



REGULAR MEETING OF THE LADY LAKE TOWN COMMISSION

DATE: Monday, November 21, 2016
TIME: 6:00 p.m.
PLACE: Town Hall Commission Chambers
409 Fennell Blvd., Lady Lake, Florida

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA*

- A. **CALL TO ORDER:** Mayor Ruth Kussard
- B. **PROCEDURAL:** *Citizens are encouraged to participate in the Town of Lady Lake meetings. Speakers will be limited to three (3) minutes. Additional time may be granted by the Mayor. Citizen groups are asked to name a spokesperson and the Mayor, at his/her discretion, may allow longer than three minutes. Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and put your cell phone on silent mode.*
- C. **INVOCATION¹:** Reverend Dr. Paul Harsh – First Baptist Church of Lady Lake
- D. **PLEDGE OF ALLEGIANCE**
- E. **ROLL CALL**
- F. **PUBLIC COMMENTS²**
- G. **ACKNOWLEDGMENT OF ELECTION RESULTS:**
 - 1. Election Results from the November 8, 2016 General Election – Supervisor of Elections Office (Kris Kollgaard) (Pg. 4)
- H. **COMMISSION SWEARING-IN CEREMONY:** Anthony Holden, Ward Two
Paul Hannan, Ward Four
- I. **CONSIDERATION OF SELECTION OF MAYOR AND MAYOR PRO-TEM FOR 2016-2017**
- J. **CONSIDERATION OF SELECTION OF COMMISSION LIAISONS FOR 2016-2017 (Pg. 5)**
- K. **CONSENT³:**

2. Minutes – November 7, 2016 – Regular Commission Meeting (Pg. 6)
3. Consideration of Approval of the Youth Library Roof Repair (Marsha Brinson) (Pg. 17)

L. OLD BUSINESS:

M. NEW BUSINESS:

4. Consideration of Approval to Begin Advertising for the Tree Lottery Drawing to be Held on January 19, 2017 at the Town of Lady Lake Arbor Day Celebration (Mike Burske) (Pg. 19)
5. Consideration of Approval to Advertise a Request for Proposals (RFP) for Biosolids Dewatering Box Hauling to Disposal Site Services (C.T. Eagle) (Pg. 21)
6. Consideration of Approval for the Lady Lake Police Department's Santa's Shop with a Cop 2016 Event (Chris McKinstry) (Pg. 29)

N. TOWN ATTORNEY'S REPORT:

7. **Ordinance No. 2016-30** – Second/Final Reading – Annexation – Schimerhorn/Hall – Two Lots Located at the Corner of Lakeview Drive and Griffinview Drive, within Lake County, FL (Alternate Keys 1770971 & 3868840) (Wendy Then) (Pg. 30)
8. **Ordinance No. 2016-31** – Second/Final Reading – Small Scale Future Land Use Comprehensive Plan Amendment – Schimerhorn/Hall – from Lake County Urban Low Density to Lady Lake Mixed Residential Low Density (MR-LD) – Two Lots Located at the Corner of Lakeview Drive and Griffinview Drive, within Lake County, FL (Alternate Keys 1770971 & 3868840) (WendyThen) (Pg. 74)
9. **Ordinance No. 2016-32** – Second/Final Reading – Rezoning – Schimerhorn/Hall – from Lake County Estate Residential (R-2) to Lady Lake Mixed Low Density Residential (MX-5) – Two Lots Located at the Corner of Lakeview Drive and Griffinview Drive, within Lake County, FL (Alternate Keys 1770971 & 3868840) (Wendy Then) (Pg. 127)

O. TOWN MANAGER'S REPORT:

P. MAYOR/COMMISSIONER'S REPORT:

Q. PUBLIC COMMENTS⁴

R. ADJOURN

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

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

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

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

NS/Word/Town Clerk/Agendas - Commission Meeting -- 11-21-2016

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

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

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

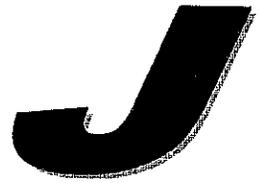
⁴*This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda and it is open to any concern or comments that the public may have.*

LADY LAKE COMMISSIONER WARD 2
(With 2 out of 2 Precincts Counted)

	Votes	Percent
Tony Holden	535	64.69 %
Andrew N. Lo Faro	292	35.31 %

FLORIDA LEAGUE OF CITIES / LAKE CO. LEAGUE OF CITIES

Commissioner Paul Hannan, Liaison
Commissioner Dan Vincent, Alternate Liaison



METROPOLITAN PLANNING ORGANIZATION

Commissioner Jim Richards, Liaison
Commissioner Dan Vincent, Alternate Liaison

**METROPOLITAN PLANNING ORGANIZATION BICYCLE AND PEDESTRIAN COMMITTEE
(BPAC) REPRESENTATIVES**

Mike Burske, Parks and Recreation Director (term expires 12-31-17)
Mayor Ruth Kussard, Alternate

**METROPOLITAN PLANNING ORGANIZATION CITIZENS' ADVISORY COMMITTEE
REPRESENTATIVE**

Regis LeClerc, Representative for the Town (term expires 12-31-17)

LAKE COUNTY SCHOOL CONCURRENCY REPRESENTATIVES

Commissioner Jim Richards, Liaison
Derek Schroth, Town Attorney

LAKE COUNTY WATER ALLIANCE BOARD

Commissioner Tony Holden, Liaison

LIBRARY BOARD

Mayor Ruth Kussard, Liaison

SCHOOL FACILITIES STEERING COMMITTEE

Mayor Ruth Kussard, Liaison

PARKS, RECREATION & TREE ADVISORY COMMITTEE

Commissioner Paul Hannan, Liaison

POLICE PENSION BOARD

Commissioner Tony Holden, Liaison

LAKE COUNTY LIBRARY ADVISORY BOARD

Frank Kirschenheiter (term expires 02-28-16)

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

Commissioner Paul Hannan, Liaison

CHAMBER OF COMMERCE

Commissioner Jim Richards, Liaison

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

November 7, 2016

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

A. CALL TO ORDER: Mayor Ruth Kussard

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

C. INVOCATION: Reverend Daniel Burgess - Lady Lake Wesleyan Methodist Church

D. PLEDGE OF ALLEGIANCE: Led by Joe Quinn

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

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Town Attorney Derek Schroth; Thad Carroll, Growth Management Director; C. T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; Chief Chris McKinstry, Police Department; Wendy Then, Town Planner; Pam Winegardner, Finance Director; and Nancy Slaton, Deputy Town Clerk

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

G. PRESENTATION:

1. Presentation to Lady Lake Police Department by Crimeline (Barb Bergin/Chris McKinstry) (This presentation was delayed until 6:09 p.m. due to the late arrival of the Crimeline representative due to Orlando traffic.)

Barb Bergin, on behalf of the Board of Directors of Crimeline, an anonymous tip line covering six counties and one of the largest crime-stopper programs in North America, recognized Chief Chris McKinstry for everything the Town of Lady Lake's Police Department has done for Crimeline. She stated they are not successful without support from even the smaller law

1 enforcement agencies who deliver the message to the community about the anonymous tip line.
2 She presented a plaque to Chief McKinstry.

3
4 Ms. Bergin also recognized Kling Towing for their donation of a golf cart to Central Florida
5 Crimeline. This golf cart will be present at community events to advertise Crimeline, as well as
6 Kling Towing and Chief McKinstry. She presented a certificate of appreciation to Kling
7 Towing, and thanked everyone for their assistance.
8

9 **2. Check Presentation to the Lady Lake Police Department by the American Legion**
10 **Post #347 Women’s Auxiliary (Carol Perone-Udell/Chris McKinstry)**

11
12 Carol Perone-Udell, Sixth District President, accompanied by Mary Lenoche and Kathy Trout of
13 the American Legion Post #347 Women’s Auxiliary, presented a check in the amount of \$250.00
14 to Chief McKinstry. Chief McKinstry stated the American Legion Women’s Auxiliary has
15 always been there for the Police Department when they have their special events, and they do a
16 lot of good for the community’s children. He stated they can always be counted on and their
17 gifts have been welcomed. Ms. Perone-Udell stated that the American Legion is planning to
18 donate \$2,000 toward the Department’s next event.
19

20 **3. Plaque Presentation to Shirley Kimmons of the Lady Lake Historical Society**
21 **(Mayor Kussard)**

22
23 Mayor Kussard presented a plaque of appreciation to Shirley Kimmons, recently retired from the
24 Lady Lake Historical Society, for the volunteer service she provided to the organization and the
25 community over the years.
26

27 Ms. Kimmons stated she enjoyed her 25 years of service, and she thanked the Town for their
28 funding and support. She also announced that the Community Yard Sale will be held this
29 coming Saturday at the Log Cabin park, from 8:00 a.m. to 1:00 p.m.
30

31 **H. CONSENT:**

32
33 Mayor Kussard asked if the Commissioners had any questions on the consent items. There were
34 no questions.
35

36 **4. Minutes – October 17, 2016 – Commission Workshop Meeting**
37 **– October 17, 2016 – Regular Commission Meeting**

38
39 **5. Consideration of Approval to Renew the Child Protection Investigations Project**
40 **Memorandum of Understanding (MOU) with the Haven of Lake & Sumter Counties, Inc.**
41 **(Chris McKinstry)**

42
43 The background summary for this agenda item (on file in the Clerk’s Office) states that this is a
44 renewal of the existing Child Protection Investigations Project Memorandum of Understanding
45 with the Haven of Lake & Sumter Counties, Inc., which was approved by the Town Commission
46 on November 3, 2014. There are no changes to the original MOU. Town Attorney Derek
47 Schroth reviewed and approved the original MOU.
48

49 **6. Consideration to Accept and Sign the Local Agency Program Agreement from**
50 **F.D.O.T. District 5 for Construction Engineering and Inspection (CEI) Services and the**

1 **Construction of the Villages Elementary School Sidewalks at CR 25 through the Safe**
2 **Routes to School Grant Program (Mike Burske)**
3

4 The background summary for this agenda item (on file in the Clerk's Office) states that original
5 estimated and funded amount for the construction of this project was \$296,798.00, with
6 \$45,845.00 for C.E.I. for Neel Schaffer. Staff was able to negotiate a price of \$45,000.00 from
7 Neel-Schaffer and this has been adjusted in their contract. The lowest competent bid was
8 \$344,700.00, which left a gap in funding of \$47,902.00. F.D.O.T. has agreed to pay \$46,902.00
9 and the Town will pay the difference of \$1,000.00. The Town would be required to pay for any
10 change orders on this project.

11
12 **7. Consideration of the Revised Wastewater Treatment Plant Reservation and Bulk**
13 **Treatment Agreement with the City of Fruitland Park (C.T. Eagle)**
14

15 The background summary for this agenda item (on file in the Clerk's Office) states that the Town
16 Commission has previously approved the Wastewater Bulk Treatment Agreement with the City
17 of Fruitland Park. During the design phase of the project, the engineers for the City of Fruitland
18 Park suggested relocating the proposed point of connection with the Town from the existing lift
19 station on US 27/441 to the Headworks structure at the Town's wastewater treatment plant
20 (WWTP). The revision will reduce the costs associated with the project, as well as minimize
21 impact on the existing distribution system by discharging directly into the main intake at the
22 WWTP. The proposed revision does not affect any other terms or conditions of the existing
23 agreement, only the point of connection to the Town's system. Staff supports the proposed
24 revisions. The agreement has been previously reviewed and approved by the Town Attorney.

25
26 *Upon a motion by Commissioner Richards and a second by Commissioner Hannan, the*
27 *Commission approved Consent Items #H-4 through #H-7 by a vote of 5 to 0.*
28

29 **I. OLD BUSINESS:** No old business.

30 **J. NEW BUSINESS:**

31
32
33 **8. Consideration of Approval to Award Bid No. 2016-0003 for Construction of the**
34 **Villages Elementary School Sidewalks at CR 25 (Safe Routes to School Sidewalk Phase 2)**
35 **to Hartman Civil Construction Co., Inc. (Mike Burske)**
36

37 Parks and Recreation Director Mike Burske gave the background summary for this agenda item
38 (on file in the Clerk's Office). He stated that Hartman Civil Construction Co., Inc. had the
39 lowest competent bid for the sidewalk project. This firm is F.D.O.T. Pre-Qualified, which means
40 they have filed all the necessary paperwork with F.D.O.T. as they compete for this type of job on
41 a regular basis. Mr. Burske stated that Mike Hartman, owner of the company, was the supervisor
42 on Phase I of this project and was very good to work with. The supporting documents from
43 Neel-Schaffer for the bid tabulation for the five bids were included in the packet. He stated that
44 F.D.O.T. District 5 has approved this bid for award.

45
46 *Upon a motion by Commissioner Richards and a second by Commissioner Hannan, the*
47 *Commission awarded Bid No. 2016-0003 to Hartman Civil Construction Co., Inc. by a vote of*
48 *5 to 0.*
49

9. **Consideration of the Interlocal Agreement between the Town of Lady Lake and the Lake-Sumter Metropolitan Planning Organization Relating to the Town of Lady Lake Pavement Management Program (C.T. Eagle)**

Public Works Director C.T. Eagle gave the background summary for this agenda item (on file in the Clerk’s Office). He stated that the Lake-Sumter Metropolitan Organization (MPO) has procured an engineering consultant to assist its member localities with Pavement Management Programs. He stated that the Town has participated in this program with the MPO for the past few years. Mr. Eagle stated that this is a budget item, and the agreement has been reviewed and approved by the Town’s attorney.

Commissioner Richards commented that he appreciates the fact that the Town has this program to analyze where to put the money to its best use.

Commissioner Vincent commented that this program also ends up saving the Town a lot of money.

Upon a motion by Commissioner Holden and a second by Commissioner Richards, the Commission approved the Interlocal Agreement between the Town of Lady Lake and the Lake-Sumter Metropolitan Planning Organization Relating to the Town of Lady Lake Pavement Management Program by a vote of 5 to 0.

K. **TOWN ATTORNEY’S REPORT:**

10. **Resolution No. 2016-111 – First/Final Reading – In Support of the Safe Routes to School Project, FPN #433200-58/68-01 (Mike Burske)**

Town Attorney Derek Schroth read the resolution by title only.

Parks and Recreation Director Mike Burske reported that this resolution is required for the Local Agency Program agreement revision approved under the consent agenda. He stated this is required any time there is a supplemental agreement.

Mayor Kussard asked if the Commissioners or anyone from the audience had any questions, and hearing none, asked for a motion.

Upon a motion by Commissioner Hannan and seconded by Commissioner Richards, the Commission approved the first/final reading of Resolution No. 2016-111 by the following roll call vote:

HOLDEN	YES
HANNAN	YES
RICHARDS	YES
VINCENT	YES
KUSSARD	YES

11. **Ordinance No. 2016-30 – First Reading – Annexation – Schimerhorn/Hall – Two Lots Located at the Corner of Lakeview Drive and Griffinvue Drive, within Lake County, FL (Alternate Keys 1770971 & 3868840) (Thad Carroll)**

Town Attorney Derek Schroth read the ordinance by title only.

1
2 Growth Management Director Thad Carroll gave the background summary for this agenda item
3 (on file in the Clerk's office). He stated that the property owners, Douglas Schimerhorn and BJ
4 Hall, have filed applications to amend the Future Land Use designation of properties consisting
5 of two lots located at the corner of Lakeview Drive and Griffinview Drive, approximately 3,000
6 lineal feet east of the intersection of South Highway 27/441 and Griffinview Drive, within Lake
7 County, Florida. The small scale application involves 0.95 +/- acres of property proposing a
8 change from unincorporated Lake County into the Town of Lady Lake. He stated that staff
9 recommends approval of this ordinance.

10
11 There is an existing manufactured home currently placed on Parcel 1, addressed as 38521
12 Lakeview Drive, and identified by Alternate Key #1770971. This property is currently serviced
13 by Town of Lady Lake Potable Water. As a condition for the Town to service water at this
14 property under in-town limits customer rates, Mr. Schimerhorn and Ms. Hall signed a Covenant
15 to Annex on June 9, 2016. Now the property owners are fulfilling their requirement by
16 submitting the annexation, small scale, and rezoning applications. Parcel 2 is currently vacant,
17 and the applicant has not provided any specific plans or time frame of when this parcel will be
18 developed.

19
20 A map, a survey of the property showing the location of the home and garage, and an aerial view
21 showing the housing types in the vicinity of the property was shown, as were photos of the
22 postings of the property and surrounding properties.

23
24 The subject properties lie in Section 21, Township 18 South, Range 24 East, in Lake County,
25 Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been
26 included with the submitted application.

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

33
34 Mr. Carroll reported that notices to inform the surrounding property owners (11) within 150 feet
35 of the properties proposed by annexation request were mailed Monday, September 26, 2016, and
36 the properties were posted this same date. He stated no objections or letters of support have been
37 received, although there was extensive dialogue regarding the annexation application at the
38 October 10, 2016 Planning and Zoning Board meeting.

39
40 Mr. Carroll reported that the Technical Review Committee (TRC) members individually
41 reviewed the application for Ordinance No. 2016-30, provided comments by September 26,
42 2016, and determined the application to be complete and ready for transmittal to the Planning
43 and Zoning Board. At the October 10, 2016 meeting, the Planning and Zoning Board voted 4-0
44 to forward Ordinance No. 2016-30 to the Town Commission with the recommendation of
45 approval. The Town Commission is scheduled to consider Ordinance No. 2016-30 for
46 second/final reading on Monday, November 21, 2016 at 6:00 p.m.

47
48 Mr. Carroll stated that the applicant is present if there are any question.
49

1 Mayor Kussard asked if the Commissioners or members of the audience had any questions or
2 comments, and hearing none, asked for a motion.

