglas Schimerhorn

Misc. Details: _____

Phone: 602.793.4915 Fax: _____ Email: _____

Location/Description: AK# 1770971 38521 Lakeview Drive U

Is WATER physically available at site: Yes No
Approximate distance from site: 150 ft. Over 200 ft. or 1320 ft.
Is Jack & Bore required: Yes No
Is Water Tap required: Yes No
Is Meter Installation required: Yes No

Misc. Information: Will need to verify water line can be install along lakeview from (Griffithview W)

Is SEWER physically available at site: Yes No
Approximate distance from site: ft. Over 200 ft. or 1320 ft.
Is Jack & Bore required: Yes No
Is Sewer Tap required: Yes No

Misc. Information: _____

Is REUSE physically available at site: Yes No
Approximate distance from site: ft. Over 200 ft. or 1320 ft.
Is Jack & Bore required: Yes No
Is Water Tap required: Yes No
Is Meter Installation required: Yes No

Misc. Information: _____

Date Completed: 5-25-16 Completed by: [Signature]



Department of Economic Growth

Utility Notification

In an effort to assure governmental cooperation and assistance in the use of approved utility facilities, Lake County shall, per Land Development Regulations, Section 6.12.00, require connection to those facilities upon development, within 1,000 feet of an approved central sewage system and/or within 300 feet of an approved central water system.

The owner of the following property has either a pending public hearing, commercial project under review or is in the process of obtaining a permit. It is understood that a one-day turn around for this information is required so that delays for issuance will be minimized.

Please acknowledge the availability to serve the following property with central utility systems.

The applicant is proposing the following:

Single-Family Dwelling Multi-Family Units _____ Duplex _____ Commercial _____

Administrative Lot Split _____ Commercial Project _____ Rezoning _____

Legal description: Section 21 Township 18 Range 24 Alt Key # 1770971

Subdivision M & B Lot _____ Block _____ Additional Legal attached

Hook up to Central Sewage _____ within 1,000 feet of the above described property.
(is or is not)

Hook up to Central Water _____ within 300 feet of the above described property.
(is or is not)

The City of _____, will provide immediate hook up to this property for:

Central Sewage: Yes _____ No _____ Central Water: Yes _____ No _____

Will the connection to the central sewage system be via a _____ gravity line or a _____ force main/pump?

Wellfield Protection:

To protect the principal source of water in Lake County, per section 6.03.00 of the Land Development Regulations, the area within 1,000 feet radius shall be considered a wellhead protection area.

This property is _____ or is not _____ within 1,000 feet of an existing or future wellhead.

Please attach any conditions that affect the availability of provision of service to this property.

City Official or Private Provider Signature _____

Print Name and Title: _____ Date _____

Please return this completed form to the Lake County Planning & Community Design via facsimile to (352) 343-9767, or email it to zoning@lakecountyfl.gov.

To be completed by County staff:	Staff Name: _____
Date Received: _____	Address #: _____ Project Name: _____

INSTRUMENT#: 2016040500 OR BK 4768 PG 2210 PAGES: 4 4/20/2016 3:12:08 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: \$35.50 DEED DOC:\$280.00

RETURN TO AND
THIS INSTRUMENT PREPARED BY:
TIMIOS, INC - Audrey Rattler
5716 CORSA AVE SUITE 102
WESTLAKE VILLAGE, CA 91362
DAVID KIM

SEND TAX BILLS TO:
DOUGLAS SCHIMERHORN
38521 LAKEVIEW DR
LADY LAKE, FL 32159-3912

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF
CONDITIONS CONTAINED IN A TITLE INSURANCE
COMMITMENT ISSUED BY IT.

PROPERTY APPRAISERS PARCEL IDENTIFICATION:
PARCEL ID: 21-18-24-000100000401

GRANTEE(S):
DOUGLAS SCHIMERHORN AND BJ HALL

FILE NO: 1225860

WARRANTY DEED

This Warranty Deed Made this 30 day of March, 2016,

By BAIRD HOME CORPORATION, whose post office address is: 3495 US-441, FRUITLAND PARK, FL 34731, hereinafter called the grantor

To DOUGLAS SCHIMERHORN, AN UNMARRIED MAN AND BJ HALL, AN UNMARRIED WOMAN, whose post office address is: 38521 LAKEVIEW DR, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of FORTY THOUSAND Dollars (\$40,000.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in LAKE County, Florida, viz:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN LAKE COUNTY, FLORIDA, TO-WIT:

PARCEL 1:

THE NORTH 129.50 FEET OF THE SOUTH 274 FEET OF THE EAST 159 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH 144.50 FEET OF THE SOUTH 274 FEET OF THE EAST 159 FEET OF THE SOUTHWEST 1/5 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LESS THE SOUTH 15 FEET THEROF FOR ROAD RIGHT OF WAY.

PROPERTY LOCATION:

Section <u>21</u>	Township <u>18</u>	Range <u>24</u>
Subdivision <u>metes & bounds</u>	Block	Lot/Parcel#
Address (if available) <u>38521 Lakeview Drive</u>		
Tax Identification Number and Alternate Key # <u>Parcel #1 1770971 & Parcel #2 3868840</u>		
Existing Zoning <u>Lake County - R-2 - Estate Residential</u>	Anticipated Zoning <u>Lady Lake - M-X5 mixed low density Residential</u>	

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

Existing Use of Subject Property: N/A

Proposed Use of the Subject Property: _____

Total Gross Acreage of Parcel (Including wetlands and water bodies): 0.95 ± acres total

Developable Acreage to be Amended: 0.95 ±

If Conservation Areas (wetlands) or natural water bodies exist on-site, give estimated acreage of each: N/A
 (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: N/A

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

Has an application for rezoning or other development permit been submitted to the Town?
 Yes 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
 (If yes, indicate type and date _____).

REQUIRED SUBMITTALS
(Eight (8) 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, 437 Ardice Ave., Eustis, FL).
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 320 West Main Street, Tavares, Florida, or you may get the information from the Lake County GIS website at 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) 751-1582 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.