3
4 *Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the*
5 *Commission approved the first reading of Ordinance No. 2016-30, by the following roll call*
6 *vote:*

7		
8	<i>HOLDEN</i>	<i>YES</i>
9	<i>HANNAN</i>	<i>YES</i>
10	<i>RICHARDS</i>	<i>YES</i>
11	<i>VINCENT</i>	<i>YES</i>
12	<i>KUSSARD</i>	<i>YES</i>
13		

14 **12. Ordinance No. 2016-31 – First Reading – Small Scale Future Land Use**
15 **Comprehensive Plan Amendment – Schimerhorn/Hall – from Lake County Urban Low**
16 **Density to Lady Lake Mixed Residential Low Density (MR-LD) – Two Lots Located at the**
17 **Corner of Lakeview Drive and Griffinview Drive, within Lake County, FL (Alternate**
18 **Keys 1770971 & 3868840) (Thad Carroll)**

19
20 Town Attorney Derek Schroth read the ordinance by title only.

21
22 Growth Management Director Thad Carroll gave the background summary for this agenda item
23 (on file in the Clerk’s office). He stated that the property owners, Douglas Schimerhorn and BJ
24 Hall, have filed applications to amend the Future Land Use designation of properties consisting
25 of two lots located at the corner of Lakeview Drive and Griffinview Drive, approximately 3,000
26 lineal feet east of the intersection of South Highway 27/441 and Griffinview Drive, within Lake
27 County, Florida. The small scale application involves 0.95 +/- acres of property proposing a
28 change from unincorporated Lake County into the Town of Lady Lake.

29
30 Mr. Carroll reported that the present Future Land Use of the property is Lake County Urban Low
31 Density. The requested Future Land Use is Lady Lake Mixed Residential Low Density (MR-
32 LD). He stated staff recommends approval of this ordinance. He stated that the applicant will be
33 limited to up to five dwelling units per acre; however, they will be limited to one structure per
34 lot.

35
36 Future Land Use maps were shown, as were photos of the postings and of the property and
37 adjacent properties.

38
39 There is an existing manufactured home currently placed on Parcel 1, addressed as 38521
40 Lakeview Drive, and identified by Alternate Key #1770971. This property is currently serviced
41 by Town of Lady Lake Potable Water. As a condition for the Town to service water at this
42 property under in-town limits customer rates, Mr. Schimerhorn and Ms. Hall signed a Covenant
43 to Annex on June 9, 2016. Now the property owners are fulfilling their requirement by
44 submitting the annexation, small scale, and rezoning applications. Parcel 2 is currently vacant,
45 and the applicant has not provided any specific plans or time frame of when this parcel will be
46 developed.

47
48 The subject properties lie in Section 21, Township 18 South, Range 24 East, in Lake County,
49 Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been
50 included with the submitted application.

1
2 The small scale application was received on Monday, August 30, 2016, and has been reviewed
3 and determined to be complete, satisfying the necessary criteria as required under statutory
4 requirements. The application was found to meet the requirements of the Land Development
5 Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to
6 the Town Commission.

7
8 Concurrency Determination Statement – The applicants are annexing into the Town in
9 accordance with the terms set forth in the Covenant to Annex Agreement executed between
10 property owners and the Town on June 9, 2016.

11
12 Mr. Carroll reviewed the impact on Town Services as shown below:

13
14 Potable Water – This property is currently serviced by Town of Lady Lake Potable Water and
15 consumes one water Equivalent Residential Unit (ERU) or a maximum of 250 gallons per day.
16 At the time the vacant parcel is proposed to be developed, an additional ERU would be required
17 for a total of two ERUs or 500 gallons per day combined for both parcels.

18
19 Sewer – The Town does not service Sewer at this location, so the property owners were required
20 to acquire a septic tank permit through Lake County Health Department-Environmental Division
21 when they applied to set up the existing manufactured home.

22
23 Schools – Using the updated Lake County student generation rates based on the recently-updated
24 impact fee study, minimum impact expected with a maximum of three school children (one
25 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

26
27
28 Transportation – The local roadways that will be affected by these parcels are all Lake County
29 Roads. Traffic impact is existing for Parcel 1. The proposed land amendment change is
30 expected to generate a maximum of four additional PM peak hour trips should Parcel 2 be
31 developed with the expectation that only one single family dwelling unit would be built at the
32 location. Based on either build-out of one single family dwelling unit or two dwelling units at
33 the maximum, there would be low impact to the local road system.

34
35 Parks & Recreation – The annexation, small scale future land use amendment, and the rezoning
36 applications will cause minimum impact to the Town’s Park and Recreation facility in that the
37 highest use would be one single family dwelling unit per each parcel.

38
39 Stormwater – Project will be required to adhere to SJRWMD guidelines. As per FEMA FIRM
40 MAP 12069C0170E effective 12/18/2012, both parcels are in Flood Zone X - Outside the 500-yr
41 Floodplain.

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

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: Annexation and Rezoning applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.

Notices to inform the surrounding property owners (11) within 150 feet of the properties proposed by annexation request were mailed Monday, September 26, 2016, and the properties were posted this same date. No written objections or letters of support have been received.

Mr. Carroll reported the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-31, provided comments by September 26, 2016, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the October 10, 2016 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2016-31 to the Town Commission with the recommendation of approval. The Local Planning Agency considered Ordinance 2016-31 at their meeting earlier this evening and approved it by a vote of 5-0. The Town Commission is scheduled to consider Ordinance No. 2016-31 for second/final reading on Monday, November 21, 2016 at 6:00 p.m.

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

Mayor Kussard asked if the Commissioners or members of the audience had any questions or comments.

Commissioner Richards asked about the allowance for ERUs or septic on a half-acre lot. He stated he was concerned if a structure was two or three stories and would have more volume processing on a septic system.

Mr. Carroll replied that a property owner would have to have minimal frontage and septic is not allowed on a property with a lot size of less than 12,500 sq. ft. He stated the property owner would be allowed accessory structures that would complement the primary structure. Other types of structures may require a lot line deviation or lot split, which would have to come back before the Commission. He stated MX-5 does not allow for a duplex scenario or apartments.

Upon a motion by Commissioner Richards and seconded by Commissioner Hannan, the Commission approved the first reading of Ordinance No. 2016-31, by the following roll call vote:

HOLDEN	YES
HANNAN	YES
RICHARDS	YES
VINCENT	YES
KUSSARD	YES

13. Ordinance No. 2016-32 – First Reading – Rezoning – Schimerhorn/Hall – from Lake County Estate Residential (R-2) to Lady Lake Mixed Low Density Residential (MX-5) – Two Lots Located at the Corner of Lakeview Drive and Griffinview Drive, within Lake County, FL (Alternate Keys 1770971 & 3868840) (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk’s office). He stated that the property owners, Douglas Schimerhorn and BJ Hall, have filed applications to rezone properties consisting of 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 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. Mr. Carroll stated this is the third in the series of applications and involves rezoning from Lake County Estate Residential (R-2) to Lady Lake Mixed Low Density Residential (MX-5). He stated that staff recommends approval of this ordinance.

Currently, there is an existing manufactured home placed on Parcel 1, addressed as 38521 Lakeview Drive, and identified by Alternate Key #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 under in-town limits customer rates, 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 has not provided any specific plans or time frame if or when this parcel will be developed.

A map of the property was shown, as were maps showing the zoning of the subject parcel and adjoining properties.

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 single family dwelling unit per parcel (per the MX-5 Zoning District, parcels with septic systems are required to be a minimum of 12,500 sq. ft. 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 Rural Residential (R-1)
North	Lake County Rural Residential (R-1)
South	ROW/Lady Lake- Mixed Residential Medium Density (MX-8)

1 The rezoning application was received on Monday, August 30, 2016, and has been reviewed and
2 determined to be complete, satisfying the necessary criteria as required under statutory
3 requirements. The application was found to meet the requirements of the Land Development
4 Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to
5 the Town Commission.
6

7 Mr. Carroll reported that notices to inform the surrounding property owners (11) within 150 feet
8 of the properties proposed by annexation request were mailed Monday, September 26, 2016, and
9 the properties were posted this same date. No objections or letters of support have been
10 received.
11

12 Mr. Carroll reported that the Technical Review Committee (TRC) members individually
13 reviewed the application for Ordinance No. 2016-32, provided comments by September 26,
14 2016, and determined the application to be complete and ready for transmittal to the Planning
15 and Zoning Board. At the October 10, 2016 meeting, the Planning and Zoning Board voted 3-1
16 to forward Ordinance No. 2016-32 to the Town Commission with the recommendation of
17 approval. The Town Commission is scheduled to consider Ordinance No. 2016-32 for
18 second/final reading on Monday, November 21, 2016 at 6:00 p.m.
19

20 Mr. Carroll stated that the applicant is present if there any question.
21

22 Mayor Kussard asked if the Commissioners or members of the audience had any questions or
23 comments, and hearing none, asked for a motion.
24

25 *Upon a motion by Commissioner Holden and seconded by Commissioner Hannan, the*
26 *Commission approved the first reading of Ordinance No. 2016-32, by the following roll call*
27 *vote:*
28

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

34
35 **L. TOWN MANAGER'S REPORT:**
36

37 Town Manager Kris Kollgaard reported that the Lady Lake Police Department received full
38 accreditation a couple of weeks ago. She stated staff is planning to hold an acknowledgement
39 presentation in the Commission Chambers on Monday, December 5th, at 5:00 p.m. prior to the
40 Commission meeting, and there will be refreshments in the lobby. Ms. Kollgaard thanked Chief
41 McKinstry and asked him to come forward.
42

43 Chief Chris McKinstry thanked the Commission and staff for their support during the
44 accreditation process. He stated it means a lot to the department, and that they are very proud.
45 He presented the Commissioners with a Lady Lake Police Department Challenge Coin, with the
46 Police Department's patch on one side stating their Commitment to Professional Excellence, and
47 the other side showing the Commission for Florida Law Enforcement Accreditation.
48

49 There was applause and the Commissioners thanked the Chief; stating they could not be prouder
50 of their police department.

1
2 Ms. Kollgaard stated that the Commission had previously approved the expenditure of \$16,300
3 for the polyurethane coating on the youth library roof. She stated that there was some
4 miscommunication between the departments and it did not get completed during this past fiscal
5 year. She stated the money was rolled over into reserves for this fiscal year, and a packet item
6 will come back before the Commission on December 5th to ask permission to take those funds
7 out of reserves to complete this job.
8

9 **M. MAYOR/COMMISSIONER’S REPORT:**

10
11 Commissioner Hannan reported that he is a member of the Florida League of Cities Growth
12 Management and Economic Affairs (GMEA) Policy committee, and that he attended a meeting
13 on October 28, 2016. He gave a brief recap, stating the committee considered five legislative
14 issues with the goal of narrowing them down to the top two issues. After discussion, the
15 committee voted to make the following two top priorities for 2017: 1) support legislation that
16 enables community redevelopment agencies to address redevelopment needs; and 2) oppose
17 legislation that preempts home rule authority to impose and collect impact fees and
18 transportation concurrency. Commissioner Hannan stated he has the documentation on this if
19 anyone is interested.
20

21 **N. PUBLIC COMMENTS¹**

22
23 Mayor Kussard asked if there were any further questions or comments.
24

25 - Joe Quinn of 633 Rainbow Blvd. stated that he will be attending the State of the County
26 meeting tomorrow, and that there should be a State of the Town as well. He stated it was
27 great that the public was able to voice their concerns at the Planning and Zoning meeting
28 regarding the applications for the property presented at this meeting.
29

30 Mr. Quinn reported that it is a great sign that the lights have started going up in the trees at
31 the Log Cabin. He stated he received his tax statement in the mail today, and staff should be
32 prepared to answer questions regarding the trash collection fee. He commented favorably on
33 the MPO agreement for the paving program, Kling Towing’s donation of the golf cart for
34 Crimeline, and the accreditation for Lady Lake’s Police Department. Mr. Quinn stated it is
35 great to live in this Town.
36

37 Ms. Kollgaard commented that Lady Lake is one of the four municipalities that are accredited
38 out of the 14 municipalities in Lake County.
39

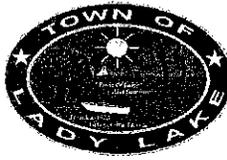
40 **O. ADJOURN:** With no further business, the meeting was adjourned at 6:32 p.m.
41
42
43

44 _____
45 Kristen Kollgaard, Town Clerk

46 _____
47 Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

¹ This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda and it is open to any concern or comments that the public may have.



K-3

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 21, 2016

SUBJECT: Roof repair of the Youth Library, Lady Lake Library
DEPARTMENT: Library

STAFF RECOMMENDED MOTION: Staff recommends approval to transfer \$16,300.00 out of Contingency into the library budget and to utilize the funds to have the polyurethane coating applied to the Youth Library roof by Custom Roofing.

SUMMARY: Previously the Town Commission approved utilizing Custom Roofing and Coating, Inc., for the polyurethane coating for the final repair on the roof of the Youth Library. The \$16,300.00 previously budgeted for this item has been moved to contingency. Staff at this time would like to move the \$16,300.00 out of contingency and complete the work.

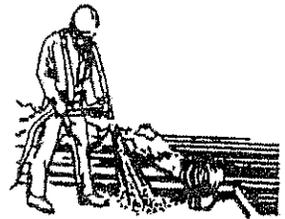
FISCAL IMPACT: \$16,300.00 from Contingency Funds to Library Budget Repairs. [] Capital Budget [] Operating [] Other

ATTACHMENTS: [] Ordinance [] Resolution [] Budget Resolution [] Other [X] Support Documents - quote

DEPARTMENT HEAD Submitted Marsha Brunson Date 11/16/16
HR Approved as to Form Date
FINANCE DEPARTMENT Approved as to Budget Requirements Date 11/16/16
TOWN MANAGER Approved Agenda Item for: 11-21-16 Date 11-16-16

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

Ocala
 (352) 694-1516
 Gainesville
 (352) 378-2888
 Toll Free
 (888) 694-1516



URETHANE ROOF SYSTEMS
 4221-B S.E. 53rd Ave.
 Ocala, FL 34480

Certified Roofing Contractor
 #CCCO57848

PROPOSAL SUBMITTED TO:		PHONE:	DATE: 7-16-2015
NAME: TOWN OF LADY LAKE		JOB NAME: OLD LIBRARY C/O TED 636-2229	
STREET: 225 W GUAVA ST		STREET:	
CITY: LADY LAKE		CITY:	STATE:
STATE: FL		SALESMAN: DARYLE FLESHER CELL 352-553-8204	

We hereby submit specifications and estimates for:

- APPLY SPRAY POLYURETHANE ROOFING SYSTEM OVER EXISTING EDPM RUBBER ROOF APPROX 3600 SQ FT.
- PREP- PRESSURE CLEAN ENTIRE ROOF WITH APPROVED CLEANER TO REMOVE OXIDATION FILM FOR GOOD ADHESION
- REMOVE AND REPLACE ALL DRIP EDGE ALONG FLAT ROOF APPROX 220 LIN FT (MADE SPECIAL)
- INSTALL FASTENERS AS NEEDED FOR LOOSE INSULATION UNDER EXISTING RUBBER ROOF.
- APPLY APPROX 1 INCH OF SPRAYED POLYURETHANE OVER ALL FLAT AREA - TIE INTO EXISTING SHINGLE ROOF
- REMOVE 3 ROWS SHINGLES AND AREA APPROX 11X25 ON EAST SIDE WITH VALLEY. INSTALL NEW SHINGLES TO MATCH AS CLOSE AS POSSIBLE.
- APPLY 2 COATS OF UV PROTECTIVE COATING OVER ALL NEW POLYURETHANE ROOF 1 COAT LIGHT GRAY TOP COAT TO BE LIGHT TAN.
- 10 YEAR GUARANTEE AGAINST LEAKS ON NEW AREA -* NO GUARANTEE ON LEAKS FROM SHINGLE ROOF ABOVE*
- INCLUDES PERMIT AND INSPECTIONS AS NEEDED

*INCLUDED IN QUOTE -TO REMOVE EXPOSED NAILS AND REPAIR AS NEEDED ALSO 4X4 AREA WITH RAISED PLYWOOD

- All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Custom Roofing & Coatings, Inc. will carry workman's compensation and liability insurance in accordance with state requirements.
- Any rotten wood or hidden problems that need repairs before work can be completed will be charged at time and material or the owner can make the necessary repairs and then notify Custom Roofing & Coatings, Inc. to complete the contract.

• We propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of: _____ Dollars (\$ 16,300.00)

• PAYMENT TO BE MADE AS FOLLOWS: UPON COMPLETION

• Upon failure to pay terms as above a service charge of 1% per month for each portion thereof will be charged, starting 24 hours after maturity. Plus collection costs.

• NOTE: This proposal may be withdrawn by us if not accepted within 30 days

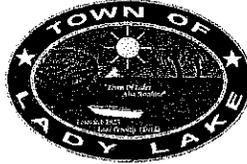
Authorized Signature _____

ACCEPTANCE OF PROPOSAL

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

ACCEPTED: _____ Signature _____

Date _____ Signature _____



M-4

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 21, 2016

SUBJECT: Consideration of Approval to Begin Advertising for the Tree Lottery Drawing to be Held on January 19, 2017 at the Town of Lady Lake Arbor Day Celebration

DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approval to Begin Advertising for the Tree Lottery Drawing to be Held on January 19, 2017 at the Town of Lady Lake Arbor Day Celebration

SUMMARY: As directed by the Commission, the attached forms are to be advertised for Lady Lake residents for the Tree Grant/Lottery. We will pick 20 winners at the Florida Arbor Day Celebration to be held at Town Hall. Each winner of a \$200.00 voucher can then pick any plant/tree they desire at Burke's Tree Farm in Fruitland Park. This farm has historically had the best prices and quality over the years. We will begin advertising soon after this Commission meeting.