Select Language ▼

PROPERTY RECORD CARD

General Information

Owner Name:	SCHIMERHORN DOUGLAS &	Alternate Key:	1770971
Mailing Address:	BJ HALL 38521 LAKEVIEW DR LADY LAKE, FL 32159-3912 Update Mailing Address	Parcel Number:	21-18-24-000100000401
		Millage Group and City:	0001 (UNINCORPORATED)
		Total Certified Millage Rate:	15.6488
Property Location:	38521 LAKEVIEW DR LADY LAKE FL 32159 Update Property Location	Trash/Recycling/Water/Info:	My Public Services Map
		Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	N 129.50 FT OF S 274 FT OF E 159 FT OF SW 1/4 OF NE 1/4 ORB 4768 PG 2210		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	130	159		130	FF	\$0.00	\$9,481.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1098 / 2099	3/1/1991	Quit Claim Deed	Unqualified	Improved	\$0.00
1129 / 1769	9/1/1991	Warranty Deed	Unqualified	Improved	\$0.00
1137 / 1660	11/1/1991	Warranty Deed	Unqualified	Improved	\$0.00
1383 / 948	7/1/1995	Warranty Deed	Unqualified	Improved	\$0.00
2860 / 1250	6/14/2005	Trustees Deed	Unqualified	Improved	\$0.00
2899 / 1509	7/27/2005	Quit Claim Deed	Unqualified	Improved	\$0.00
3128 / 2418	4/6/2006	Quit Claim Deed	Unqualified	Improved	\$0.00
3376 / 1039	2/14/2007	Warranty Deed	Qualified	Vacant	\$70,000.00
3925 / 2277	4/23/2010	Warranty Deed	Unqualified	Vacant	\$100.00
4156 / 102	4/23/2012	Warranty Deed	Multi-Parcel	Vacant	\$22,500.00
4768 / 2210	3/30/2016	Warranty Deed	Multi-Parcel	Vacant	\$40,000.00

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

Values and Estimated Ad Valorem Taxes

PROPERTY RECORD CARD

General Information

Owner Name:	SCHIMERHORN DOUGLAS &	Alternate Key:	3868840
Mailing Address:	BJ HALL 38521 LAKEVIEW DR LADY LAKE, FL 32159 Update Mailing Address	Parcel Number:	21-18-24-000100024200
		Millage Group and City:	0001 (UNINCORPORATED)
		Total Certified Millage Rate:	15.6488
		Trash/Recycling Water/Info:	My Public Services Map
Property Location:	LADY LAKE FL 32159 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	S 144.50 FT OF E 159 FT OF SW 1/4 OF NE 1/4--LESS S 15 FT FOR RD R/W-- ORB 4768 PG 2210		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	130	159		130	FF	\$0.00	\$9,481.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

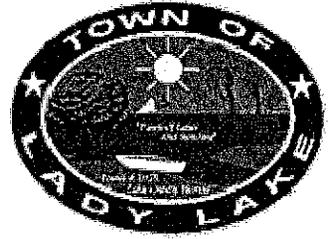
Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3925 / 2275	4/23/2010	Warranty Deed	Unqualified	Vacant	\$100.00
4156 / 102	4/23/2012	Warranty Deed	Multi-Parcel	Vacant	\$22,500.00
4768 / 2210	3/30/2016	Warranty Deed	Multi-Parcel	Vacant	\$40,000.00

[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	\$9,481	\$9,481	\$9,481	5.11800	\$48.52
LAKE COUNTY MSTU AMBULANCE	\$9,481	\$9,481	\$9,481	0.46290	\$4.39
LAKE COUNTY MSTU FIRE	\$9,481	\$9,481	\$9,481	0.47040	\$4.46
SCHOOL BOARD STATE	\$9,481	\$9,481	\$9,481	4.62700	\$43.87
SCHOOL BOARD LOCAL	\$9,481	\$9,481	\$9,481	2.24800	\$21.31

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159
(352) 751-1500 FAX (352) 751-1510 www.ladylake.org



September 26, 2016

RE: Annexation Ordinance 2016-30, Small Scale Comprehensive Plan Amendment 2016-31, and Rezoning Ordinance 2016-32

Dear Property Owner:

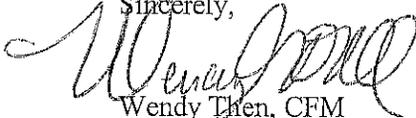
This is to notify you that applications have been filed with the Town of Lady Lake, by Douglas Schimerhorn and BJ Hall, to annex, rezone, and amend the future land use designation of two (2) parcels approximately +/- .95 acres, located at the corner of Lakeview Drive and Griffinvue Drive, approximately 3000 Lineal Feet east of the Intersection of South Highway 27/441 and Griffinvue Road, within Lake County, Florida. The applicant is seeking to rezone the property from Lake County - Estate Residential (R-2) to Town of Lady Lake Mixed Low Density Residential (MX-5). The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lake County Urban Low Density to Lady Lake Mixed Residential Low Density (MR-LD). At the current time, there is an existing manufactured home place on Parcel 1, addressed as 38521 Lakeview Drive, and identified by alternate key number 1770971. Parcel 2 (the corner lot) is currently vacant. Based on the dimensions and lot size, Parcel 2 is buildable and meets the minimum design guidelines of the MX-5 Zoning District for the property owner to place a single family dwelling unit.

Public hearing dates on the petitions are scheduled for the following dates:

PLANNING AND ZONING BOARD - Monday, October 10, 2016 at 5:30 p.m.
LOCAL PLANNING AGENCY - Monday, November 7, 2016 at 5:30 p.m.
TOWN COMMISSION MEETING - Monday, November 7, 2016 at 6:00 p.m.
TOWN COMMISSION MEETING- Monday, November 21, 2016 at 6:00 p.m.

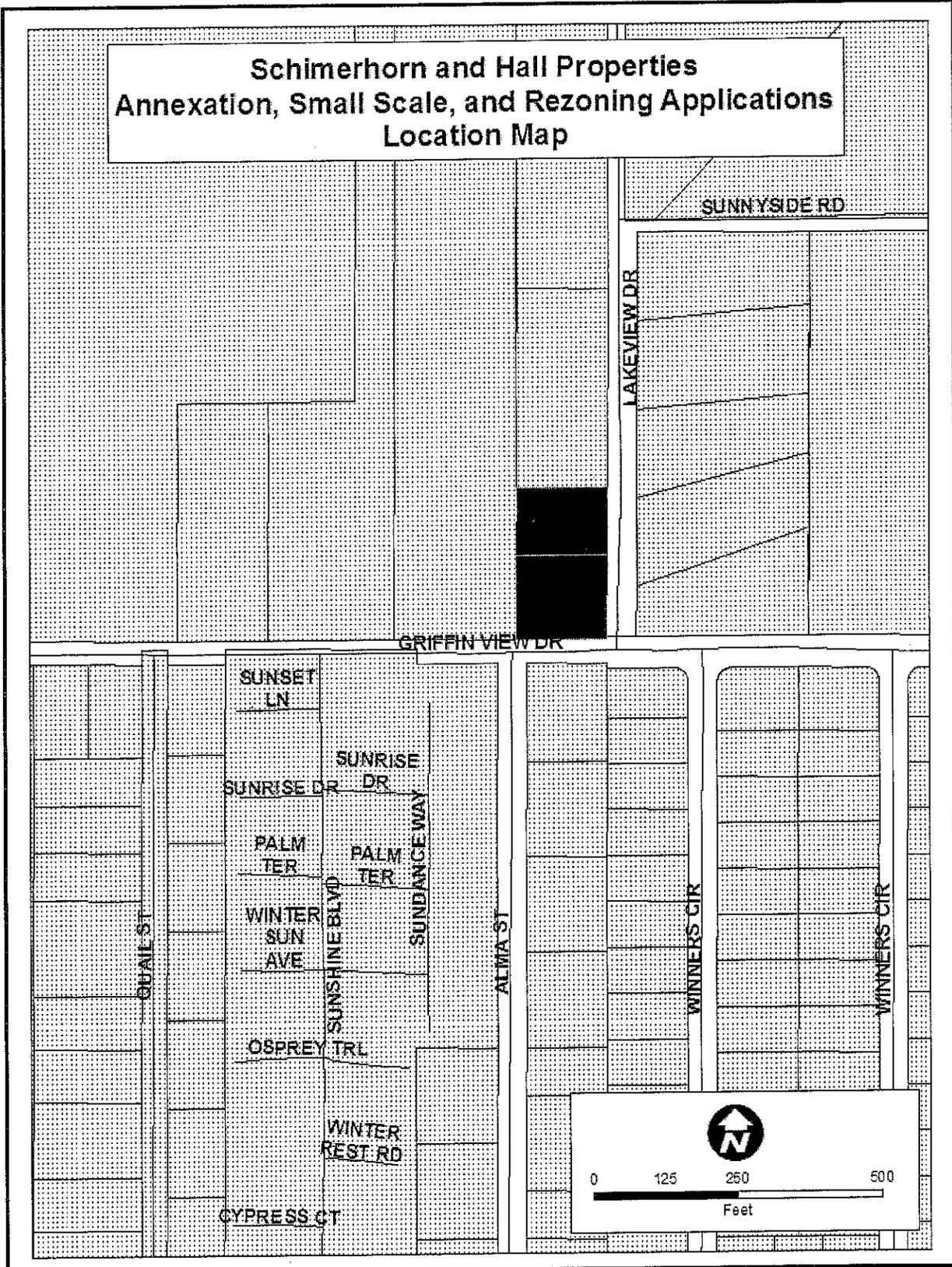
You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person wishing to appeal a decision of this public body should ensure themselves that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call me at (352) 751-1582 or via email at wthen@ladylake.org.