FISCAL IMPACT: \$5,000.00 from donated Tree and Beautification Funds

- Capital Budget
- Operating
- Other (Tree Bank Fund)

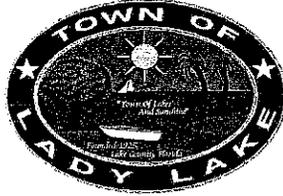
ATTACHMENTS: Ordinance Resolution Budget Resolution

Other Support Documents/Contracts

DEPARTMENT HEAD <i>ADB</i>	Submitted <i>11/15/16</i>	Date <i>11/21/16</i>
HR	Approved as to Form	Date
FINANCE DEPARTMENT <i>Paul</i>	Approved as to Budget Requirements	Date <i>11-15-16</i>
TOWN MANAGER <i>HK</i>	Approved Agenda Item for: <i>11-21-16</i>	Date <i>11-15-16</i>

COMMISSION ACTION:

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



TREE RAFFLE



Dear Lady Lake Residents:

In honor of the State of Florida's Arbor Day celebration, the Town of Lady Lake is sponsoring a tree raffle. There will be 25 names drawn and each will receive a \$200.00 voucher toward the purchase of plant material at Burke's Tree Farm in Fruitland Park*.

This raffle is available to Lady Lake residents only (those residing within Town limits**). If your name is selected, you will be able to choose from a variety of plants/trees at the tree farm. Please be aware that this voucher has no cash value, and you will need to pick up and plant your own trees or make arrangements to have it done for you.

The drawing will be held at 10:00 a.m. on Thursday, January 19th, 2017 at the Town Hall Commission Chambers located at 409 Fennell Blvd. Lady Lake, Florida 32159. You do not have to be present to win; all winners will be notified.

Tree raffle tickets must be turned in to the Town of Lady Lake Clerk's Office at 409 Fennell Blvd. no later than 6 p.m. on Tuesday, January 17th, 2017.

* Burke's Tree Farm is located at 35701 Oliver Ln. (off Hwy 466A; 2.5 miles west of U.S. Hwy 27/441) in Fruitland Park, FL 34731.

**Addresses will be verified as being within Town limits prior to drawing.

CUT OR TEAR ALONG THIS LINE

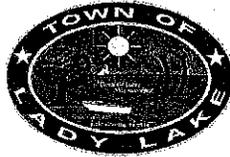
TREE RAFFLE DRAWING



Name: _____

Address: _____

Contact Number/Information:



M-5

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 21st, 2016

SUBJECT: Consideration of Advertising a Request for Proposals (RFP) for Biosolids Dewatering Box Hauling to Disposal Site Services

DEPARTMENT: PW - Utilities

STAFF RECOMMENDED MOTION: Approve advertising the RFP for Biosolids Dewatering Box Hauling Services.

SUMMARY: The Town currently has an approved disposal site for its Wastewater Biosolids. A qualified and licensed hauler is needed to transport the dewatering box to the disposal site. The services are needed on an ongoing basis and are budgeted. Once the RFP's have been received they will be brought back to Town Commission for consideration. The RFP has been reviewed and approved by the Town Attorney.

FISCAL IMPACT: Approx. \$100 for advertising [] Capital Budget [] Operating [X] Other - 401-3503-535-52-10

ATTACHMENTS: [] Ordinance [] Resolution [] Budget Resolution [] Other [X] Support Documents - Draft RFP and Advertisement Announcement.

DEPARTMENT HEAD Submitted [Signature] Date: 11/15/2016

HR Approved as to Form Date

FINANCE DEPARTMENT [Signature] Approved as to Budget Requirements Date 11/16/16

TOWN MANAGER [Signature] Approved Agenda Item for: 11-21-16 Date 11-15-16

COMMISSION ACTION:

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

**TOWN OF LADY LAKE
REQUEST FOR PROPOSALS
RFP NO. 2016-0007**

PROJECT TITLE: Biosolids Dewatering Box Hauling to Disposal Site Services

Department:	Public Works – Utilities – Wastewater
Contact Person:	C.T. Eagle, Public Works Director
Address:	409 Fennell Blvd., Lady Lake, FL 32159
Telephone:	(352) 751-1526
Fax:	(352) 751-1595
Submittal Date:	XXXXXX
Submittal Time:	No later than 10:00 a.m.

I. GENERAL INFORMATION - The Town of Lady Lake is advertising this Request for Proposals (RFP) for interested parties that are qualified and experienced to provide contracted Biosolids Dewatering Box Hauling Services for the Town of Lady Lake.

This RFP is for the purpose of selecting a firm(s) to be engaged on a continuing contractual basis for the services stated above for the duration of twelve (12) months with the option of annual renewal, providing all terms and conditions of the contract remain the same and the Town approves the extension.

II. REQUEST FOR PROPOSALS - Interested parties may secure a copy of the RFP documents from the Town Clerk's office at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, FL 32159, or by calling 352-751-1501, or via e-mail at nslaton@ladylake.org. Copies are also available on DemandStar.

All Proposals must be submitted in a sealed envelope/box and clearly marked in the lower left corner: "**RFP No. 2016-0007: Biosolids Dewatering Box Hauling to Disposal Site Services**" and shall be sent to the following address only:

**Nancy Slaton, Deputy Town Clerk
409 Fennell Boulevard
Lady Lake, Florida 32159**

All Proposals must be received in the Office of the Town Clerk by **10:00 a.m. (EST) on Thursday, -----, 2016** at which time they will be opened. Proposals will not be accepted after that date and time under any circumstances. One (1) original and three (3) copies of the Proposal must be submitted. Proposal openings are open to the public. All Proposers and their representatives are invited to be present. Any responses received by the Purchasing Agent after the due date and time specified in this Request for Proposal will not be considered. Any Proposal or copies that are sent to any other address may be refused. Proposals must be typed or printed in ink. Use of erasable ink is not permitted. All Proposals must contain a manual signature of the authorized representative.

The Town of Lady Lake will not be liable for any cost incurred in the preparation of these Proposals. All Proposals received from Proposers in response to this RFP will become property of the Town and will not be returned to the Proposer. In the event of a Contract Award, all documentation produced as part of the Contract shall become the exclusive

property of the Town. Responses to this RFP upon receipt by the Town will become a public record subject to the provisions of Chapter 119 F.S. Florida Public Records Law.

III. SCOPE OF SERVICES - The following work and services are presented as an indication of the work that will be required under the continuing contract, but may not necessarily be all inclusive of work under this contract:

- A. **Objective:** The main objective of the project is to transport and dispose of wastewater biosolids from the Wastewater Treatment Plant to an approved disposal site as defined by the appropriate United States Environmental Protection Agency (USEPA) and Florida Department of Environmental Protection (FLDEP) regulations. Additionally, the material will be disposed of in a manner that complies with all appropriate federal, state and local regulations. The selected Contractor will be fully responsible for the transportation and final disposal of all materials in compliance with all applicable laws and regulations.
- B. **Analysis of Existing Operating Systems:** The Contractor will be required to review and analyze the Town's current transportation, treatment, and disposal process including, but not limited to, site layout, traffic patterns, potential available disposal site locations and any other data and reports as may be deemed necessary to complete the project requirement.
- C. **Transportation:**
1. The Contractor will be fully responsible for all conveyance of dewatered biosolids. The contractor shall be responsible for weighing of loaded trucks at the disposal site or at a public vehicle weigh station convenient to the delivery route if necessary. The Contractor's area of responsibility will include, but is not limited to, vehicle traffic in accordance with all regulatory requirements including FDOT and OSHA as required.
 2. General requirements for vehicles hauling dewatered biosolids are that the trucks and trailers hauling the dewatering box are properly sized and the dewatering box is secure at all times. Trucks shall be properly maintained and operated to assure the safe transport from the Town's Wastewater Treatment Plant to the disposal site. It shall be the Contractor's responsibility to ensure that the Contractor's equipment is compatible with the Town's loading area and equipment.
 3. The Contractor shall provide the tractors, trailers, drivers and other equipment and personnel necessary to meet the removal and disposal requirements of the Town and FDEP on an as needed basis. Contractor's trailers must have any required hauling permits, stickers, decals as required by the all related regulatory agencies.
 4. The Contractor's vehicles shall be cleaned as often as necessary to prevent the deposit of biosolids or biosolid material on the roadways or the generation of objectionable odors. This shall include, but not be limited to, external surfaces, wheels and undercarriages.
 5. All vehicles shall be cleaned at locations other than the Town's Wastewater Treatment Plant or other Town Facilities. Town reserves the right to reject any vehicle that in the sole judgment of the Town is deemed unsuitable, at which time Contractor shall provide a backup vehicle at no cost to the Town.
 6. The route by which the vehicles involved must travel in the immediate vicinity

of the Town and manner in which they will load and unload shall be subject to the approval of the Town.

7. All haul routes shall be determined in accordance with all applicable state and local laws. The Contractor and their designees shall, strictly adhere to said laws. These haul routes must be submitted with the permits at the time of contract execution. Once approved by the Town, the haul routes must be strictly adhered to. Any deviations must be reviewed and approved by the Town.

8. Any violation of weight regulations or traffic laws shall be the sole responsibility of the Contractor, who shall hold the Town harmless from any penalty or sanction, civil or criminal, imposed by reason of any violation of weight or traffic laws.

9. Should a mechanical breakdown occur on route to the disposal site, the Contractor shall immediately dispatch a tow truck or a repair crew to the disabled vehicle. If the disabled vehicle cannot be repaired where it sits, it shall first be towed to the disposal site for the proper removal of biosolids. This shall be the sole responsibility of the Contractor and carried out at their expense. When a breakdown causes a vehicle to be removed from normal service, the Contractor shall supply a back-up unit, which meets all criteria set forth in this document.

10. The Contractor shall keep its hauling route, equipment and work area neat and clean, and shall bear all responsibility for the cleanup or any spill that occurs during the transportation of dewatered raw waste-activated sludge. The Contractor's spill response plan shall be submitted to the Town facility prior to the commencement of this project. The Contractor shall be responsible for the immediate notification to the Town should any spill occur which violates any permit conditions or jurisdictional regulations. The cleanup of any biosolids, which are spilled or discarded in any location other than the site, authorized for that purpose, shall be the sole responsibility of the Contractor and conducted by the Contractor at their expense, in accordance with all applicable laws, including, but not limited to, notifying the appropriate authorities and submitting all regulatory documentation. Should the Contractor fail to satisfactorily and expeditiously cleanup any spill which may occur, the Town reserves the right to cleanup such spill, or arrange for its cleanup, and shall charge all costs thereof or related thereto back to the Contractor. Additionally, any penalties incurred, as a result of any such spill shall be charged to the Contractor.

IV. **RATES:** Rates will be invoiced to the Town as a per unit basis. Unit price will include one hauling event of the loaded biosolids dewatering box from the **Town's Wastewater Treatment Plant, 138 Skyline Drive, Lady Lake, FL 32159** to the disposal site located at **Southeast Soils, 1550 County Road 529-A, Lake Panasoffkee, FL 33538**. The disposal site is approximately 25 miles from the Town's Wastewater Treatment Plant. The unloaded biosolids dewatering box weight is approximately 11,000 lbs. The loaded weight of the biosolids dewatering box is approximately 38,500 lbs. The Town expects to average one hauling event per week throughout the term of this contract, but does not guarantee a set number of hauling events or events per week, the contractor will perform the hauling service on an as needed basis. All costs associated for providing this service will be included in the unit price.

V. **PROPOSAL REQUIREMENTS** - All proposals submitted should contain the following information:

A. TRANSMITTAL LETTER: A letter of interest and general information about the firm. Provide a summary describing the firm's ability to perform work requested in this solicitation; a history of the firm or the firm's principals background and experience; and the qualifications and experience of the firm's personnel to be assigned to this project. The summary should apprise the Town of the scope of services offered, experience and qualifications of the firm, as well as staff, subcontractors, sub-consultants, and/or suppliers who may be involved in the project.

B. PROFESSIONAL QUALIFICATIONS: Submittal must provide documentation that demonstrates the ability of the firm to provide all of the scope of services listed in this document. A detailed qualifications statement, including short resumes and credentials of proposer and key personnel that may be assigned to the project must be included. Licenses or Certifications or other appropriate credentials that demonstrate the firm's ability to provide the proposed services.

C. SIMILAR PROJECTS: List all projects of similar nature within the past five years. A brief description of each project should include the title of project and client, year project completed, the nature of work involved in each project and the amount of time for completion of the project. Describe the firm's qualifications and experience of comparable projects in size and scope. Experience working with Florida local governments and/or other government agencies and non-profits in the past five years should be noted.

D. SUBCONTRACTORS: Firms that anticipate subcontracting portions of the services must state this fact in their proposal and clearly identify the subcontracting firm(s). Following the award of the contract, no additional subcontracting will be allowed without the prior consent of the Town. Short resumes and credentials of subcontractors that may be assigned to the project must be included.

E. CONFLICT OF INTEREST: Disclose any conflict of interest due to any other clients, contracts or property interests for this project only. Include a statement certifying that no member of your firm - ownership management or staff has vested interest in any aspect or department of the Town of Lady Lake.

F. PUBLIC ENTITY CRIMES: Per Section 287.133(2)(a) of the Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal or reply on a contract with a public entity for the construction or repair of a public building; may not be awarded or perform work as a contractor, supplier, subcontractor or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Any firm submitting a proposal in response to this RFP must indicate it has not been placed on the convicted vendor list following a conviction of public entity crimes.

VI. GENERAL TERMS AND CONDITIONS

EMPLOYEE LIST: All proposals must include a complete listing of all individuals employed by the firm who will be responsible for performing work under the proposal. The Town shall be authorized to perform a background check of all such employees to determine whether any employees of the firm pose a public safety or security threat or otherwise place the Town at risk, as determined by the Town. Failure to provide an employee list shall disqualify the firm for consideration under the RFP. In the event of Contract Award, the firm will be required during the term of the Contract to update the list and provide the same to the Town immediately upon hiring new employees who will be responsible for performing work under the Contract so that background checks may be performed by the Town. In the event the Town determines that a new employee of the firm poses a public safety or security threat or otherwise places the Town at risk, the firm shall restrict said employee from performing work under the contract.

LIMITATION OF LIABILITY: In the event of a Contract Award, the firm shall be required to indemnify and hold harmless the Town from and against any and all liability, penalties, fines, forfeitures, demands, claims, causes of actions, suits, and costs and expenses incidental thereto (including reasonable attorneys' fees actually incurred) directly arising out of or in connection with the firms' performance under the Contract in as far as such liability is caused by the negligence or willful misconduct of the firm and/or its employees.

STANDARD OF CARE: In the event of a Contract Award, the firm shall warrant that the services performed under the Contract shall be performed in accordance with established industry standards, the terms of the Contract, and all applicable existing federal, state and local laws and regulations.

INSURANCE: In the event of a Contract Award, the firm shall maintain Worker's Compensation Insurance at statutory limits. The firm shall be responsible for insuring, at its own expense, against claims resulting from the firm's performance under the Contract for errors and omissions, personal injury, loss of life, and property damage under a policy of liability insurance with limits of at least \$1,000,000. All such policies shall be issued by insurers of recognized responsibility satisfactory to the Town. Within 10 days of being awarded the contract, the firm shall furnish the Town with duly executed certificates showing that such insurance is in full force and effect and providing for 30-day notice to the Town prior to cancellation or termination of any policy.

AWARD OF CONTRACT: The Town will award a contract, in its absolute and sole discretion, to the most responsible and responsive proposer whose proposal, in the Town's opinion, will be most advantageous to the Town, price and other factors

considered. The Town reserves the right to aid in determining which proposal is responsible, to require a proposer to submit evidence of qualifications as the Town may deem necessary. The Town may consider any evidence available to the Town of the financial, technical, and other qualifications and abilities of a proposer, including past performance with the Town and others. The Town Commission shall be the final authority in the awarding of any and all proposals. As part of the award on any bid, the Town and the successful bidder shall enter into an agreement setting forth with greater specificity the rights and obligations between the parties. Such rights may include the right to terminate the successful bidder's services without cause within 60 days after written notice and to terminate the successful bidder's services with cause immediately.

PUBLIC RECORDS: IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (352)-751-1501, kkollgaard@ladylake.org, or 409 Fennell Boulevard, Lady Lake, Florida 32159.

Contractor must comply with public records laws, specifically to:

1. Keep and maintain public records required by the public agency to perform the service.
2. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.
4. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

**TOWN OF LADY LAKE
REQUEST FOR PROPOSALS
RFP NO. 2016-0007**

Project Title: Biosolids Dewatering Box Hauling to Disposal Site Services

The Town of Lady Lake is advertising this Request for Proposals (RFP) for interested parties that are qualified and experienced to provide contracted Biosolids Dewatering Box Hauling Services for the Town of Lady Lake.

This RFP is for the purpose of selecting a firm(s) to be engaged on a continuing contractual basis for the services stated above for the duration of twelve (12) months with the option of annual renewal, providing all terms and conditions of the contract remain the same and the Town approves the extension.

Interested firms may secure a copy of the documents through Demandstar, or by contacting Nancy Slaton, Deputy Town Clerk, at 409 Fennell Blvd., Lady Lake, FL 32159, via e-mail at nslaton@ladylake.org, or by phone at 352-751-1501.

All proposals must be received in the office of the Town Clerk by **10:00 a.m. (EST) on xx, February x, 2016**. Proposals will be publicly opened immediately afterwards and read in the Town of Lady Lake Commission Chambers located at 409 Fennell Blvd, Lady Lake, Florida. Proposals will not be accepted after that date and time under any circumstances. **One (1) original and three (3) copies of the Proposal must be submitted. The Proposer shall mark the appropriate ORIGINAL as such.**

All Proposals must be submitted in a sealed envelope/box and clearly marked in the lower left corner: "**RFP No. 2016-0007: Biosolids Dewatering Box Hauling to Disposal Site Services**" and shall be sent or delivered to the following address only:

**Nancy Slaton, Deputy Town Clerk
409 Fennell Boulevard
Lady Lake, Florida 32159**

Bids received after the specified submittal date and time, or improperly marked, will not be accepted.