Sincerely,


Wendy Then, CFM
Town Planner

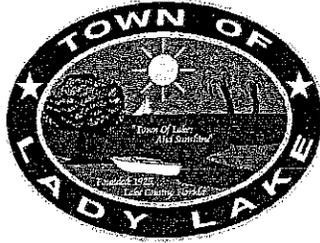
LOCATION MAP

Schimerhorn and Hall Properties
Annexation, Small Scale, and Rezoning Applications
Location Map



AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
1746655	LAVALLE BETH ET AL	38548 LAKEVIEW DR	LADY LAKE	FL	32159
3868840	BAIRD HOME CORP	3495 US HWY 441	FRUITLAND PARK	FL	34731
3827698	BECKHAM CLARENCE D & CLEMENCE	38532 LAKEVIEW DR	LADY LAKE	FL	32159
3826370	WALZER DONALD A & NORENE N	38520 LAKEVIEW DR	LADY LAKE	FL	32159
3826369	TERRY SCOTT A & ADRIENNE K	2743 GRIFFINVIEW DR	LADY LAKE	FL	32159
1770971	BAIRD HOME CORP	3495 US HWY 441	FRUITLAND PARK	FL	34731
1698791	HARDMAN WALTER L JR & VIVIAN TRUS	9081 SILVER LAKE DR	LEESBURG	FL	34788
3874487	WISE BARBARA	38629 LAKEVIEW DR	LADY LAKE	FL	32159
1584850	REPOSA, DOROTHY J	405 ALMA ST	LADY LAKE	FL	32159
2524359	DELAND, DEREK L & MAILE	402 WINNERS CIR	LADY LAKE	FL	32159
2538031	404 WINNER CIRCLE LLC	4223 BAIR AVE	FRUITLAND PARK	FL	34731
1698782	TAMBURRO PROPERTIES III, LLC	401 SUNSHINE BLVD	LADY LAKE	FL	32159

Schimerhorn & Hall- Annexation, Small Scale, and Rezoning Applications- Ord. 2016-30, 2016-31, and 2016-32



TECHNICAL REVIEW COMMITTEE COMMENTS
REVIEW September 26, 2016

Project: Douglas Schimerhorn and BJ Hall Annexation
Proposal: Annexation- Ord. 2016-30
Small Scale FLU Comprehensive Plan Amendment- Ord. 2016-31
Rezoning – Ord. 2016-32

Description: On Tuesday, August 30, 2016, applications have been filed with the Town of Lady Lake, by Douglas Schimerhorn and BJ Hall to annex, rezone, and amend the future land use designation of two (2) parcels approximately +/- .95 acres, located at the corner of Lakeview Drive and Griffinview Drive, approximately 3000 Lineal Feet east of the Intersection of South Highway 27/441 and Griffinview Road, within Lake County, Florida. The applicant is seeking to rezone the property from Lake County - Estate Residential (R-2) to Town of Lady Lake Mixed Low Density Residential (MX-5). The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lake County Urban Low Density to Lady Lake Mixed Residential Low Density (MR-LD).

At the current time, there is an existing manufactured home place on Parcel 1, addressed as 38521 Lakeview Drive, and identified by alternate key number 1770971. This property is currently serviced by Town of Lady Lake Potable Water. The Town does not service Sewer at this location, so the property owners were required to acquire a Septic Tank permit through Lake County Health Dept.- Environmental Division.

Parcel 2 is currently vacant. Based on the dimensions and lot size, the parcel is buildable and meets the minimum design guidelines of the MX-5 Zoning District to place a single family dwelling unit. Unless central sewer becomes available at this location, the property cannot be split and will be required to be developed as one parcel allowing a maximum of one (1) single family dwelling unit per parcel (per the MX-5 Zoning District, parcels with Septic Systems are required to have a minimum of 12,500 square feet in size).

Below are staff comments from the Town of Lady Lake regarding your development project. A hard copy via hand delivery and an electronic copy via e-mail are provided to the applicant. Comments are organized by department and must be sufficiently addressed before the proposal may proceed. If a re-submittal is warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

Following submittal of any required revisions and responses, correspondence will be forwarded indicating the proposal's status, either (1) requiring additional revision or documentations; or (2) ready for approval. Site plans are subject to public hearing, as well as plats, annexation requests, zoning requests, and comprehensive plan requests. When applicable, you will receive written notification that the item is

scheduled for review by the Planning and Zoning Board or Town Commission. For additional information, contact Thad Carroll at (352) 751-1521.

GROWTH MANAGEMENT

Questions may be directed to Wendy Then, at wthen@ladylake.org

1. Application is deemed complete. No further comments at this time.
-

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. No Comments (Email dated 09-12-2016).
-

FIRE

Questions may be directed to Kerry Barnett at kbarnett@firesafetycons.com:

1. No construction is proposed; therefore, no comments were obtained from the Fire Inspector regarding this proposed annexation.
-

BUILDING

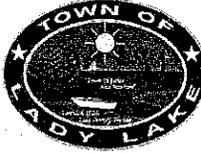
Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com:

1. No construction is proposed; therefore, there are no comments as this time.
-

PUBLIC WORKS

Questions may be directed to Butch Goodman, Utilities Supervisor at bgoodman@ladylakepw.org

1. Property is currently serviced by Town of Lady Lake Potable Water. The Town does not service Sewer at this location, so the property owners were required to acquire a Septic Tank permit through Lake County Health Dept.-Environmental Division.
-



4

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: October 10, 2016

SUBJECT: Ordinance 2016-32 - Douglas Schimerhorn & BJ Hall - Rezoning from Lake County Estate Residential (R-2) to Lady Lake Mixed Low Density Residential (MX-5) for 2 lots consisting of approximately .95 +/- acres of land which are located at the corner of Lakeview Drive and Griffinview Drive, within Lake County, Florida (Alternate Keys 1770971 and 3868840).

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTIONS:

1. Motion to forward Ordinance No. 2016-32, rezoning 0.95 ± Acres of Property consisting of 2 lots – Located within Orange Blossom Gardens Unit 1, within Lake County, Florida – Requesting to Change from Lake County Estate Residential (R-2) to Lady Lake Mixed Low Density Residential (MX-5) to the Town Commission with the recommendation of approval.
2. Motion to forward Ordinance No. 2016-32, rezoning 0.95 ± Acres of Property consisting of 2 lots – Located within Orange Blossom Gardens Unit 1, within Lake County, Florida – Requesting to Change from Lake County Estate Residential (R-2) to Lady Lake Mixed Low Density Residential (MX-5) to the Town Commission with the recommendation of denial.

Staff is in support of Motion Number 1

Property owners, Douglas Schimerhorn and BJ Hall, have filed applications to rezone properties consisting of 2 Lots located at the corner of Lakeview Drive and Griffinview Drive, approximately 3000 Lineal Feet east of the Intersection of South Highway 27/441 and Griffinview Drive, within Lake County, Florida. The rezoning application involves 0.95 +/- acres of property proposing a change from unincorporated Lake County into the Town of Lady Lake.

Currently, there is an existing manufactured home placed on Parcel 1, addressed as 38521 Lakeview Drive, and identified by alternate key number 1770971. This property is currently serviced by Town of Lady Lake Potable Water. As a condition for the Town to service water at this property, Mr. Schimerhorn and Ms. Hall signed a covenant to annex on June 9, 2016. Now the property owners are fulfilling their requirement by submitting the annexation, small scale, and rezoning applications. Parcel 2 is currently vacant, and the applicant hasn't provided any specific plans or time frame if when this parcel will be developed.

Based on the dimensions and lot size, Parcel 2 is buildable and meets the minimum design guidelines of the MX-5 Zoning District to place a single family dwelling unit. Unless central sewer becomes available at this location, the property cannot be split and will be required to be developed as one parcel allowing a maximum of one (1) single family dwelling unit per parcel (per the MX-5 Zoning District, parcels with Septic Systems are required to have a minimum of 12,500 square feet in size).

The subject properties lie in Section 21, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been included with the submitted application.

Zoning

Subject Property	Lake County Estate Residential (R-2)
Zoning of Adjacent Properties	
West	Lady Lake- Mixed Residential Medium Density (MX-8)
East	Lake County Estate Residential (R-2)
North	Lake County Estate Residential (R-2)
South	ROW/Lady Lake- Mixed Residential Medium Density (MX-8)

The rezoning application was received on Monday, August 30, 2016, and has been reviewed and determined to be complete satisfying the necessary criteria as required 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 (11) within 150 feet of the properties proposed by annexation request were mailed Monday, September 26, 2016. The properties were posted Monday, September 1, 2016.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed application for Ordinance 2016-32, provided comments by September 26, 2016, and determined the application to be complete and ready for transmittal to the P&Z Board.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-32 for first reading on Monday, November 7, 2016 at 6:00 p.m. The second and final reading will be held on Monday, November 21, 2016 at 6:00 p.m.

FISCAL IMPACT: \$ _____

Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

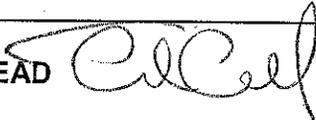
Other

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

WA

10-3-2016

DEPARTMENT HEAD



Submitted 10/3/16

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER



Approved Agenda Item for: 10-4-16

Date

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification

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ORDINANCE NO. 2016-32

AN ORDINANCE REDESIGNATING ZONING CLASSIFICATION FOR CERTAIN PROPERTY BEING .95 ± ACRES OF LAND, OWNED BY DOUGLAS SCHIMERHORN AND BJ HALL, REFERENCED BY ALTERNATE KEYS 1770971 AND 3868840, TWO (2) LOTS LOCATED WITHIN LAKE COUNTY, FLORIDA; REZONING SUBJECT PROPERTY FROM LAKE COUNTY ESTATE RESIDENTIAL (R-2) TO LADY LAKE MIXED LOW DENSITY RESIDENTIAL (MX-5); 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 Low Density Residential" (MX-5). 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 Estate Residential District" (R-2) to "Lady Lake Mixed Low Density Residential" (MX-5).

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

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

5
6 **PASSED AND ORDAINED** this ___ day of _____, 2016, in the regular session of
7 the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second/Final
8 Reading.

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10 **TOWN OF LADY LAKE, FLORIDA**

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13 _____
14 Ruth Kussard, Mayor

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16 ATTEST:

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19 _____
20 Kristen Kollgaard, Town Clerk

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23 APPROVED AS TO FORM:

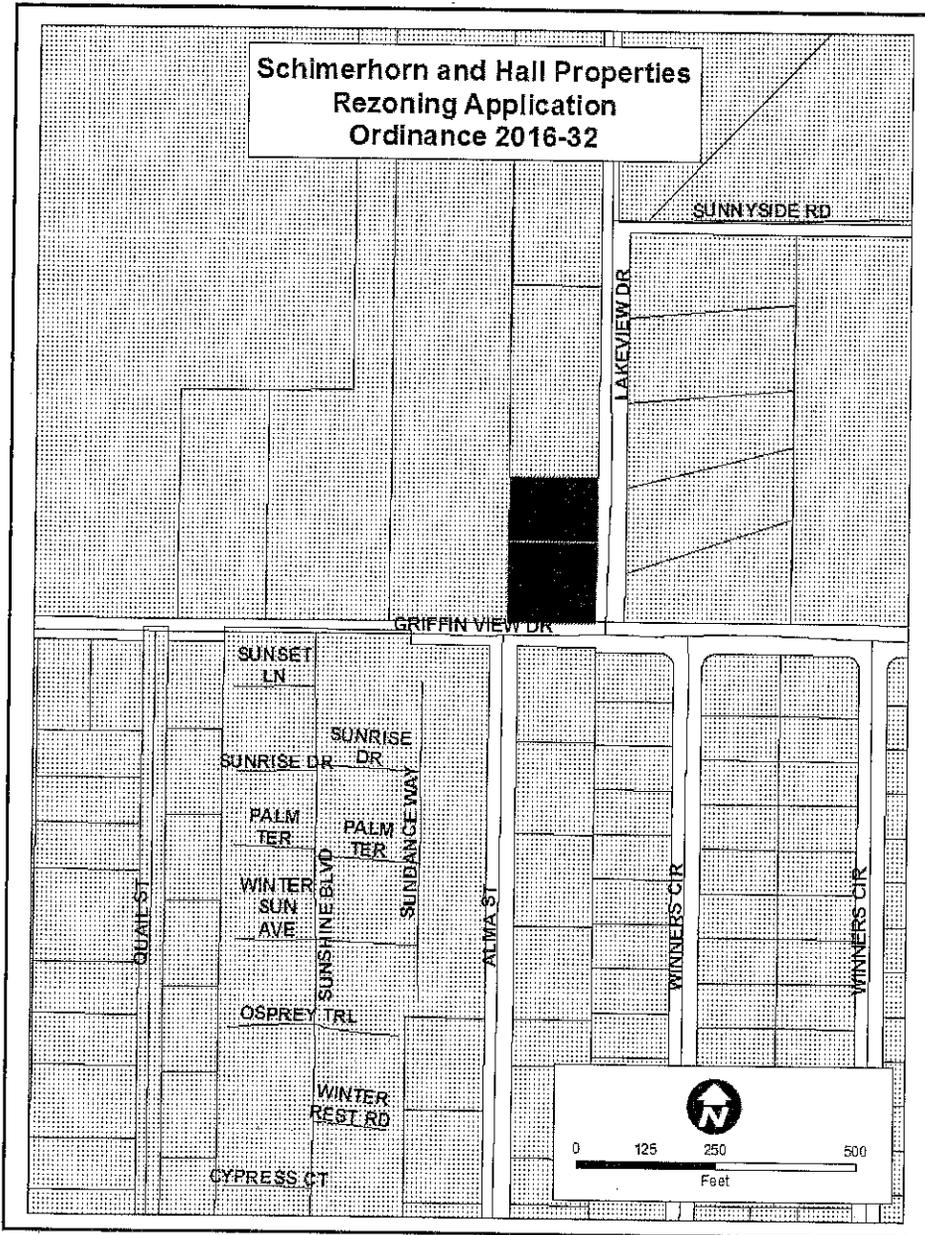
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26 _____
27 Derek Schroth, Town Attorney
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EXHIBIT "A" - Legal Descriptions and Map

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Parcel 1 - 21-18-24-0001-000-00401; the North 129.50 feet of the South 274 feet of the East 159 feet of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 18 South, Range 24 East, in Lake County, Florida. ORB 4768 PG 2210; and

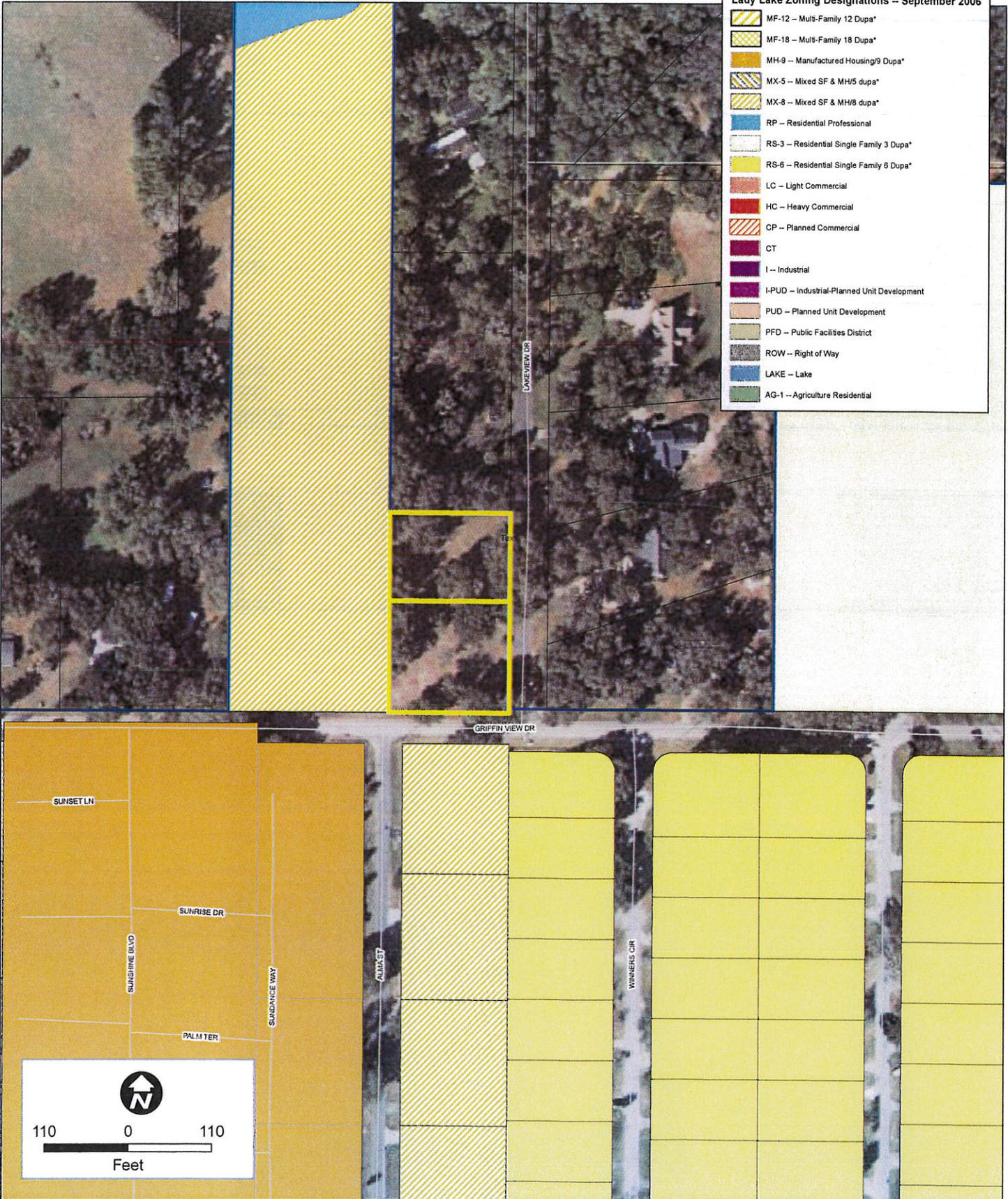
Parcel 2 - 21-18-24-0001-000-24200; the South 144.50 feet of the South 274 feet of the East 159 FT of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 18 South, Range 24 East, in Lake County, Florida, less the South 15 feet thereof for Road Right of Way. ORB 4768 PG 2210.