The Town of Lady Lake reserves the right to reject any and all proposals and to waive any informalities or irregularities therein. Responses to this RFQ upon receipt by the Town will become public record subject to provisions of Chapter 119 F.S., Florida Public Records Law.

Kristen Kollgaard, Town Clerk
Town of Lady Lake, Florida

ADVERTISING DATE:

xxxx

PLEASE PUBLISH IN THE LEGAL AD SECTIONS OF THE LAKE SENTINEL ON THE ABOVE DATE.



M-6

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 21, 2016

SUBJECT: Santa's Shop With A Cop 2016

DEPARTMENT: POLICE

STAFF RECOMMENDED MOTION: Approval for the Lady Lake Police Department to partner with the Lady Lake Kiwanis for Santa's Shop With A Cop 2016 at our local Target store on December 10, 2016 from 8:00 am until 11:00 am.

SUMMARY: The Lady Lake Police Department (LLPD) is requesting to partner with the Lady Lake Kiwanis for Santa's Shop With A Cop 2016 event at our local Target store on December 10, 2016 from 8:00 am until 11:00 am. This is the first year that the Lady Lake Police Department is coordinating this event. Our agency has also discussed this event with the Leesburg Police Department and the Fruitland Park Police Department. Both of these neighboring law enforcement agencies would like to join with us in this holiday goodwill effort. The Lady Lake Police Department would be assisting ten of our community's children with this special shopping trip and the Lady Lake Kiwanis would contribute the funds to sponsor each child's wish list. The Fruitland Park Police Department and the Leesburg Police Department would coordinate their area children's attendance and funding to sponsor their children to participate in this festive event.

FISCAL IMPACT: 0

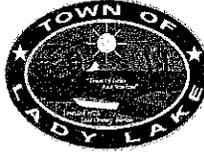
- [] Capital Budget
[] Operating
[] Other

- ATTACHMENTS: [] Ordinance [] Resolution [] Budget Resolution
[] Other
[] Support Documents

DEPARTMENT HEAD Submitted [Signature] Date 11/15/2016
HR Approved as to Form Date
FINANCE DEPARTMENT Approved as to Budget Requirements Date
TOWN MANAGER [Signature] Approved Agenda Item for: 11-21-16 Date 11/15/16

Reviewed [Signature]

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



N-7

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 21, 2016- Second/Final

SUBJECT: Ordinance 2016-30 – Douglas Schimerhorn & BJ Hall – Annexation of 2 lots consisting of approximately 0.95 +/- 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 MOTION:

Staff Recommends approval of Ordinance 2016-30 - Douglas Schimerhorn & BJ Hall – Requesting annexation of 2 lots consisting of approximately 0.95 +/- acres of land which are located at the corner of Lakeview Drive and Griffinview Drive, within Lake County, Florida

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 3,000 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 under in-town limits customer rates, 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 also posted Monday, September 26, 2016.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the 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.

At the October 10, 2016 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2016-30 to the Town Commission with the recommendation of approval.

At the November 7, 2016 meeting, the **Town Commission** voted 5-0 for approval of Ordinance 2016-30 upon first reading.

FISCAL IMPACT: \$ _____

Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

DEPARTMENT HEAD



Submitted

11/14/16

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER



Approved Agenda Item for: 11-21-16

Date

11-14-16

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modifications

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

ORDINANCE NO. 2016-30

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.

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

Section 1. Pursuant to and under the authority of the provisions of Florida Statute 171.205 and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake, Florida, the Town of Lady Lake does hereby annex property being .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:

19
20 _____
21 Derek Schroth, Town Attorney

22
23
24
25
26
27
28
29
30 Passed on First Reading: _____

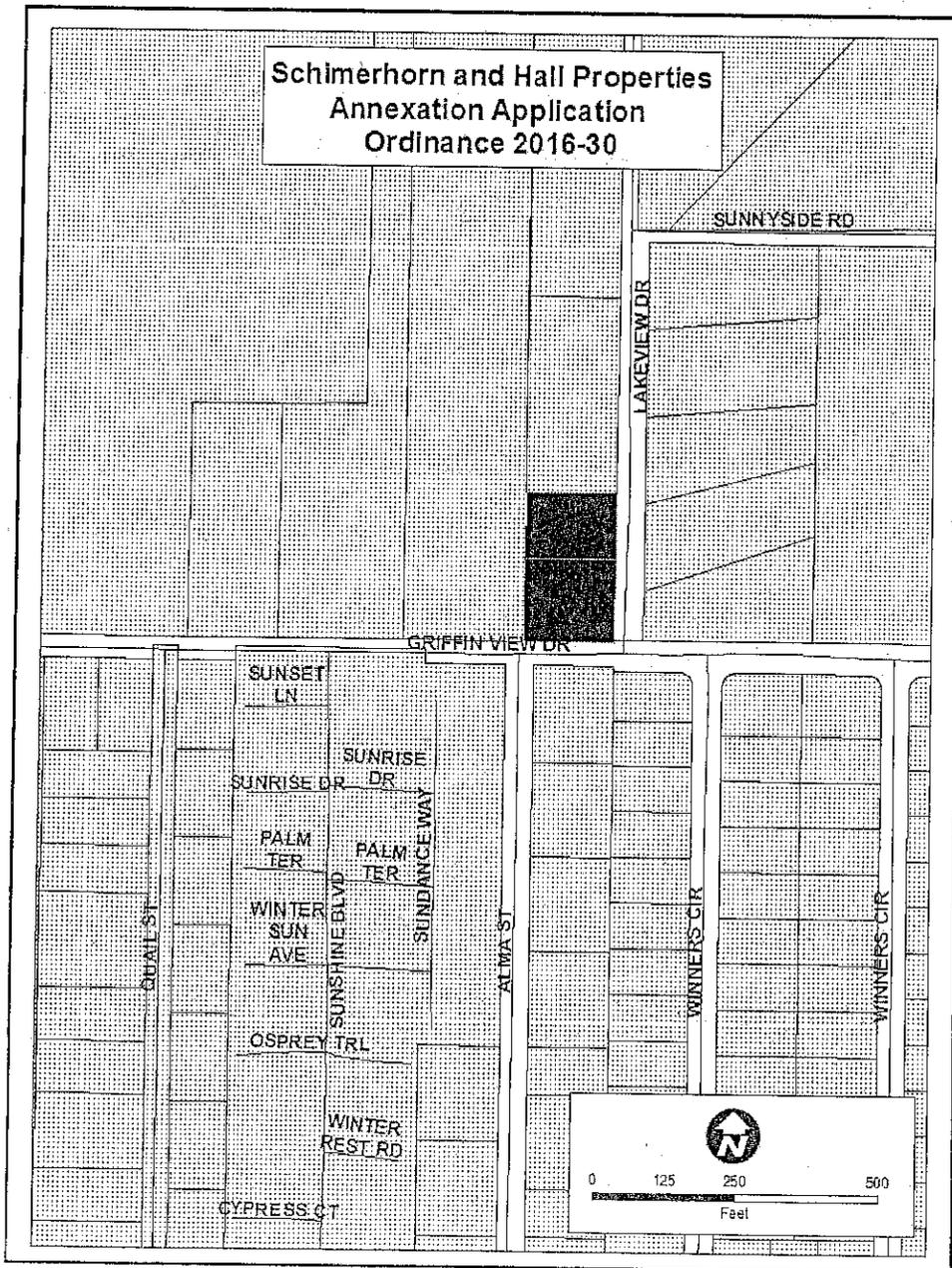
31
32 Passed on Second/Final Reading: _____

33

EXHIBIT "A" - Legal Descriptions and Map

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.



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 #: 602-793-4913
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: Glenview 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

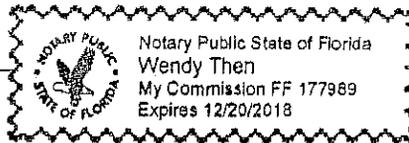
Before me, the undersigned authority personally appeared Douglas Schimerhorn who being by me first duly sworn on oath, deposes and says:

- (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**

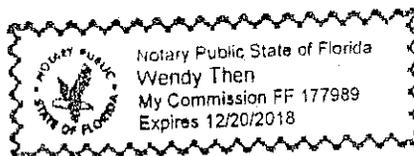
Before me, the undersigned authority personally appeared Douglas
Schimerhorn, who being by me first duly sworn on oath, deposes and
says:

- (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: Med Res 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 Schimerhorn
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 30th day of August
20 16 by Douglas Schimerhorn who is personally known to me or who has produced
Schimerhorn as identification and who did (did not) take an oath.

Wendy Then
Notary Public



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

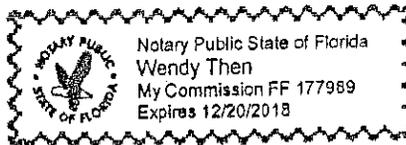
Before me, the undersigned authority personally appeared BJ Hall,
who being by me first duly sworn on oath, deposes and says:

- (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 9615 zoning classification to allow mixed residential
- (3) That he has appointed Douglas Schimmarhorn 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.

BJA
Affiant (Owner's Signature)

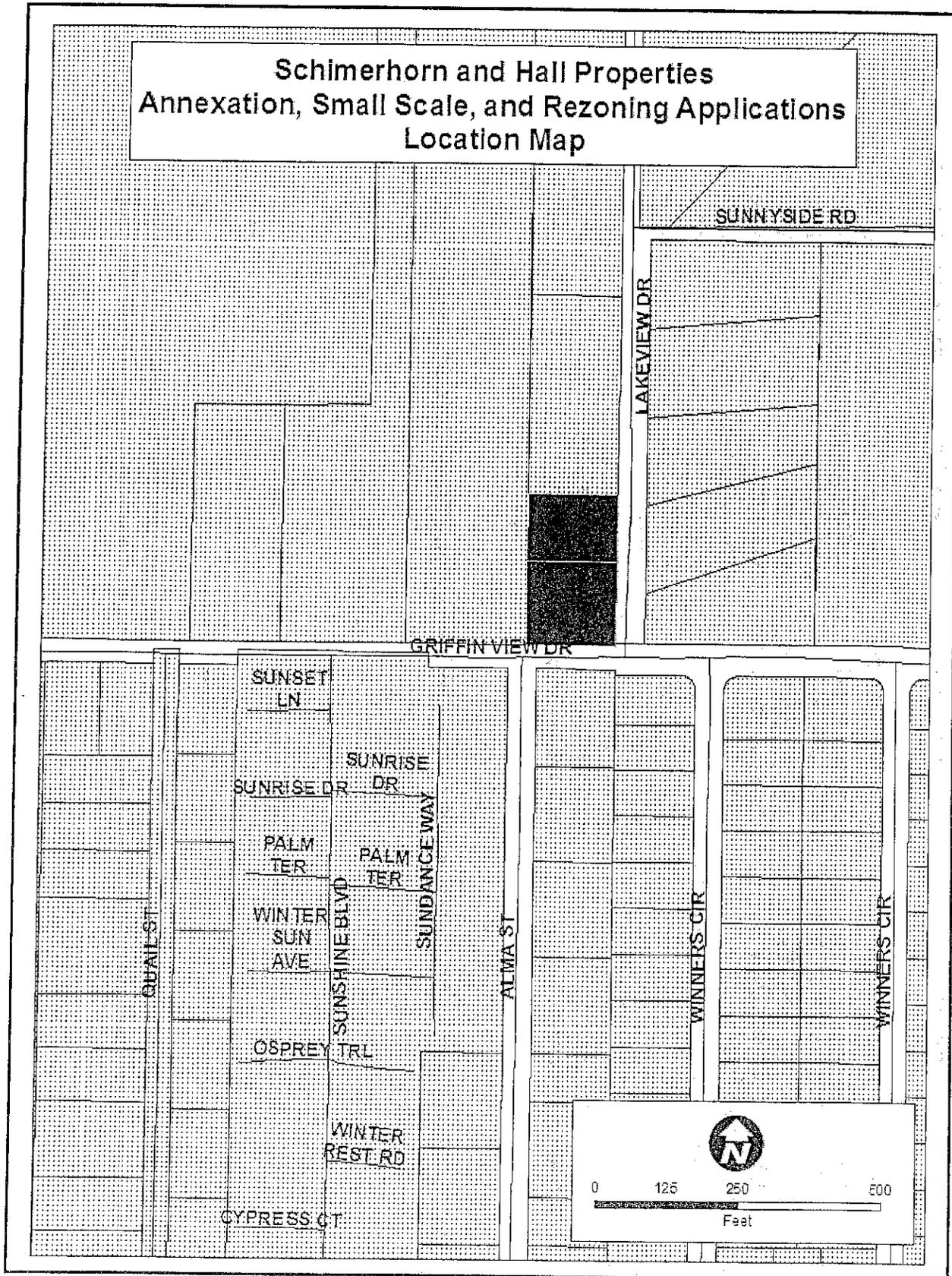
The foregoing instrument was acknowledged before me this 30th day of August, 2016 by BJ Hall, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

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
Property Location:	38521 LAKEVIEW DR LADY LAKE FL 32159 Update Property Location	Millage Group and City:	0001 (UNINCORPORATED)
		Total Certified Millage Rate:	15.6488
		Trash/Recycling /Water/Info:	My Public Services 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	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map

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: 15.1183	Total: \$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) ⓪	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 ⓪

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 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

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) ⓪	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 ⓪

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 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**

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.

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

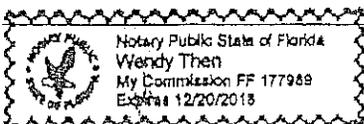
Witness:
[Signature]
Signature

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.

[Signature]
My Commission Expires:

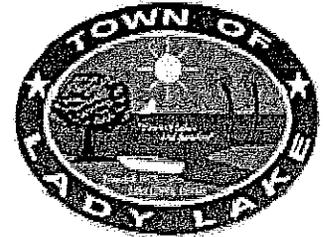


Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159

(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.

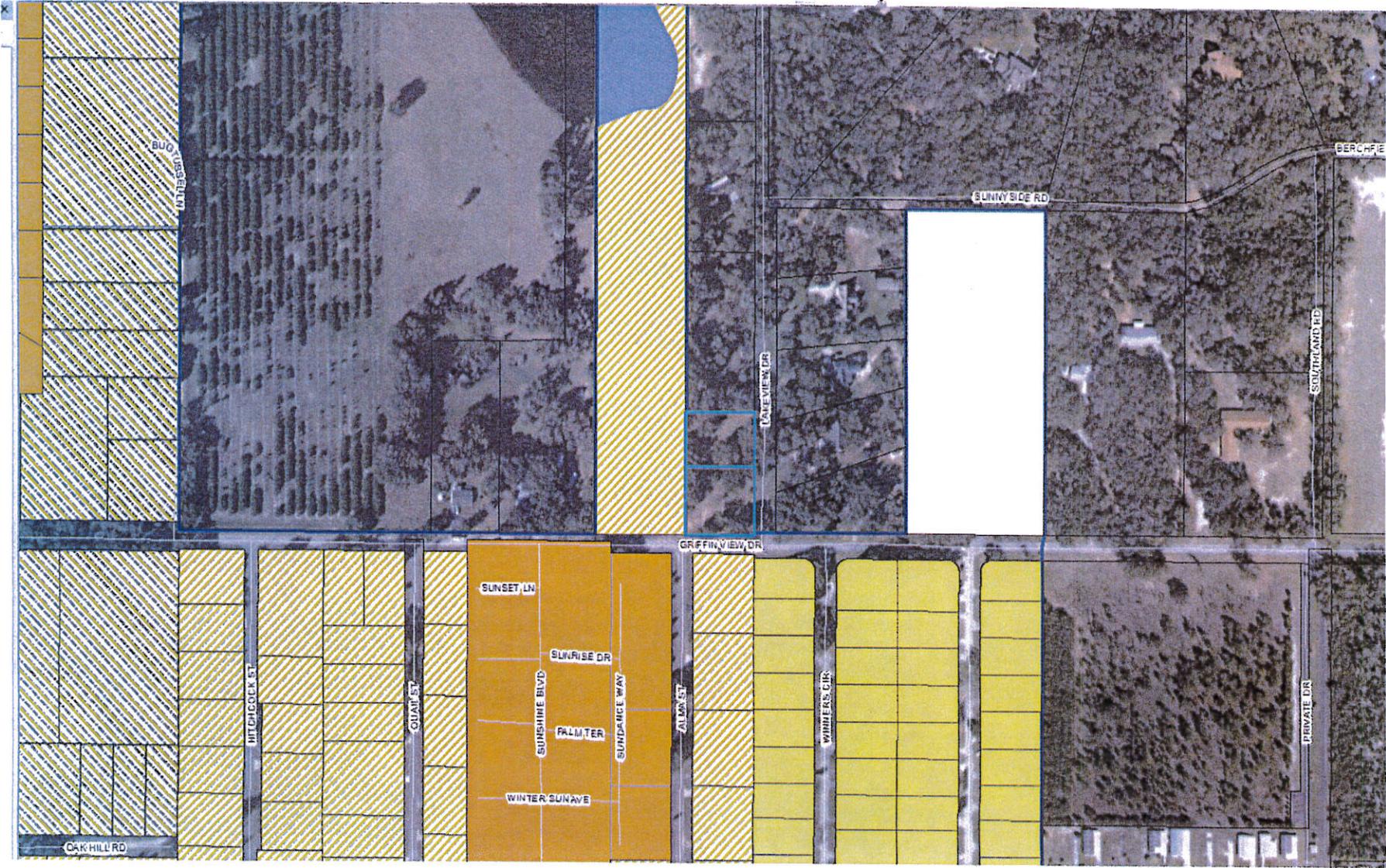
Sincerely,

Wendy Then, CFM
Town Planner

Douglas Schimerhorn & BJ Hall Ordinance 2016-30 Annexation



Property Locations





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.
-



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: \$ _____

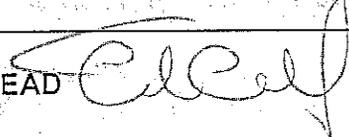
Capital Budget Operating Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

(WJ)
10-3-2016

DEPARTMENT HEAD 

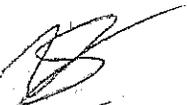
Submitted 10/3/2016 Date

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
 CHASSON/GAUBER 4-0

Tabled Indefinitely Continued to Date Certain

Approved with Modifications

CC: THAD-G.M. ✓

1 and Griffinview Drive, within Lake County, Florida. The annexation application involves 0.95 +/-
2 acres of property proposing a change from unincorporated Lake County into the Town of Lady
3 Lake.

4
5 Ms. Then stated currently there is an existing manufactured home placed on Parcel #1, addressed as
6 38521 Lakeview Drive, and identified by alternate key number 1770971. Parcel #2 is identified by
7 alternate key number 3868840 and is currently vacant. Ms. Then stated the applicant has not
8 provided any specific plans or timeframe as to when this parcel will be developed. She reported
9 that the appropriate legal descriptions, a location map, and a sketch of the property have been
10 included with the submitted application.

11
12 Ms. Then reported per Town of Lady Lake line development regulations, owners of property
13 outside of the Town limits are required to execute an irrevocable recordable covenant agreeing to
14 annex their property when it is contiguous to Town property, pursuant to Florida Statute Chapter
15 171. Subject property Parcel #1 is currently serviced by Town of Lady Lake potable water. As a
16 condition for the Town to service water at this property, Mr. Schimerhorn and Ms. Hall signed a
17 Covenant to Annex Agreement on June 9, 2016. The property owners are now fulfilling their
18 requirement by submitting the annexation, small scale, and rezoning applications.

19
20 Ms. Then presented a map showing the location of the two parcels. The subject properties are on
21 the corner of Lakeview Drive and Griffinview Drive.

22
23 Ms. Then emphasized that this property is currently located within the Lake County jurisdiction and
24 all of the building permits for the property improvements were issued through the Lake County
25 Building Department.

26
27 Ms. Then presented an aerial view of the properties and adjacent properties. She stated the subject
28 property lies in Section 21, Township 18 South, Range 24 East, in Lake County, Florida.

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

35
36 Notices to inform the surrounding property owners (11) within 150 feet of the properties proposed
37 for annexation request were mailed Monday, September 26, 2016 and advertised in the newspapers.
38 No objections or letters of support have been received. Ms. Then stated she received a telephone
39 inquiry regarding the type of land use that was involved. This person is not one of the surrounding
40 property owners.

41
42 The Technical Review Committee (TRC) members individually reviewed the application for
43 Ordinance No. 2016-30, provided comments by September 26, 2016, and determined the
44 application to be complete and ready for transmittal to the Planning and Zoning Board. The Town
45 Commission is scheduled to consider Ordinance No. 2016-30 for first reading on Monday,
46 November 7, 2016 at 6:00 p.m. The second and final reading will be held on Monday, November
47 21, 2016 at 6:00 p.m.

48
49 Ms. Then stated the applicant is present if there are any questions for the applicant and/or staff.
50

1 Vice Chair/Member Sigurdson asked for questions and comments from the Board and from those in
2 attendance.

3
4 Member Chiasson asked when a property is annexed into the Town of Lady Lake, will they pay
5 taxes to Lady Lake.

6
7 Ms. Then stated Member Chiasson is correct.

8
9 - Anthony LaValle, 38548 Lakeview Drive, Lady Lake, stated he is not opposed to anyone
10 building a home in his area and it should not be a personal issue moving forward. Mr. LaValle
11 stated his issue is with the small scale future land use comprehensive plan amendment. He
12 stated in the past, he has had conversations with developers who wanted to construct an
13 apartment complex on the vacant land near Mr. Schimerhorn's property. Mr. LaValle believes
14 the MX-5 zoning, Mixed Low Density Residential, would allow that to happen. He stated his
15 fear is that this property owner will construct a similar housing unit, and wants to ensure that his
16 property retains its value, along with the quality of life that he and the other Lakeview Drive
17 residents currently enjoy.

18
19 Ms. Then clarified the MX-5 rezoning classification does not include apartment buildings.

20
21 - Barbara Wise, 38629 Lakeview Drive, stated her four acres of property abuts Mr.
22 Schimerhorn's property. She stated that she has lived there for 50 years, and does not
23 understand how a manufactured home was permitted on a one-acre lot. She stated when she
24 originally purchased her property, it was just shy of five acres. Her desire was to purchase a
25 doublewide manufactured home and was told five acres is required for a manufactured home.
26 Ms. Wise stated she is opposed to all three of these ordinances. She stated she does not want
27 another manufactured house on that property. Having lived in her home for 50 years or more,
28 she sees no reason to change the zoning, and wants her property protected.

29
30 Thad Carroll stated the home is already constructed and placed on the property. He stated there is
31 not anything the Town of Lady Lake can do. The building permit was issued by Lake County; at
32 this point in time, Mr. Schimerhorn is annexing into the Town because they are connecting to the
33 Town utilities.

34
35 - Beth LaValle, 38548 Lakeview Drive, Lady Lake, stated the mobile home should not have been
36 permitted because the area is not zoned for mobile homes. She stated Mrs. Wise was not able to
37 have a mobile home on her property.

38
39 Mr. Carroll stated years ago if the property was zoned agricultural, a minimum of five acres was
40 required to erect a house. Over time the zoning classifications have changed and, therefore, the
41 mobile home was permitted by Lake County. He stated there nothing the Town can do because
42 they have the vested right to put the home on the property.

43
44 - Ms. LaValle stated her frustration is due to her belief that the manufactured home was
45 constructed without the proper channels being followed.

46
47 Mr. Carroll stated the processes that preceded tonight's meeting occurred through Lake County.
48 Tonight's Board meeting is to address the annexation.

1 - Donald Walzer, 38520 Lakeview Drive, Lady Lake, stated he feels this process is in reverse by
2 approving the annexation of this property. He stated Mr. Schimerhorn has already constructed a
3 home on the property, drilled a well and has water, and he does not understand why the property
4 needs to be annexed "...after the fact...".

5
6 Ms. Then stated there are two issues to clarify:

- 7
- 8 1) The Lake County Building Department issued the permit for the manufactured home. The
9 Town of Lady Lake was not involved in this process. According to the record, that property is
10 zoned residential, which she believes allows up to two dwelling units per acre. She encouraged
11 those in attendance to contact the Lake County Building Department to verify the zoning
12 classification for this property.
 - 13
14 2) Based on the Town of Lady Lake Land Development Regulations Chapter 14, Section 14-
15 11(d)(2), any customer residing outside of the Town limits and are being serviced by Town
16 utility, they are required to annex their property into the town if their property is contiguous
17 with Town property. Ms. Then stated Mr. Schimerhorn and Ms. Hall have signed a Covenant to
18 Annex Agreement, which is the purpose of tonight's meeting.

19
20 Vice Chairperson/Member Sigurdson clarified once property is annexed, the property owners must
21 use Town utilities.

22
23 Ms. Then stated in order for that home to be constructed, they were required to come to the Town
24 for utilities. She emphasized that she is not aware of a well on the property for irrigation. The
25 potable water is serviced by the Town.

26
27 Member Chiasson stated the potable water is coming from the Town, and it has been coming from
28 the Town for the time that the mobile home has existed on this property.

29
30 Ms. Then stated this property has had Town utilities since the permit has been issued for this
31 property, approximately three to four months.

32
33 Member Chiasson stated the well that was mentioned is not used for potable/drinking water, and
34 asked if is it used for irrigation.

35
36 Ms. Then stated she has no knowledge of an irrigation well on the property.

37
38 - Douglas Schimerhorn, 38521 Lakeview Drive, Lady Lake, stated at the time he bought the land
39 and obtained the permit for the modular home through Lake County, his desire was to drill a
40 well and was told the Town of Lady Lake would not allow it. Therefore, he connected to the
41 Town's utility service. He emphasized there is no well on the property.

42
43 - Anthony LaValle stated years ago Ms. Wise lived on what is now Mr. Schimerhorn's property
44 and there was a four-inch well on that property for the entire time and it was capped. He stated
45 it was wrong to force Mr. Schimerhorn to connect to Town utilities and to be annexed in
46 because Mr. Schimerhorn should have been allowed to re-drill his well. Mr. LaValle stated the
47 well was potable water and not for irrigation purposes. He stated there was a house on that
48 property for many years because Ms. Wise purchased the house from the property owner, and
49 she and her family lived there for many years and drank the water from that well. Mr. LaValle
50 stated he wanted to clarify this for everyone.

1
2 Member Chiasson stated he is trying to understand the concern the neighbors have with Mr.
3 Schimerhorn being connected to the Town of Lady Lake water. He understands the concern
4 regarding an earlier statement about apartment buildings.

5
6 - Anthony LaValle stated it is not an issue of the water, it is the concern for the future land use for
7 this piece of property. He emphasized it is not a personal issue against Mr. Schimerhorn. He
8 stated continually there are situations where people, unfortunately because they are unaware of
9 their rights, are forced into a situation. He stated in the future what prevents Lake County or the
10 Town of Lady Lake to annex any given piece of property. He clarified that if Mr. Schimerhorn
11 was able to drill a well on his property, he should have been permitted to do so, and the Town of
12 Lady Lake should not have deemed the well non-potable. He stated if a test of the ground water
13 was conducted and the water is safe, he should've been able to drill a well. That way he would
14 not be required to annex his property nor would his taxes change.

15
16 Mr. LaValle reiterated his concern is for the future land use. He stated in the ten years that he
17 has lived in Lady Lake, he has seen many county properties annex into the Town under the
18 guise of improving the area. He feels the people in the area do not have a say in it. He stated
19 people need to voice their concerns regarding what is happening so they can retain the
20 neighborhoods for the way they want to live in them.

21
22 Member Chiasson stated he cannot predict what will occur in the future, and his responsibility at
23 this meeting is relative to this small piece of property.

24
25 - Anthony LaValle stated if Mr. Schimerhorn had a well on his property, why was he forced to
26 abandon that well and connect to Lady Lake utilities. He stated he should not have to have the
27 Town of Lady Lake service his water when he can have ground water from his property.

28
29 Member Chiasson asked the Town Planner to clarify the issue of the well versus the potable water.

30
31 Ms. Then stated the requirement by Lake County is when a permit for a new construction is applied
32 for, if that property is within the utility matrix and if the Town of Lady Lake is able to service water
33 to that property, even though that property is not within the Town's jurisdiction, the Town is
34 obligated to provide utilities. Therefore, Lake County will not issue a permit unless the property
35 owner makes connection with Town utilities. She stated as a result of Mr. Schimerhorn connecting
36 to the Town's utilities, he is required to annex into the Town. She stated this is through a joint
37 planning agreement between the Town of Lady Lake and Lake County.

38
39 Mr. Carroll stated the purpose of the joint planning agreements is to prevent the spread of wells and
40 septic tanks.

41
42 - Anthony LaValle stated he is very aware of zoning and commissions due to his construction
43 background. He stated the inference of this annexation issue is, if a person wants a particular
44 house then they have no choice but to annex, and that is the issue that upsets him. He stated if
45 his neighboring property owners decided to annex into the Town, then he would be forced to
46 annex because according to the law, he is in violation because he has a well and a septic tank on
47 his property.

48
49 Mr. Carroll stated this annexation issue applies only to new construction.
50

1 - Anthony LaValle stated he disagrees and checked with Lake County on this issue and was told
2 if there was a house surrounded by annexed property, the homeowner on the outside property is
3 forced to annex. Otherwise the property owner is deemed in violation and will be fined by Lake
4 County. He stated he can address this with Lake County. He stated his concern is in regards to
5 the future because neighbors and people in the area were forced to do this, and he does not want
6 it to continue to occur. He stated he is very happy living within the county jurisdiction.

7
8 Mr. Carroll stated the Town of Lady Lake is not doing forced annexations. He stated there are
9 enclaves that are voluntarily annexing into the Town. In addition, as far as the public comment
10 process involvement, in the future should zoning and/or land use changes come before the planning
11 and zoning board and the commissioners, those amendments are discussed in a public meeting.

12
13 - Anthony LaValle stated this is currently happening; if someone is surrounded by Town
14 property, they are forced to annex into the Town. He stated if the zoning changes in the future
15 and he does not comply, he will be subject to a fine. He stated he has spoken to neighbors near
16 him that this has happened to. Mr. LaValle stated one neighbor told him that he lived on his
17 property for 30 years and when he refused to annex into the Town like his neighboring property
18 owners did, the Town told him his property would be condemned. Per Mr. LaValle, this
19 neighbor was told by Town officials that he could no longer use his well or his septic system,
20 which had passed inspections.

21
22 Town Manager, Kris Kollgaard, asked Mr. LaValle if this incident happened within the Town of
23 Lady Lake.

24
25 - Mr. LaValle confirmed that it did. He stated the incident occurred actually in Lake County
26 when the property owners annexed into Lady Lake and the property owner he has been speaking
27 of was forced to annex into the Town.

28
29 Ms. Kollgaard stated this issue can be discussed with the Lake County officials. She stated that she
30 has worked for the Town of Lady Lake, in various capacities, for over 20 years and emphasized that
31 the Town does not force anyone to annex their property.

32
33 - Mr. LaValle stated he has seen the paperwork regarding this issue, and it had "the Town of Lady
34 Lake on it".

35
36 Ms. Kollgaard asked Mr. LaValle to bring her that paperwork and they will review it and discuss it.
37 She stated Mr. Schimerhorn's property was vacant when he had the mobile home placed on it. The
38 people who currently own homes on Lakeview Drive will not be told by the Town that they cannot
39 use their wells. She stated the St. John's River Management District is limiting the number of new
40 construction from being dependent on wells because of the aquifer. She stated the Town
41 Commissioners are not in favor of forced annexations.

42
43 - Barbara Wise stated she lived on what is now Mr. Schimerhorn's property for several years until
44 they sold that one-acre parcel. The people who bought the house lived there for many years,
45 and the house was razed approximately 10 years ago. It is her understanding that a well-driller
46 has been on the property recently and would like to know their findings.

47
48 Ms. Then stated she had no information aside from the survey submitted with the annexation
49 application. She emphasized the Board members are present to discuss the annexation, small scale

1 land development, and rezoning of Mr. Schimerhorn's property, not the well. She suggested that
2 issue could be discussed after tonight's meeting.

3
4 Chairperson/Member Gauder clarified that Mr. Schimerhorn is here because he applied for
5 annexation and his property abuts Town property.

6
7 Ms. Then stated he is correct. She stated if an applicant does not annex into the Town, they will be
8 assessed 25% of the monthly bill above and beyond what the regular fee is for water services. She
9 speculated that Mr. Schimerhorn has opted to annex into the Town because it is more cost effective.

10
11 Chairperson/Member Gauder stated Mr. Schimerhorn is here because he applied for annexation and
12 the Board's obligation is to vote on that issue. The water issue is outside of this Board's
13 responsibilities.

14
15 - Donald Melzer asked where is Lady Lake property in reference to Mr. Schimerhorn's property.

16
17 Ms. Then showed an aerial view of Mr. Schimerhorn's property, and stated it abuts Town property
18 on the west side.

19
20 Vice Chairperson Sigurdson asked if there were any further questions or comments. Hearing none,
21 he asked for a motion.

22
23 *Upon a motion by Member Chiasson and a second by Member Gauder, the Planning and Zoning*
24 *Board recommended transmittal and approval of Ordinance No. 2016-30 to the Town*
25 *Commission for consideration by the following roll call vote:*

26		
27	CHIASSON	YES
28	CONLIN	YES
29	SIGURDSON	YES
30	GAUDER	YES
31		

32 3. Ordinance No. 2016-31 — Douglas Schimerhorn & BJ Hall — Small Scale Future Land Use
33 Comprehensive Plan Amendment from Lake County Urban Low Density to Lady Lake Mixed
34 Residential Low Density for Two Lots consisting of Approximately 0.95 +/- Acres of land
35 which are located at the corner of Lakeview Drive and Griffinview Drive, within Lake
36 County, Florida (Alternate Keys 1770971 and 3868840). (Wendy Then)

37
38 Town Planner Wendy Then presented the background summary for this agenda item (on file in the
39 Clerk's Office). She stated that the applicants, property owners Douglas Schimerhorn and BJ Hall,
40 have filed applications to amend the Future Land Use designation of properties consisting of two
41 lots located at the corner of Lakeview Drive and Griffinview Drive, approximately 3000 lineal feet
42 east of the intersection of South Highway 27/441 and Griffinview Drive, within Lake County,
43 Florida. The small scale application involves 0.95 +/- acres of property proposing a change from
44 unincorporated Lake County into the Town of Lady Lake.

45
46 There is an existing manufactured home currently placed on Parcel #1, addressed as 38524
47 Lakeview Drive, and identified by alternate key number 1770971. This property is currently
48 serviced by Town of Lady Lake Potable Water. This property is located within Lake County
49 jurisdiction and the present land use is Lake County Urban Low Density. The requested future land
50 use is Lady Lake Mixed Residential Low Density.

Thad Carroll

From: Janiszewski, Michele <mjaniszewski@lakecountyfl.gov>
Sent: Tuesday, October 11, 2016 9:14 AM
To: Thad Carroll
Cc: Hartenstein, Rick; Wendy Then; McClendon, Tim
Subject: RE: Property Inquiry
Attachments: 5-17-2016 - BLD - Zoning Clearance - 2016040807 - 1770971 - BAIRD HOME C...tif;
7-5-2016 - BLD - Zoning Clearance - 2016060876 - 1770971 - SCHIMERHORN D...tif

Good Morning Thad,

You are correct, we do not differentiate between block/frame homes and modular/manufactured homes. The structure would need to meet our definition of a single family residence (provided below), the main component of which is the structure must be a minimum of 23'4" wide at its narrowest point. Single-wide trailers would not meet this criteria however some double-wides would meet this criteria.