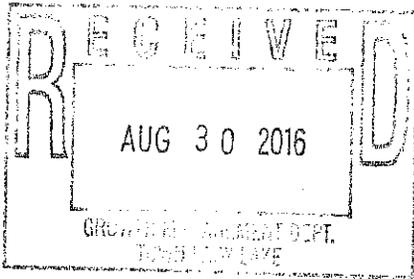


17

Douglas Schimnerhorn & BJ Hall Ordinance 2016-32 Rezoning

Legend	
	AK 1770971- Lake County Estate Residential (R-2)
	AK 3868840- Lake County Estate Residential (R-2)
	LLParcels_02182016
	LL_Limits_Feb2016
Lady Lake Zoning Designations -- September 2006	
	MF-12 -- Multi-Family 12 Dupax
	MF-18 -- Multi-Family 18 Dupax
	MH-9 -- Manufactured Housing/9 Dupax
	MX-5 -- Mixed SF & MH/5 Dupax
	MX-8 -- Mixed SF & MH/8 Dupax
	RP -- Residential Professional
	RS-3 -- Residential Single Family 3 Dupax
	RS-6 -- Residential Single Family 6 Dupax
	LC -- Light Commercial
	HC -- Heavy Commercial
	CP -- Planned Commercial
	CT
	I -- Industrial
	I-PUD -- Industrial-Planned Unit Development
	PUD -- Planned Unit Development
	PFD -- Public Facilities District
	ROW -- Right of Way
	LAKE -- Lake
	AG-1 -- Agriculture Residential





TOWN OF LADY LAKE
REZONING APPLICATION

1770971 - Parcel #1
3868840 - Parcel #2

Tax identification/AK #

1. Owner's Name: Douglas Schimertorn & BT Hall

Mailing Address: 38521 LAKEVIEW DR

Telephone #: 602 793 4915

2. Applicant's Name: Douglas Schimertorn

Mailing Address: Same as above

Telephone #: "

3. Applicant is: Owner Agent Purchaser Lessee Optionee

4. Property Address/Location: 38521 Lakeview Dr., Lady Lake, FL 32159

5. Legal Description of Property to be rezoned: See a Hoched

8. The property is located in the vicinity of the following streets:
GRIFFINROW DR. & Lakeview Drive

7. Area of Property: _____ Square feet _____ Acres

8. Utilities: Central Water Central Sewer Well Septic Tank

9. Existing zoning of property: "R2" Estate Residential - Lake County

10. Requested zoning of property: "MX-5" Mixed Low Density Residential

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. N/A

11. Number, square footage and present use of the existing structures on the property;
Parcel #1 Single Dwelling unit - Manufactured home
Parcel #2 - Vacant

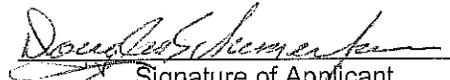
12. Proposed use the property: Residential

13. Has any land use application been file within last year in connection with this property? Yes No . If yes, briefly describe the nature of the request:

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

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

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


Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND EIGHT (8) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEVELOPMENT DEPARTMENT.

Office Use:

Date Application Received: 8-30-2016 Received by: W. Thon

Fees Paid: \$2,500-Bundle

NOTE

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

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

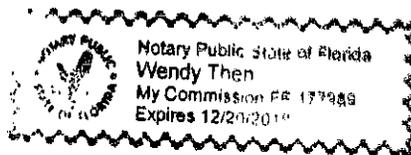
Before me, the undersigned authority personally appeared Douglas Schmarhorn, who being by me first duly sworn on oath, deposes and says:

- (1) That he is the fee-simple owner of the property legally described on page one of this application.
- (2) That he desires approval for rezoning of said property with the classification of MX-5 to allow: Mixed Residential
- (3) That he has appointed Self to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

Douglas Schmarhorn
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 30th day of August, 2018, by Douglas Schmarhorn, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Wendy Then
Notary Public



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

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

- (1) That he is the fee-simple owner of the property legally described on page one of this application.
- (2) That he desires approval for rezoning of said property with the classification of MX-5 to allow: Mixed Residential
- (3) That he has appointed Douglas Schimothorn to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

BJ Hall
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 30th day of August, 2016, by BJ Hall, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Wendee J. Hill
Notary Public

APPLICANT'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

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

- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
- (2) That the submittal requirements for the application have been completed and attached hereto as part of this application.
- (3) That the applicant desires Rezoning to the Mx-5 zoning classification to allow:
Mixed Residential
- (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.

Douglas Schimmerhorn
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 30th day of August, 2016, by Douglas Schimmerhorn, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Wendy Dill
Notary Public

AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerState	OwnerZip
1746655	LAVALLE BETH ET AL	38548 LAKEVIEW DR	LADY LAKE	FL	32159
3868840	BAIRD HOME CORP	3495 US HWY 441	FRUITLAND PARK	FL	34731
3827698	BECKHAM CLARENCE D & CLEMENCE	38532 LAKEVIEW DR	LADY LAKE	FL	32159
3826370	WALZER DONALD A & NORENE N	38520 LAKEVIEW DR	LADY LAKE	FL	32159
3826369	TERRY SCOTT A & ADRIENNE K	2743 GRIFFINVIEW DR	LADY LAKE	FL	32159
1770971	BAIRD HOME CORP	3495 US HWY 441	FRUITLAND PARK	FL	34731
1698791	HARDMAN WALTER L JR & VIVIAN TRUS	9081 SILVER LAKE DR	LEESBURG	FL	34788
3874487	WISE BARBARA	38629 LAKEVIEW DR	LADY LAKE	FL	32159
1584850	REPOSA, DOROTHY J	405 ALMA ST	LADY LAKE	FL	32159
2524359	DELAND, DEREK L & MAILE	402 WINNERS CIR	LADY LAKE	FL	32159
2538031	404 WINNER CIRCLE LLC	4223 BAIR AVE	FRUITLAND PARK	FL	34731
1698782	TAMBURRO PROPERTIES III, LLC	401 SUNSHINE BLVD	LADY LAKE	FL	32159

Schimerhorn & Hall- Annexation, Small Scale, and Rezoning Applications- Ord. 2016-30, 2016-31, and 2016-32

Select Language ▼

PROPERTY RECORD CARD

General Information

Owner Name:	SCHIMERHORN DOUGLAS &	Alternate Key:	1770971
Mailing Address:	BJ HALL 38521 LAKEVIEW DR LADY LAKE, FL 32159-3912 Update Mailing Address	Parcel Number:	21-18-24-000100000401
		Millage Group and City:	0001 (UNINCORPORATED)
		Total Certified Millage Rate:	15.6488
		Trash/Recycling /Water/Info:	My Public Services Map 🌐
Property Location:	38521 LAKEVIEW DR LADY LAKE FL 32159 Update Property Location 🌐	Property Name:	-- Submit Property Name 🌐
		School Locator:	School and Bus Map 🌐
Property Description:	N 129.50 FT OF S 274 FT OF E 159 FT OF SW 1/4 OF NE 1/4 ORB 4768 PG 2210		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	130	159		130	FF	\$0.00	\$9,481.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1098 / 2099	3/1/1991	Quit Claim Deed	Unqualified	Improved	\$0.00
1129 / 1769	9/1/1991	Warranty Deed	Unqualified	Improved	\$0.00
1137 / 1660	11/1/1991	Warranty Deed	Unqualified	Improved	\$0.00
1383 / 948	7/1/1995	Warranty Deed	Unqualified	Improved	\$0.00
2860 / 1250	6/14/2005	Trustees Deed	Unqualified	Improved	\$0.00
2899 / 1509	7/27/2005	Quit Claim Deed	Unqualified	Improved	\$0.00
3128 / 2418	4/6/2006	Quit Claim Deed	Unqualified	Improved	\$0.00
3376 / 1039	2/14/2007	Warranty Deed	Qualified	Vacant	\$70,000.00
3925 / 2277	4/23/2010	Warranty Deed	Unqualified	Vacant	\$100.00
4156 / 102	4/23/2012	Warranty Deed	Multi-Parcel	Vacant	\$22,500.00
4768 / 2210	3/30/2016	Warranty Deed	Multi-Parcel	Vacant	\$40,000.00

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

Values and Estimated Ad Valorem Taxes 🌐

PROPERTY RECORD CARD

General Information

Owner Name:	SCHIMERHORN DOUGLAS &	Alternate Key:	3868840
Mailing Address:	BJ HALL 38521 LAKEVIEW DR LADY LAKE, FL 32159 Update Mailing Address	Parcel Number:	21-18-24-000100024200
		Millage Group and City:	0001 (UNINCORPORATED)
		Total Certified Millage Rate:	15.6488
		Trash/Recycling /Water/Info:	My Public Services Map ⓘ
Property Location:	LADY LAKE FL 32159 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	S 144.50 FT OF E 159 FT OF SW 1/4 OF NE 1/4--LESS S 15 FT FOR RD R/W-- ORB 4768 PG 2210		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	130	159		130	FF	\$0.00	\$9,481.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3925 / 2275	4/23/2010	Warranty Deed	Unqualified	Vacant	\$100.00
4156 / 102	4/23/2012	Warranty Deed	Multi-Parcel	Vacant	\$22,500.00
4768 / 2210	3/30/2016	Warranty Deed	Multi-Parcel	Vacant	\$40,000.00

[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	\$9,481	\$9,481	\$9,481	5.11800	\$48.52
LAKE COUNTY MSTU AMBULANCE	\$9,481	\$9,481	\$9,481	0.46290	\$4.39
LAKE COUNTY MSTU FIRE	\$9,481	\$9,481	\$9,481	0.47040	\$4.46
SCHOOL BOARD STATE	\$9,481	\$9,481	\$9,481	4.62700	\$43.87
SCHOOL BOARD LOCAL	\$9,481	\$9,481	\$9,481	2.24800	\$21.31

RETURN TO AND
THIS INSTRUMENT PREPARED BY:
TIMIOS, INC - Audrey Rattler
5716 CORSA AVE SUITE 102
WESTLAKE VILLAGE, CA 91362
DAVID KIM

SEND TAX BILLS TO:
DOUGLAS SCHIMERHORN
38521 LAKEVIEW DR
LADY LAKE, FL 32159-3912

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF
CONDITIONS CONTAINED IN A TITLE INSURANCE
COMMITMENT ISSUED BY IT.

PROPERTY APPRAISERS PARCEL IDENTIFICATION:
PARCEL ID: 21-18-24-000100000401

GRANTEE(S):
DOUGLAS SCHIMERHORN AND BJ HALL

FILE NO: 1225860

WARRANTY DEED

This Warranty Deed Made this 30 day of March, 2016,

By BAIRD HOME CORPORATION, whose post office address is: 3495 US-441, FRUITLAND PARK, FL 34731, hereinafter called the grantor

To DOUGLAS SCHIMERHORN, AN UNMARRIED MAN AND BJ HALL, AN UNMARRIED WOMAN, whose post office address is: 38521 LAKEVIEW DR, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of FORTY THOUSAND Dollars (\$40,000.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in LAKE County, Florida, viz:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN LAKE COUNTY, FLORIDA, TO-WIT:

PARCEL 1:

THE NORTH 129.50 FEET OF THE SOUTH 274 FEET OF THE EAST 159 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH 144.50 FEET OF THE SOUTH 274 FEET OF THE EAST 159 FEET OF THE SOUTHWEST 1/5 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LESS THE SOUTH 15 FEET THEROF FOR ROAD RIGHT OF WAY.

CONCURRENCY STATEMENT

In evaluating land use impacts, the maximum theoretical impact that could result through passage of the amendment is five (5) dwelling units per acre.

The two (2) lots are presently zoned (R-2) in Lake County, which permits development at 2 dwelling units per acre. The combined acres for both parcels total .95 +/- Acres. The applicant is requesting to change the current Lake County R-2 Zoning to Lady Lake MX-5 (maximum of 5 dwelling units per acre).

Based on the proposed changes:

Present Zoning: **R-2** .95 +/- acres x 2du/acre = 2 dwelling units

Proposed Zoning: **MX-5** .95 +/- acres x 5du/acre = 5 dwelling units

Net Change: **Increase of 3 dwelling units**

At the current time, there is an existing manufactured home place on Parcel 1, addressed as 38521 Lakeview Drive, and identified by alternate key number 1770971. This property is currently serviced by Town of Lady Lake Potable Water. The Town does not service Sewer at this location, so the property owners were required to acquire a Septic Tank permit through Lake County Health Dept.-Environmental Division.

Parcel 2 is currently vacant. Based on the dimensions and lot size, the parcel is buildable and meets the minimum design guidelines of the MX-5 Zoning District to place a single family dwelling unit. Unless central sewer becomes available at this location, the property cannot be split and will be required to be developed as one parcel allowing a maximum of one (1) single family dwelling unit per parcel (per the MX-5 Zoning District, parcels with Septic Systems are required to have a minimum of 12,500 square feet in size).

Traffic Generation:

Land Use	Code	Equation	% In	% Out
Single Family	210	$LN(T)=0.887LN(X) + 0.605$	64	36

Source: Trip Generation, 6th Edition, Pg. 267

TRIP Generation Volumes (Proposed)- PM Peak Hours

Condition	Vol	In (64%)	Out (36%)
Existing	1	1	1
Proposed	5	3	2
New Trip	4	3	1

The local roadways that will be affected by this project are all County Roads. The proposed land amendment change will generate 4 new PM peak hour trips (1.02 x 5). However, it's only expected that one single family dwelling unit be built at the location. Based on either build-out, there is low impact to the local road system.

This permit will become null and void if a satisfactory inspection is not completed within one hundred eighty (180) days. Permit will become void work described hereon has not been completed and inspected within three hundred sixty five (365) days from issue date. Demolition permits expire (60) days from the date of issuance.

Notice: In addition to the requirements in this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. s:553.79(10),P.S.