I attached the two zoning permits issued for this property (alternate Key 1770971).

Single-Family Dwelling Unit. *One (1) Dwelling Unit, including modular and mobile homes, that may be detached from any other Dwelling Unit or may be attached to another single-family Dwelling Unit on an adjacent Lot by a common party wall.*

- a. Single-Family Dwelling Units Shall have a minimum width of twenty-three (23) feet four (4) inches at the narrowest point, excluding any attached screened room, architectural design features, garages, Carports or utility area. Prior to the issuance of any Building or use Permits, site plans set forth under the general provision section Shall be submitted to the County Manager or designee for his approval.*
- b. The pitch of the main roof Shall not be less than one (1) foot of rise for each four (4) feet of horizontal run and a minimal overhang of six (6) inches. Installed gutter may be counted as part of the six (6) inch overhang.*
- c. A solid foundation or Permanent skirting Shall be required around the perimeter of the unit.*
- d. Any wheels, tongue or any transportation apparatus must be removed or enclosed.*

Let me know if you have any questions.

Thank you,

Michele Janiszewski | Planner
Planning and Zoning Division
Lake County Board of County Commissioners
P: (352) 343-9641 | F: (352) 343-9767
E: mjaniszewski@lakecountyfl.gov | www.lakecountyfl.gov
Lake County's Municipal Code | Lake County's 2030 Comprehensive Plan

Please note: Florida has a very broad public records law. Most written communication to or from government officials regarding government/public business is public record available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Thad Carroll [mailto:tcarroll@ladylake.org]
Sent: Tuesday, October 11, 2016 7:54 AM
To: Janiszewski, Michele
Cc: Hartenstein, Rick; Wendy Then

Subject: Property Inquiry

Importance: High

Michele,

Good morning. The Town of Lady Lake is in the process of annexing 38521 Lakeview Drive. Recently, a house was constructed there for which a building permit was obtained in Lake County. Adjacent county residents voiced opposition at the Planning and Zoning Board meeting last evening for a zoning change to the Town's designation of MX-5, which permits both manufactured homes as well as block and frame homes. The residents believe that the R-2 designation did not permit the manufactured homes; however, given that a permit was issued by Lake County, and no variance or notes were noted on the permit, the Town is under the opinion that R-2 does permit manufactured homes. Lastly, I referenced your LDR matrix last evening following the meeting and I saw where R-2 permits single family dwelling units which by definition includes modular and mobile homes.

Can you please confirm that a mobile/manufactured home is permitted under the Lake County R-2 zoning designation? Thank you for your assistance in this matter.

Sincerely,

Thad Carroll, AICP, LEED Green Associate
Growth Management Director
Town of Lady Lake
(352) 751-1521
tcarroll@ladylake.org

Note: The Growth Management Department's office hours are Monday - Thursday 7:30 am - 6:00 pm

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



TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 7, 2016- First Reading

SUBJECT: Ordinance 2016-30 – Douglas Schimerhorn & BJ Hall – Annexation of 2 lots consisting of approximately 0.95 +/- 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 MOTION:

Staff Recommends approval of Ordinance 2016-30 - Douglas Schimerhorn & BJ Hall – Requesting annexation of 2 lots consisting of approximately 0.95 +/- acres of land which are located at the corner of Lakeview Drive and Griffinview Drive, within Lake County, Florida

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 3,000 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 under in-town limits customer rates, 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 also posted Monday, September 26, 2016.

Past Actions:

The **Technical Review Committee (TRC)** members individually reviewed the 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.

At the October 10, 2016 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2016-30 to the Town Commission with the recommendation of approval.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-30 for second and final reading 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 *[Signature]*

Submitted 10/31/16 Date

FINANCE DEPARTMENT

Approved as to Budget Requirements Date

TOWN ATTORNEY

Approved as to Form and Legality Date

TOWN MANAGER *[Signature]*

Approved Agenda Item for: 11-7-16 Date 11-1-16

BOARD ACTION: Approved as Recommended Disapproved
Handwritten: HAY/10/16 5-0

Tabled Indefinitely Continued to Date Certain

Approved with Modifications

CC: THAD - b.m.

1 9. Consideration of the Interlocal Agreement between the Town of Lady Lake and the
2 Lake Sumter Metropolitan Planning Organization Relating to the Town of Lady Lake
3 Pavement Management Program (C.T. Eagle)
4

5 Public Works Director C.T. Eagle gave the background summary for this agenda item (on file in
6 the Clerk's Office). He stated that the Lake Sumter Metropolitan Organization (MPO) has
7 procured an engineering consultant to assist its member localities with Pavement Management
8 Programs. He stated that the Town has participated in this program with the MPO for the past
9 few years. Mr. Eagle stated that this is a budget item, and the agreement has been reviewed and
10 approved by the Town's attorney.

11
12 Commissioner Richards commented that he appreciates the fact that the Town has this program
13 to analyze where to put the money to its best use.

14
15 Commissioner Vincent commented that this program also ends up saving the Town a lot of
16 money.

17
18 *Upon a motion by Commissioner Holden and a second by Commissioner Richards, the*
19 *Commission approved the Interlocal Agreement between the Town of Lady Lake and the*
20 *Lake Sumter Metropolitan Planning Organization Relating to the Town of Lady Lake*
21 *Pavement Management Program by a vote of 5 to 0.*
22

23 **K. TOWN ATTORNEY'S REPORT:**
24

25 10. Resolution No. 2016-111 – First/Final Reading – In Support of the Safe Routes to
26 School Project, FPN #433200-58/68-01 (Mike Burske)
27

28 Town Attorney Derek Schroth read the resolution by title only.
29

30 Parks and Recreation Director Mike Burske reported that this resolution is required for the Local
31 Agency Program agreement revision approved under the consent agenda. He stated this is
32 required any time there is a supplemental agreement.

33
34 Mayor Kussard asked if the Commissioners or anyone from the audience had any questions, and
35 hearing none, asked for a motion.
36

37 *Upon a motion by Commissioner Hannan and seconded by Commissioner Richards, the*
38 *Commission approved the first/final reading of Resolution No. 2016-111 by the following roll*
39 *call vote:*

40	<u> </u>	<u>HOLDEN</u>	<u> </u>	<u>YES</u>
41	<u> </u>	<u>HANNAN</u>	<u> </u>	<u>YES</u>
42	<u> </u>	<u>RICHARDS</u>	<u> </u>	<u>YES</u>
43	<u> </u>	<u>VINCENT</u>	<u> </u>	<u>YES</u>
44	<u> </u>	<u>KUSSARD</u>	<u> </u>	<u>YES</u>

45
46 11. Ordinance No. 2016-30 – First Reading – Annexation – Schimerhorn/Hall – Two
47 Lots Located at the Corner of Lakeview Drive and Griffinview Drive, within Lake
48 County, FL (Alternate Keys 1770971 & 3868840) (Thad Carroll)
49

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

1
2 Growth Management Director Thad Carroll gave the background summary for this agenda item
3 (on file in the Clerk's office). He stated that the property owners, Douglas Schimerhorn and BJ
4 Hall, have filed applications to amend the Future Land Use designation of properties consisting
5 of two lots located at the corner of Lakeview Drive and Griffinview Drive, approximately 3,000
6 lineal feet east of the intersection of South Highway 27/441 and Griffinview Drive, within Lake
7 County, Florida. The small scale application involves 0.95 +/- acres of property proposing a
8 change from unincorporated Lake County into the Town of Lady Lake. He stated that staff
9 recommends approval of this ordinance.

10
11 There is an existing manufactured home currently placed on Parcel 1, addressed as 38521
12 Lakeview Drive, and identified by Alternate Key #1770971. This property is currently serviced
13 by Town of Lady Lake Potable Water. As a condition for the Town to service water at this
14 property under in-town limits customer rates, Mr. Schimerhorn and Ms. Hall signed a Covenant
15 to Annex on June 9, 2016. Now the property owners are fulfilling their requirement by
16 submitting the annexation, small scale, and rezoning applications. Parcel 2 is currently vacant,
17 and the applicant has not provided any specific plans or time frame of when this parcel will be
18 developed.

19
20 A map, a survey of the property showing the location of the home and garage, and an aerial view
21 showing the housing types in the vicinity of the property was shown, as were photos of the
22 postings of the property and surrounding properties.

23
24 The subject properties lie in Section 21, Township 18 South, Range 24 East, in Lake County,
25 Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been
26 included with the submitted application.

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

33
34 Mr. Carroll reported that notices to inform the surrounding property owners (11) within 150 feet
35 of the properties proposed by annexation request were mailed Monday, September 26, 2016, and
36 the properties were posted this same date. He stated no objections or letters of support have been
37 received, although there was extensive dialogue regarding the annexation application at the
38 October 10, 2016 Planning and Zoning Board meeting.

39
40 Mr. Carroll reported that the Technical Review Committee (TRC) members individually
41 reviewed the application for Ordinance No. 2016-30, provided comments by September 26,
42 2016, and determined the application to be complete and ready for transmittal to the Planning
43 and Zoning Board. At the October 10, 2016 meeting, the Planning and Zoning Board voted 4-0
44 to forward Ordinance No. 2016-30 to the Town Commission with the recommendation of
45 approval. The Town Commission is scheduled to consider Ordinance No. 2016-30 for
46 second/final reading on Monday, November 21, 2016 at 6:00 p.m.

47
48 Mr. Carroll stated that the applicant is present if there are any question.
49

1 Mayor Kussard asked if the Commissioners or members of the audience had any questions or
2 comments, and hearing none, asked for a motion.
3

4 *Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the*
5 *Commission approved the first reading of Ordinance No. 2016-30, by the following roll call*
6 *vote:*
7

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

13
14 ~~12. Ordinance No. 2016-31 First Reading Small Scale Future Land Use~~
15 ~~Comprehensive Plan Amendment Schimerhorn/Hall from Lake County Urban Low~~
16 ~~Density to Lady Lake Mixed Residential Low Density (MR-LD) Two Lots Located at the~~
17 ~~Corner of Lakeview Drive and Griffinview Drive, within Lake County, FL (Alternate~~
18 ~~Keys 1770971 & 3868840) (Thad Carroll)~~
19

20 Town Attorney Derek Schroth read the ordinance by title only.
21

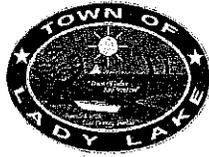
22 Growth Management Director Thad Carroll gave the background summary for this agenda item
23 (on file in the Clerk's office). He stated that the property owners, Douglas Schimerhorn and BJ
24 Hall, have filed applications to amend the Future Land Use designation of properties consisting
25 of two lots located at the corner of Lakeview Drive and Griffinview Drive, approximately 3,000
26 lineal feet east of the intersection of South Highway 27/441 and Griffinview Drive, within Lake
27 County, Florida. The small scale application involves 0.95 +/- acres of property proposing a
28 change from unincorporated Lake County into the Town of Lady Lake.
29

30 Mr. Carroll reported that the present Future Land Use of the property is Lake County Urban Low
31 Density. The requested Future Land Use is Lady Lake Mixed Residential Low Density (MR-
32 LD). He stated staff recommends approval of this ordinance. He stated that the applicant will be
33 limited to up to five dwelling units per acre; however, they will be limited to one structure per
34 lot.
35

36 Future Land Use maps were shown, as were photos of the postings and of the property and
37 adjacent properties.
38

39 There is an existing manufactured home currently placed on Parcel 1, addressed as 38521
40 Lakeview Drive, and identified by Alternate Key #1770971. This property is currently serviced
41 by Town of Lady Lake Potable Water. As a condition for the Town to service water at this
42 property under in-town limits customer rates, Mr. Schimerhorn and Ms. Hall signed a Covenant
43 to Annex on June 9, 2016. Now the property owners are fulfilling their requirement by
44 submitting the annexation, small scale, and rezoning applications. Parcel 2 is currently vacant,
45 and the applicant has not provided any specific plans or time frame of when this parcel will be
46 developed.
47

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



N-8

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 21, 2016- Second/Final

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 0.95 +/- 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 MOTION:

Staff Recommends approval of Ordinance 2016-31- a Small Scale Comprehensive Plan Amendment Application – Requesting to Change approximately 0.95 +/- acres of land from Lake County Urban Low Density to Lady Lake Mixed Residential Low Density (MR-LD).

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 3,000 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 under in-town limits customer rates, 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 the 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.

At the October 10, 2016 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2016-31 to the Town Commission with the recommendation of approval.

The **Local Planning Agency** voted 5-0 for approval of Ordinance 2016-31 at the November 7, 2016, regular meeting.

At the November 7, 2016 meeting, the **Town Commission** voted 5-0 for approval of Ordinance 2016-31 upon first reading.

FISCAL IMPACT: \$ _____

Capital Budget

Operating

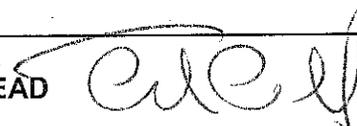
Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