It is the responsibility of the owner or operator to comply with the provisions of s.469.003 of the Florida Statutes and to notify the Department Environmental Regulation of his/her intentions to remove asbestos, when applicable, in accordance with state and federal laws.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. F.S. 713.135

Building Official: SHANE GERWIG

Permit Specialist: PORTER, ASHLEY

To schedule an inspection and check inspection results, please call 352-343-9634 or go to www.lakecountyfl.gov

Cashier

Date

Inspections will be made the following workday

Received By

Date

MX-5 "MIXED LOW DENSITY RESIDENTIAL"

This district is established to implement comprehensive plan policies for managing traditional single-family residential development at a density not to exceed five (5) dwelling units per acre. This district is established to preserve the stability of existing and future residential neighborhoods, preserve open space, and manage future densities in order to assure a smooth transition between low-density residential and areas designated for more intense uses.

1) Permitted Uses

- A) Single-family detached residential dwelling units.
- B) Manufactured Home, Residential Design (RDMH)
- C) Customary accessory structures and uses incidental to the principal structure. Accessory structures shall be limited in size to a maximum of 35% of the square footage of the principal structure.
- D) Guest/servant quarters not to exceed 30% of living area of the principal dwelling unit pursuant to Miscellaneous Regulations chapter of this Code.
- E) Home Occupations pursuant to Miscellaneous Regulations chapter of this Code.
- F) Community Residential Homes with 1-6 residents.
- G) Agriculture. A minimum of five (5) acres is required for the keeping, harboring or maintaining of livestock or fowl. Accessory structures and uses incidental to agricultural activity shall maintain a setback of two-hundred (200) feet from any lot line.
- H) Neighborhood recreational facilities.
- I) Family Child Care Home.

2) Uses Permitted as Special Exception Use Upon Approval

- A) (Licensed) Community Residential Homes with more than six (6) residents.
- B) Two family (duplex) dwelling unit.
- C) Bed & Breakfast Inn: Small Homestay.
- D) Public use recreational facilities, including marinas.

3) Uses Expressly Prohibited

- A) Commercial land uses.
- B) Industrial land uses.
- C) Any use prohibited by Town, State or Federal law.
- D) Multi-family dwelling units.
- E) Manufactured Home, Standard Design (SDMH).

4) Design Standards

- A) Minimum lot area shall be eight thousand seven hundred (8,700) square feet if central sewer is provided. If central sewer is not available then the minimum lot area shall be twelve thousand

five hundred (12,500) square feet. Projects may be designed to allow clustering of residential units, however, overall density may not exceed five (5) units per acre.

- B) Minimum lot width at the building setback line shall be seventy-five (75) feet or one hundred (100) feet if septic tanks are used. Minimum lot width may be waived if clustering of units is provided.

C) Minimum Setback Requirements

1. Front Yard Setback

- a. Local Roadway - twenty-five (25) feet.
- b. Collector Roadway - thirty-five (35) feet.
- c. Arterial Roadway - fifty (50) feet.

2. Side Yard Setback When Adjoining

- a. Another lot - six (6) feet.
- b. Local Roadway - twenty-five (25) feet.
- c. Collector Roadway - thirty-five (35) feet.
- d. Arterial Roadway - fifty (50) feet.

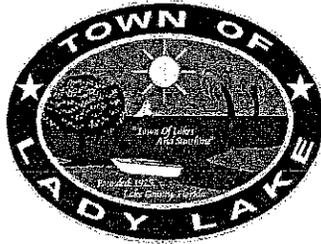
3. Rear Yard Setback: Twenty (20) feet.

- 4. Where a front yard of lesser depth than required exists in front of dwellings on more than sixty percent (60%) of lots of record on one side of the street in any one block in an MX-5 district, the depth of the front yard for any building hereafter erected or replaced on any lot in such block need not be greater than the average depth of front yards of existing buildings.

- D) The maximum impervious surface ratio (which includes building coverage) shall not exceed forty-five (45) percent.

- E) The minimum floor area shall be eight hundred fifty (850) square feet exclusive of garages, screen porches, utility rooms, etc.

- F) The maximum building height shall not exceed thirty-five (35) feet.



TECHNICAL REVIEW COMMITTEE COMMENTS
REVIEW September 26, 2016

Project: Douglas Schimerhorn and BJ Hall Annexation
Proposal: Annexation- Ord. 2016-30
Small Scale FLU Comprehensive Plan Amendment- Ord. 2016-31
Rezoning – Ord. 2016-32

Description: On Tuesday, August 30, 2016, applications have been filed with the Town of Lady Lake, by Douglas Schimerhorn and BJ Hall to annex, rezone, and amend the future land use designation of two (2) parcels approximately +/- .95 acres, located at the corner of Lakeview Drive and Griffinview Drive, approximately 3000 Lineal Feet east of the Intersection of South Highway 27/441 and Griffinview Road, within Lake County, Florida. The applicant is seeking to rezone the property from Lake County - Estate Residential (R-2) to Town of Lady Lake Mixed Low Density Residential (MX-5). The proposed small-scale comprehensive plan amendment is to change the future land use designation from Lake County Urban Low Density to Lady Lake Mixed Residential Low Density (MR-LD).

At the current time, there is an existing manufactured home place on Parcel 1, addressed as 38521 Lakeview Drive, and identified by alternate key number 1770971. This property is currently serviced by Town of Lady Lake Potable Water. The Town does not service Sewer at this location, so the property owners were required to acquire a Septic Tank permit through Lake County Health Dept.- Environmental Division.

Parcel 2 is currently vacant. Based on the dimensions and lot size, the parcel is buildable and meets the minimum design guidelines of the MX-5 Zoning District to place a single family dwelling unit. Unless central sewer becomes available at this location, the property cannot be split and will be required to be developed as one parcel allowing a maximum of one (1) single family dwelling unit per parcel (per the MX-5 Zoning District, parcels with Septic Systems are required to have a minimum of 12,500 square feet in size).

Below are staff comments from the Town of Lady Lake regarding your development project. A hard copy via hand delivery and an electronic copy via e-mail are provided to the applicant. Comments are organized by department and must be sufficiently addressed before the proposal may proceed. If a re-submittal is warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

Following submittal of any required revisions and responses, correspondence will be forwarded indicating the proposal's status, either (1) requiring additional revision or documentations; or (2) ready for approval. Site plans are subject to public hearing, as well as plats, annexation requests, zoning requests, and comprehensive plan requests. When applicable, you will receive written notification that the item is

scheduled for review by the Planning and Zoning Board or Town Commission. For additional information, contact Thad Carroll at (352) 751-1521.

GROWTH MANAGEMENT

Questions may be directed to Wendy Then, at wthen@ladylake.org

1. Application is deemed complete. No further comments at this time.
-

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. No Comments (Email dated 09-12-2016).
-

FIRE

Questions may be directed to Kerry Barnett at kbarnett@firesafetycons.com:

1. No construction is proposed; therefore, no comments were obtained from the Fire Inspector regarding this proposed annexation.
-

BUILDING

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

1. No construction is proposed; therefore, there are no comments as this time.
-

PUBLIC WORKS

Questions may be directed to Butch Goodman, Utilities Supervisor at bgoodman@ladylakepw.org

1. Property is currently serviced by Town of Lady Lake Potable Water. The Town does not service Sewer at this location, so the property owners were required to acquire a Septic Tank permit through Lake County Health Dept.-Environmental Division.
-