DEPARTMENT HEAD



Submitted

11/14/16

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER



Approved Agenda Item for: 11-21-16

Date

11-14-16

BOARD ACTION: Approved as Recommended

Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved with Modifications

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

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

32 **ATTEST:**
33
34

35 _____
36 Kristen Kollgaard, Town Clerk
37
38

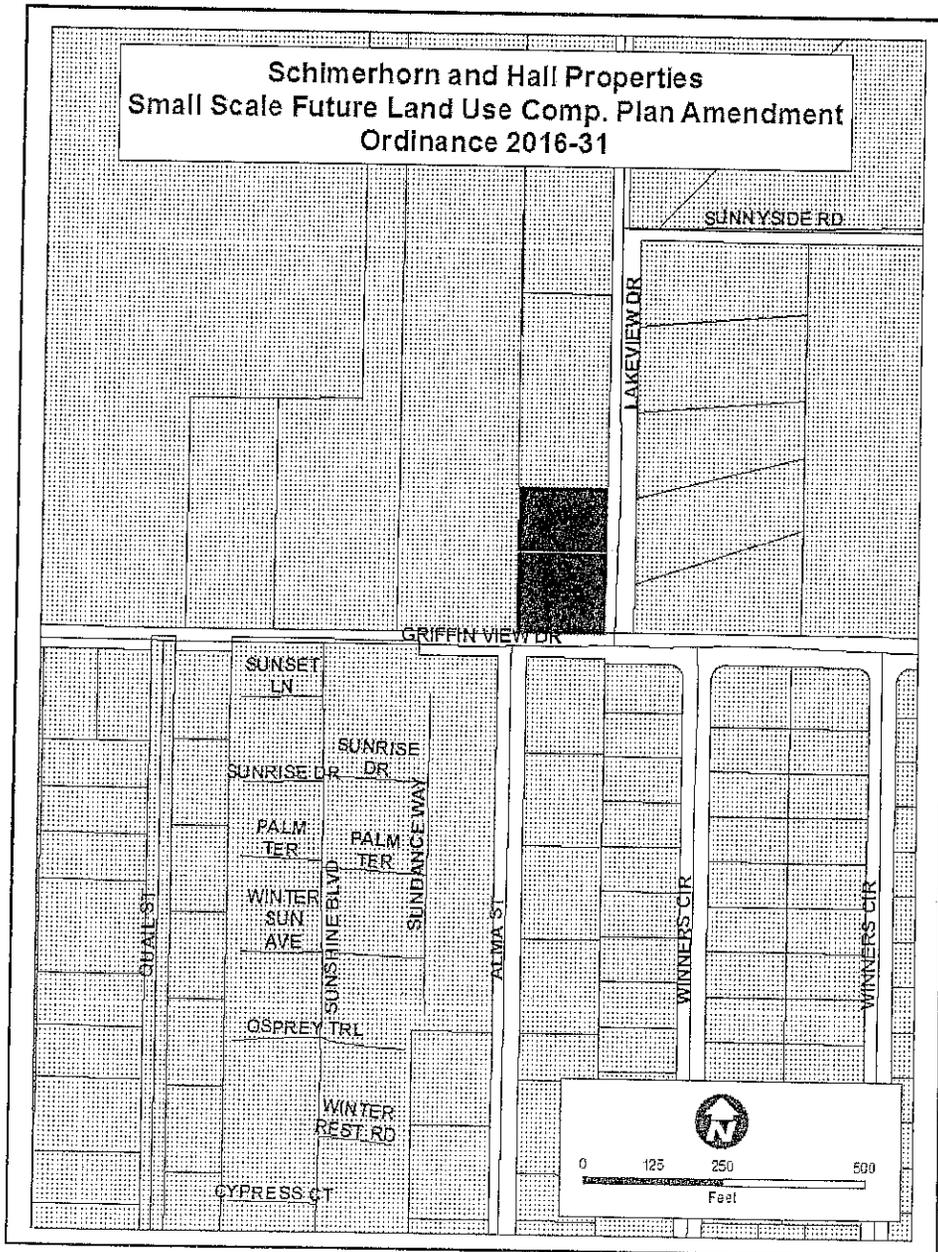
39 **APPROVED AS TO FORM:**
40
41

42 _____
43 Derek Schroth, Town Attorney
44
45

EXHIBIT "A" - Legal Descriptions and Map

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

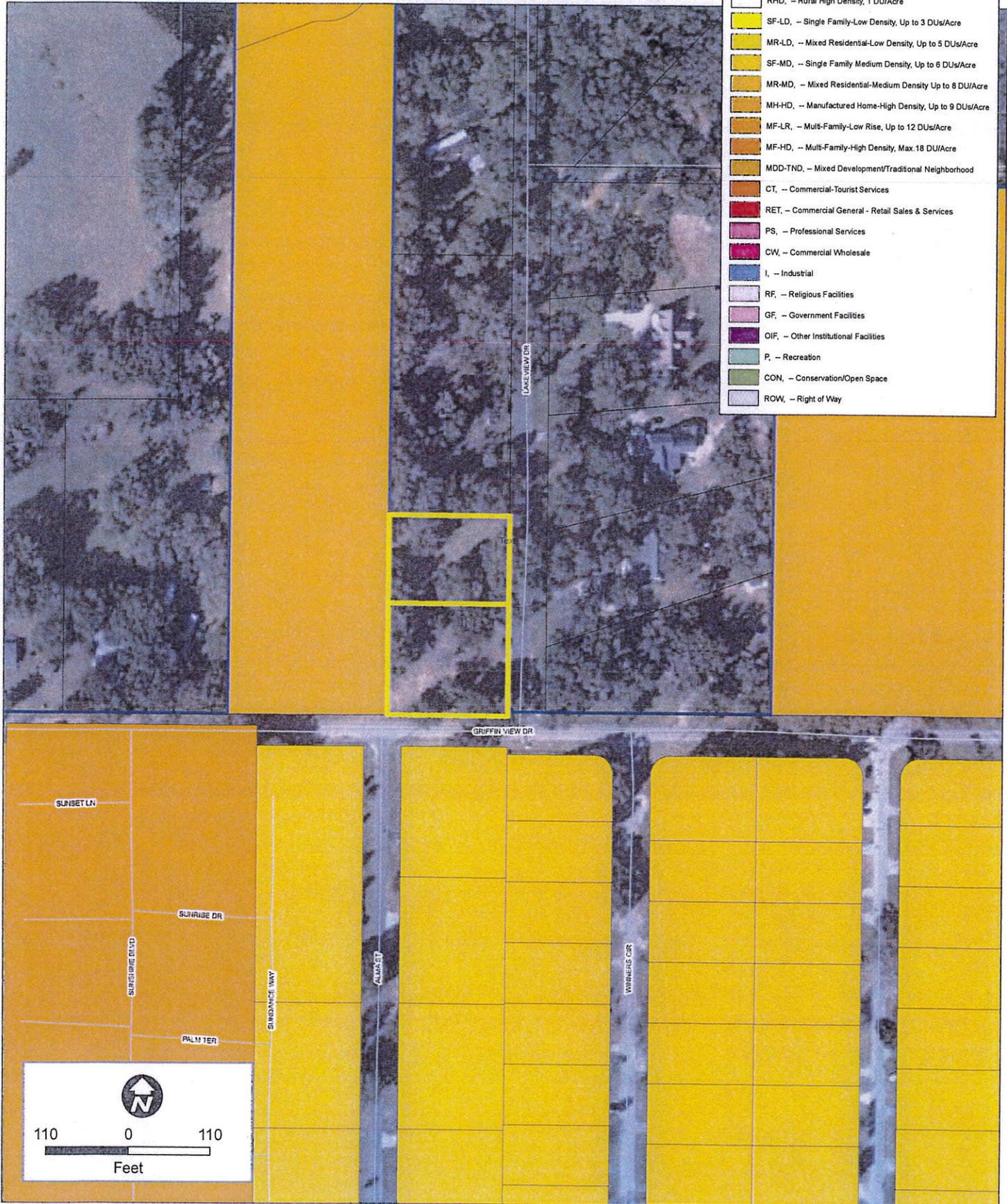
Parcel 2 - 21-18-24-0001-000-24200; the South 144.50 feet of the South 274 feet of the East 159 FT of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 18 South, Range 24 East, in Lake County, Florida, less the South 15 feet thereof for Road Right of Way. ORB 4768 PG 2210.



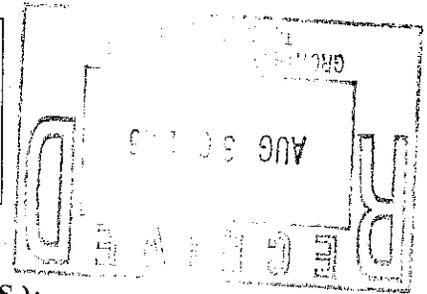
Douglas Schimerhorn & BJ Hall Ordinance 2016-31 Small Scale Comp. Plan Amendment

Legend

	AK 1770971- Lake County- Urban Low Density
	AK 3868840- 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>
<i>FL</i>	<i>FL</i>
<i>602 793 4915</i>	<i>602-793-4915</i>

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 Schimernhorn, 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 Schimernhorn
Signature of the Property Owner

8-30-2016
Date

Douglas Schimernhorn
Printed Name

STATE OF Florida
COUNTY OF Lake

THE FOREGOING INSTRUMENT was acknowledged before me this 30th day of
August, 20 16, by Douglas Schimernhorn,
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

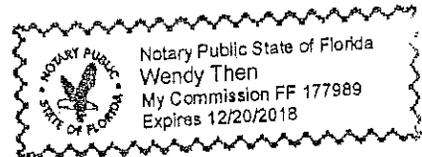
Notary Public

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) BJ 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

BJ Hall

Printed Name

STATE OF Florida
COUNTY OF Lake

THE FOREGOING INSTRUMENT was acknowledged before me this 30th day of August, 20 16, by BJ 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/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]

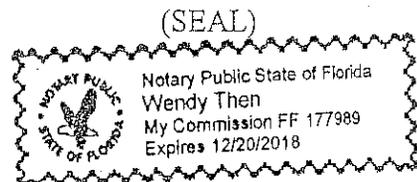
Notary Public

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.

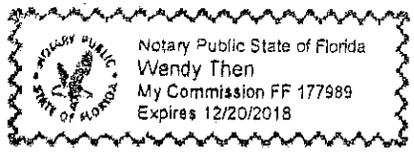
WITNESS my hand and official seal in the County and State last aforesaid this 30th day of August, 2016.

Wendy Then
Notary Public

(SEAL)

Wendy Then
Printed Name

Commission No.: FF177989
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 or does not currently have water service available to the above referenced property.

The Town of Lady Lake does or does not 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 for Utility 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	<u>1</u> ERU's	1,499.00 each		
		Commercial	\$ <u> </u>	<u>WI</u>
		Residential	\$ <u>1499.00</u>	<u>WR</u>
WATER TAP IN FEE	<u> </u> TAP w/5/8" meter	505.00 each	\$ <u> </u>	<u>WT</u>
WATER DEPOSIT:				
Commercial Owner	<u> </u> ERU's	100.00 each	\$ <u> </u>	<u>PD</u>
Contractor	<u> </u> ERU's	150.00 each	\$ <u> </u>	<u>PD</u>
Residential Owner	<u>1</u> ERU's	75.00 each	\$ <u>75.00</u>	<u>PD</u>
METER INSTALLATION	<u>1</u> TBD	325.00 each	\$ <u>325.00</u>	<u>WM</u>
WATER TURN ON FEE	<u>1</u> FEE	25.00 each	\$ <u>25.00</u>	<u>WC</u>
WATER INSPECTION FEE	<u>1</u> FEE	50.00 each	\$ <u>50.00</u>	<u>WF</u>
JACK AND BORE:				
Cost Plus Overhead	<u> </u>	350.00 estimate	\$ <u> </u>	<u>JB</u>
SEWER IMPACT FEES	<u>N/A</u> ERU's	3,172.00 each		
		Commercial	\$ <u> </u>	<u>SI</u>
		Residential	\$ <u> </u>	<u>SR</u>
SEWER TAP IN FEE: Cost Plus Overhead		500.00 minimum	\$ <u> </u>	<u>ST</u>
SEWER DEPOSIT:				
Commercial Owner	<u> </u> ERU's	100.00 each	\$ <u> </u>	<u>PD</u>
Contractor	<u> </u> ERU's	150.00 each	\$ <u> </u>	<u>PD</u>
Residential Owner	<u> </u> ERU's	75.00 each	\$ <u> </u>	<u>PD</u>
SEWER INSPECTION	<u> </u> FEE	50.00 each	\$ <u> </u>	<u>4G</u>
REUSE IMPACT FEES	<u>N/A</u> ERU's	292.00 each		
		Commercial	\$ <u> </u>	<u>R7</u>
		Residential	\$ <u> </u>	<u>R8</u>
REUSE DEPOSIT:				
Commercial Owner	<u> </u> ERU's	100.00 each	\$ <u> </u>	<u>PD</u>
Contractor	<u> </u> ERU's	150.00 each	\$ <u> </u>	<u>PD</u>
Residential Owner	<u> </u> ERU's	75.00 each	\$ <u> </u>	<u>PD</u>
METER INSTALLATION	<u> </u> TBD	325.00 each	\$ <u> </u>	<u>WM</u>
REUSE CONNECTION FEE	<u> </u> FEE	25.00 each	\$ <u> </u>	<u>R9</u>
REUSE INSPECTION FEE	<u> </u> FEE	50.00 each	\$ <u> </u>	<u>4R</u>
JACK AND BORE:				
Cost Plus Overhead	<u> </u>	350.00 estimate	\$ <u> </u>	<u>JB</u>
TOTAL BALANCE DUE			\$ <u>1974.00</u>	

Quote expires 180 days
 Quote by: [Signature] Date: 5-24-16
 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 (Griffiths) N

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>38551 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-15 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): .95 ± acres total

Developable Acreage to be Amended: .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.

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.](#) ⓘ

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

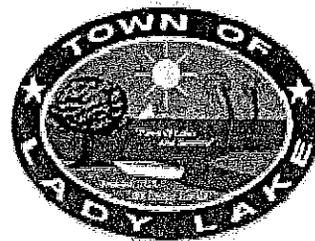
Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3925 / 2275	4/23/2010	Warranty Deed	Unqualified	Vacant	\$100.00
4156 / 102	4/23/2012	Warranty Deed	Multi-Parcel	Vacant	\$22,500.00
4768 / 2210	3/30/2016	Warranty Deed	Multi-Parcel	Vacant	\$40,000.00

[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 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.

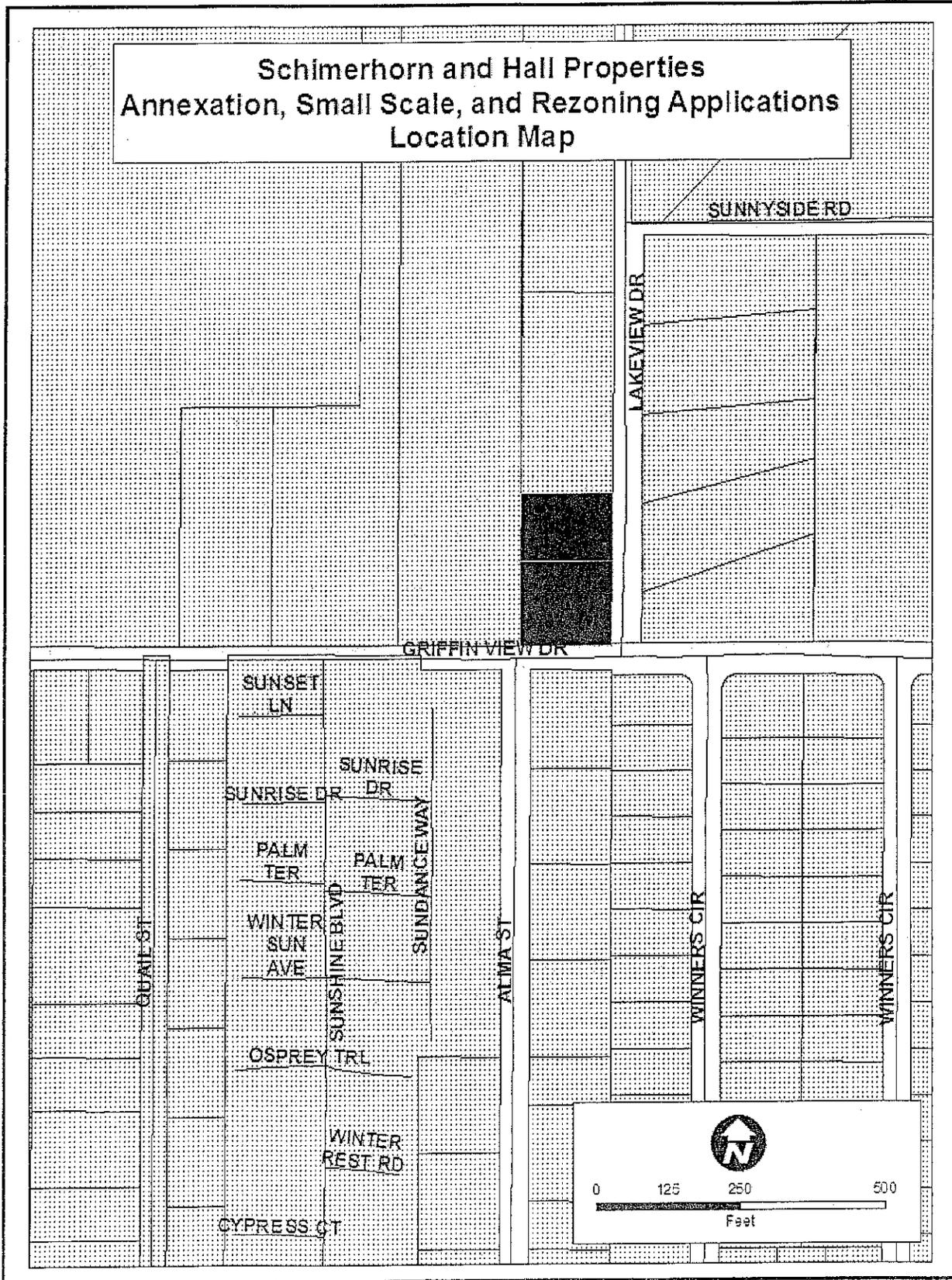
You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours (7:30 a.m. to 6 p.m., Monday - Thursday) in the Growth Management Department. Any person 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 Ethen, CFM
Town Planner

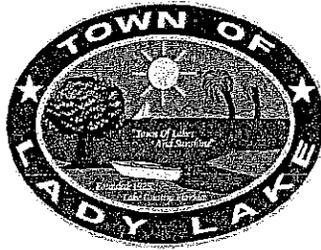
LOCATION MAP

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

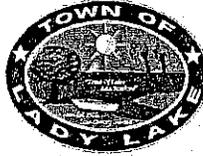
Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com:

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.
-



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

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 *C. C. Cef*

Submitted *10/3/16*

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER *R*

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

Date

BOARD ACTION: Approved as Recommended

Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved with Modifications

cc: THAD-B.M. ✓

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.

1 land development, and rezoning of Mr. Schimerhorn's property, not the well. She suggested that
2 issue could be discussed after tonight's meeting.

3
4 Chairperson/Member Gauder clarified that Mr. Schimerhorn is here because he applied for
5 annexation and his property abuts Town property.

6
7 Ms. Then stated he is correct. She stated if an applicant does not annex into the Town, they will be
8 assessed 25% of the monthly bill above and beyond what the regular fee is for water services. She
9 speculated that Mr. Schimerhorn has opted to annex into the Town because it is more cost effective.

10
11 Chairperson/Member Gauder stated Mr. Schimerhorn is here because he applied for annexation and
12 the Board's obligation is to vote on that issue. The water issue is outside of this Board's
13 responsibilities.

14
15 — Donald Melzer asked where is Lady Lake property in reference to Mr. Schimerhorn's property.

16
17 Ms. Then showed an aerial view of Mr. Schimerhorn's property, and stated it abuts Town property
18 on the west side.

19
20 Vice Chairperson Sigurdson asked if there were any further questions or comments. Hearing none,
21 he asked for a motion.

22
23 *Upon a motion by Member Chiasson and a second by Member Gauder, the Planning and Zoning*
24 *Board recommended transmittal and approval of Ordinance No. 2016-30 to the Town*
25 *Commission for consideration by the following roll call vote:*

26
27 _____ CHIASSON YES
28 _____ CONLIN YES
29 _____ SIGURDSON YES
30 _____ GAUDER YES

31
32 **3. Ordinance No. 2016-31 – Douglas Schimerhorn & BJ Hall – Small Scale Future Land Use**
33 **Comprehensive Plan Amendment from Lake County Urban Low Density to Lady Lake Mixed**
34 **Residential Low Density for Two Lots consisting of Approximately 0.95 +/- Acres of land**
35 **which are located at the corner of Lakeview Drive and Griffinview Drive, within Lake**
36 **County, Florida (Alternate Keys 1770971 and 3868840). (Wendy Then)**

37
38 Town Planner Wendy Then presented the background summary for this agenda item (on file in the
39 Clerk's Office). She stated that the applicants, property owners Douglas Schimerhorn and BJ Hall,
40 have filed applications to amend the Future Land Use designation of properties consisting of two
41 lots located at the corner of Lakeview Drive and Griffinview Drive, approximately 3000 lineal feet
42 east of the intersection of South Highway 27/441 and Griffinview Drive, within Lake County,
43 Florida. The small scale application involves 0.95 +/- acres of property proposing a change from
44 unincorporated Lake County into the Town of Lady Lake.

45
46 There is an existing manufactured home currently placed on Parcel #1, addressed as 38521
47 Lakeview Drive, and identified by alternate key number 1770971. This property is currently
48 serviced by Town of Lady Lake Potable Water. This property is located within Lake County
49 jurisdiction and the present land use is Lake County Urban Low Density. The requested future land
50 use is Lady Lake Mixed Residential Low Density.

1
2 A map of the location of the properties and a Future Land Use map was shown.

3
4 The subject properties lie in Section 21, Township 18 South, Range 24 East, in Lake County,
5 Florida. The current zoning classification is Lake County Urban Low Density. To the west of the
6 subject property is Lady Lake Mixed Residential Medium Density (MRMD), to the east is Lake
7 County Urban Low Density, to the north is Lake County Urban Low Density, and to the south is
8 Lady Lake Single Family Medium Density, as well as the Griffinview right-of-way. The
9 appropriate legal descriptions, a location map, and a sketch of the property have been included with
10 the submitted application.

11
12 As a condition for the Town to service water at this property, Mr. Schimerhorn and Ms. Hall signed
13 a Covenant to Annex on June 9, 2016. The property owners are now fulfilling their requirement by
14 submitting the annexation, small scale, and rezoning applications. Parcel #2 is currently vacant, and
15 the applicant has not provided any specific plans or time frame if when this parcel will be
16 developed.

17
18 Concurrency Determination Statement - The applicants are annexing into the Town in accordance
19 with the terms set forth in the Covenant to Annex Agreement executed between property owners
20 and the Town on June 9, 2016.

21
22 Ms. Then reviewed the impact on Town services as follows:

- 23
24 • Potable Water - This property is currently serviced by Town of Lady Lake potable water and
25 consumes one water Equivalent Residential Unit (ERU) or a maximum of 250 gallons per day.
26 At the time the vacant parcel is proposed to be developed, an additional ERU will be required
27 for a total of two ERUs, or 500 gallons per day combined for both parcels.
28
29 • Sewer - The Town does not service sewer at this location; therefore, the property owners were
30 required to acquire a septic tank permit through Lake County Health Department-Environmental
31 Division when they applied to set up the existing manufactured home.
32
33 • Schools – Using the updated Lake County student generation rates based on the recently-
34 updated impact fee study, minimum impact expected with a maximum of three school children
35 (one student for each school):
36

	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

- 37
38 • Transportation – The local roadways that will be affected by these parcels are all Lake County
39 Roads. Traffic impact is existing for Parcel #1 as this is an existing mobile home on this
40 property. The proposed land amendment change is expected to generate a maximum of four
41 additional PM peak hour trips should Parcel #2 be developed with the expectation that only one
42 single family dwelling unit would be built at the location. Based on either build-out of one

1 single family dwelling unit or two dwelling units at the maximum, there would be low impact to
2 the local road system.

- 3
- 4 • Parks & Recreation – The annexation, small scale future land use amendment, and the rezoning
5 applications will cause minimum impact to the Town’s Park and Recreation facility in that the
6 highest use would be one single family dwelling unit per each parcel.
- 7
- 8 • Stormwater – The project will be required to adhere to SJRWMD guidelines. As per FEMA
9 FIRM MAP 12069C0170E effective 12/18/2012, both parcels are Flood Zone X, outside the
10 500-yr flood plain.
- 11

12 The small scale application was received on Monday, August 30, 2016, and has been reviewed and
13 determined to be complete, satisfying the necessary criteria as required under statutory
14 requirements. The application was found to meet the requirements of the Land Development
15 Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the
16 Town Commission.

17

18 Notices to inform the surrounding property owners (11) within 150 feet of the properties proposed
19 by annexation request were mailed Monday, September 26, 2016. The properties were posted
20 Monday, September 1, 2016.

21 **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)

22

23 It was noted that Annexation and Rezoning Applications have been submitted concurrently with this
24 Small Scale Future Land Use Amendment Application.

25

26 The Technical Review Committee members individually reviewed the application for Ordinance
27 No. 2016-31, provided comments by September 26, 2016, and determined the application to be
28 complete and ready for transmittal to the Planning and Zoning Board. The Local Planning Agency
29 is scheduled to consider Ordinance No. 2016-31 on Monday, November 7, 2016, at 5:30 p.m. The
30 Town Commission is scheduled to consider Ordinance No. 2016-31 for first reading on Monday,
31 November 7, 2016 at 6:00 p.m. The second and final reading will be held on Monday, November
32 21, 2016 at 6:00 p.m.

33

34 Ms. Then asked if there were any questions for staff.

35

36 Vice Chairperson/Member Sigurdson asked if there were any comments from the Board members,
37 and hearing none, asked if there were any questions from the audience.

38

39 - Anthony LaValle, referring his earlier statement regarding people being pressured, stated if he
40 understood Ms. Then correctly, Mr. Schimerhorn would have been assessed a surcharge for
41 having a well on his property.

1 Thad Carroll clarified the 25% surcharge is for customers who are connected to our utility and are
2 not annexed in the Town. Therefore, there is an incentive to annex into the Town.

3
4 - Anthony LaValle stated he feels the pressure and the incentive for Mr. Schimerhorn to annex is
5 to get a break on his situation, yet his property tax increases as a result. Regarding the mixed
6 use zoning designation, Mr. LaValle stated he has talked to developers in the past and their goal
7 was to erect an apartment complex. He asked how many units are permitted in a single unit
8 dwelling, as his concern is for the future land use. He believes it is the concern of other
9 neighbors as well; they do not want an apartment complex on the property as there is one across
10 the street.

11
12 Mr. Carroll stated under the MX-5 zoning designation, a two-family duplex dwelling unit, a
13 licensed community home with six residents, or a bed and breakfast would require a special
14 exception permit that would have to be presented to the Commission at a public meeting.

15
16 - Anthony LaValle clarified the MX-5 zoning designation is for two single dwellings on the
17 property.

18
19 Mr. Carroll confirmed that manufactured homes and single-family homes are allowed on the
20 property under the MX-5 zoning, unless a special exception use application is submitted and
21 presented to the Commission.

22
23 - Mr. LaValle thanked Mr. Carroll for the clarification.

24
25 - Noreen Walzer of 25820 Lakeview Drive, Lady Lake, asked for clarification regarding the
26 number of homes permitted on each parcel.

27
28 Ms. Then stated parcel #1 has an existing structure. She stated the only way parcel #2 could be split
29 into two lots is to connect to sewer lines, and currently sewer is not available at this location. Also,
30 it will be very costly to connect sewer lines for two units.

31
32 - Barbara Wise stated it is her understanding since both lots will be in the city, Mr. Schimerhorn
33 is permitted to have another manufactured house on the property.

34
35 Mr. Carroll stated there is no proposal for a structure on parcel #2.

36
37 - Ms. Wise commented that it will be much easier to get a structure once it is annexed into to the
38 city.

39
40 Mr. Carroll stated that is not accurate. Mr. Schimerhorn secured the building permit for his mobile
41 home with the Lake County Building Department. Another structure would have to be on a
42 different parcel. He stated the property could be sold in the future and the new owners could
43 construct a home on the property.

44
45 - Ms. Wise clarified that a mobile home could be put on the property.

46
47 Mr. Carroll confirmed this; stating mobile homes are permitted through the county as well.

48
49 - Ms. Wise argued that they cannot do that in the county now; that is if you are going to build a
50 site-built house.

1
2 Mr. Carroll reiterated that it is an approved structure through the county as Mr. Schimerhorn
3 received his building permit through Lake County.

4
5 - Ms. Wise asked if it is one structure per acre or one structure per parcel.

6
7 Mr. Carroll stated it would be for parcel #2.

8
9 Ms. Then stated parcel #1 has currently been developed, and per Lake County zoning regulations,
10 Mr. Schimerhorn is permitted to place another manufactured home on the second parcel.

11
12 Vice Chairperson/Member Sigurdson asked if there were any questions from the Board, and hearing
13 none, asked for a motion.

14
15 *Upon a motion by Member Gauder and a second by Member Chiasson, the Planning and Zoning*
16 *Board recommended transmittal and approval of Ordinance No. 2016-31 to the Town*
17 *Commission for consideration by the following roll call vote:*

18		
19	CHIASSON	YES
20	CONLIN	YES
21	SIGURDSON	YES
22	GAUDER	YES
23		

24 **4. Ordinance No. 2016-32 - Douglas Schimerhorn & BJ Hall - Rezoning from Lake County**
25 **Estate Residential (R-2) to Lady Lake Mixed Low Density Residential (MX-5) for Two Lots**
26 **Consisting Of Approximately 0.95 +/- Acres Of Land Which Are Located At The Corner Of**
27 **Lakeview Drive and Griffinview Drive, Within Lake County, Florida (Alternate Keys 1770971**
28 **and 3868840). (Wendy Then)**

29
30 ~~Property owners Douglas Schimerhorn and BJ Hall have filed applications to rezone properties~~
31 ~~consisting of two lots located at the corner of Lakeview Drive and Griffinview Drive,~~
32 ~~approximately 3000 lineal feet east of the intersection of South Highway 27/441 and Griffinview~~
33 ~~Drive, within Lake County, Florida. The rezoning application involves 0.95 +/- acres of property~~
34 ~~proposing a change from unincorporated Lake County into the Town of Lady Lake.~~

35
36 ~~There is currently an existing manufactured home placed on Parcel #1, addressed as 38521~~
37 ~~Lakeview Drive, and identified by alternate key number 1770971. This property is currently~~
38 ~~serviced by Town of Lady Lake potable water. As a condition for the Town to service water at this~~
39 ~~property, Mr. Schimerhorn and Ms. Hall signed a Covenant to Annex on June 9, 2016. Now the~~
40 ~~property owners are fulfilling their requirement by submitting the annexation, small scale, and~~
41 ~~rezoning applications. Parcel #2 is currently vacant and the applicant has not provided any specific~~
42 ~~plans or time frame if or when this parcel will be developed.~~

43
44 ~~Based on the dimensions and lot size, Parcel #2 is buildable and meets the minimum design~~
45 ~~guidelines of the MX-5 Zoning District to place a single family dwelling unit. Unless central sewer~~
46 ~~becomes available at this location, the property cannot be split and will be required to be developed~~
47 ~~as one parcel allowing a maximum of one single family dwelling unit per parcel (per the MX-5~~
48 ~~Zoning District, parcels with septic systems are required to have a minimum of 12,500 square feet~~
49 ~~in size).~~



TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 7, 2016- First Reading

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 0.95 +/- 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 MOTION:

Staff Recommends approval of Ordinance 2016-31- a Small Scale Comprehensive Plan Amendment Application – Requesting to Change approximately 0.95 +/- acres of land from Lake County Urban Low Density to Lady Lake Mixed Residential Low Density (MR-LD).

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 3,000 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 under in-town limits customer rates, 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 the 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.

At the October 10, 2016 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2016-31 to the Town Commission with the recommendation of approval.

Public Hearings

The Local Planning Agency is scheduled to consider Ordinance 2016-31 on Monday, November 7, 2016, at 5:45 p.m.

The **Town Commission** is scheduled to consider Ordinance 2016-31 for second and final reading 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 *[Signature]*

Submitted *10/31/16* Date

FINANCE DEPARTMENT

Approved as to Budget Requirements Date

TOWN ATTORNEY

Approved as to Form and Legality Date

TOWN MANAGER *[Signature]*

Approved Agenda Item for: *11-7-16* Date

11-1-16

BOARD ACTION: Approved as Recommended Disapproved
RIO/HAN 5-0

Tabled Indefinitely Continued to Date Certain

Approved with Modifications

cc: THAD - G.M.

2-31-16
(WE)

1 Mayor Kussard asked if the Commissioners or members of the audience had any questions or
2 comments, and hearing none, asked for a motion.

3
4 ~~Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the~~
5 ~~Commission approved the first reading of Ordinance No. 2016-30, by the following roll call~~
6 ~~vote:~~

7	_____	HOLDEN	_____	YES
8	_____	HANNAN	_____	YES
9	_____	RICHARDS	_____	YES
10	_____	VINCENT	_____	YES
11	_____	KUSSARD	_____	YES
12				

13
14 **12. Ordinance No. 2016-31 – First Reading – Small Scale Future Land Use**
15 **Comprehensive Plan Amendment – Schimerhorn/Hall – from Lake County Urban Low**
16 **Density to Lady Lake Mixed Residential Low Density (MR-LD) – Two Lots Located at the**
17 **Corner of Lakeview Drive and Griffinview Drive, within Lake County, FL (Alternate**
18 **Keys 1770971 & 3868840) (Thad Carroll)**

19
20 Town Attorney Derek Schroth read the ordinance by title only.

21
22 Growth Management Director Thad Carroll gave the background summary for this agenda item
23 (on file in the Clerk’s office). He stated that the property owners, Douglas Schimerhorn and BJ
24 Hall, have filed applications to amend the Future Land Use designation of properties consisting
25 of two lots located at the corner of Lakeview Drive and Griffinview Drive, approximately 3,000
26 lineal feet east of the intersection of South Highway 27/441 and Griffinview Drive, within Lake
27 County, Florida. The small scale application involves 0.95 +/- acres of property proposing a
28 change from unincorporated Lake County into the Town of Lady Lake.

29
30 Mr. Carroll reported that the present Future Land Use of the property is Lake County Urban Low
31 Density. The requested Future Land Use is Lady Lake Mixed Residential Low Density (MR-
32 LD). He stated staff recommends approval of this ordinance. He stated that the applicant will be
33 limited to up to five dwelling units per acre; however, they will be limited to one structure per
34 lot.

35
36 Future Land Use maps were shown, as were photos of the postings and of the property and
37 adjacent properties.

38
39 There is an existing manufactured home currently placed on Parcel 1, addressed as 38521
40 Lakeview Drive, and identified by Alternate Key #1770971. This property is currently serviced
41 by Town of Lady Lake Potable Water. As a condition for the Town to service water at this
42 property under in-town limits customer rates, Mr. Schimerhorn and Ms. Hall signed a Covenant
43 to Annex on June 9, 2016. Now the property owners are fulfilling their requirement by
44 submitting the annexation, small scale, and rezoning applications. Parcel 2 is currently vacant,
45 and the applicant has not provided any specific plans or time frame of when this parcel will be
46 developed.

47
48 The subject properties lie in Section 21, Township 18 South, Range 24 East, in Lake County,
49 Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been
50 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.

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.

Mr. Carroll reviewed the impact on Town Services as shown below:

Potable Water – This property is currently serviced by Town of Lady Lake Potable Water and consumes one 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 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 Department-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 four 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 single family dwelling unit or two 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 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 in 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: Annexation and Rezoning applications have been submitted concurrently with this Small Scale Future Land Use Amendment Application.

Notices to inform the surrounding property owners (11) within 150 feet of the properties proposed by annexation request were mailed Monday, September 26, 2016, and the properties were posted this same date. No written objections or letters of support have been received.

Mr. Carroll reported the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2016-31, provided comments by September 26, 2016, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the October 10, 2016 meeting, the Planning and Zoning Board voted 4-0 to forward Ordinance No. 2016-31 to the Town Commission with the recommendation of approval. The Local Planning Agency considered Ordinance 2016-31 at their meeting earlier this evening and approved it by a vote of 5-0. The Town Commission is scheduled to consider Ordinance No. 2016-31 for second/final reading on Monday, November 21, 2016 at 6:00 p.m.

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

Mayor Kussard asked if the Commissioners or members of the audience had any questions or comments.

Commissioner Richards asked about the allowance for ERUs or septic on a half-acre lot. He stated he was concerned if a structure was two or three stories and would have more volume processing on a septic system.

Mr. Carroll replied that a property owner would have to have minimal frontage and septic is not allowed on a property with a lot size of less than 12,500 sq. ft. He stated the property owner would be allowed accessory structures that would complement the primary structure. Other types of structures may require a lot line deviation or lot split, which would have to come back before the Commission. He stated MX-5 does not allow for a duplex scenario or apartments.

Upon a motion by Commissioner Richards and seconded by Commissioner Hannan, the Commission approved the first reading of Ordinance No. 2016-31, by the following roll call vote:

HOLDEN	YES
HANNAN	YES
RICHARDS	YES
VINCENT	YES
KUSSARD	YES



LOCAL PLANNING AGENCY AGENDA ITEM

REQUESTED AGENCY MEETING DATE: November 7, 2016

Please see Commission Packet Item K-12 for Supplemental Materials

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 0.95 +/- acres of land which are located at the corner of Lakeview Drive and Griffinvue Drive, within Lake County, Florida (Alternate Keys 1770971 and 3868840).

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTION:

Staff Recommends approval of Ordinance 2016-31- a Small Scale Comprehensive Plan Amendment Application – Requesting to Change approximately 0.95 +/- acres of land from Lake County Urban Low Density to Lady Lake Mixed Residential Low Density (MR-LD).

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 Griffinvue Drive, approximately 3,000 Lineal Feet east of the Intersection of South Highway 27/441 and Griffinvue 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 under in-town limits customer rates, 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 the 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.

At the October 10, 2016 meeting, the **Planning and Zoning Board** voted 4-0 to forward Ordinance 2016-31 to the Town Commission with the recommendation of approval.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2016-31 for second and final reading 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	<i>[Signature]</i>	Submitted	<i>11/1/16</i>	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements		Date
TOWN ATTORNEY		Approved as to Form and Legality		Date
TOWN MANAGER	<i>[Signature]</i>	Approved Agenda Item for:	<i>11-7-16</i>	Date <i>11-1-16</i>

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modifications

CC: THAS - G.M.

WA
23-2016

RICHOL S-O

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

**MINUTES OF
THE LOCAL PLANNING AGENCY
LADY LAKE, FLORIDA
November 7, 2016**

The Local Planning Agency Meeting was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Chairperson Ruth Kussard presiding. The meeting convened at 5:45 p.m.

CALL TO ORDER: Chairperson/Member Ruth Kussard

ROLL CALL: ——— Member Tony Holden
————— Member Paul Hannan
————— Member Jim Richards
————— Member Dan Vincent
————— Chairperson/Member Ruth Kussard

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; C.T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; Chief Chris McKinstry, Police Department; and Nancy Slaton, Deputy Town Clerk

PUBLIC COMMENT: Chairperson/Member Kussard asked if there were any comments from the audience. There were no comments.

NEW BUSINESS:

1. Approval of Minutes: October 3, 2016 Local Planning Agency Meeting (on file in the Town Clerk's office)

Upon a motion by Member Hannan and seconded by Member Richards, the Local Planning Agency members approved the minutes of the October 3, 2016 meeting as presented by a vote of 5 to 0.

2. Ordinance No. 2016-31 – Small Scale Future Land Use Comprehensive Plan Amendment – Schimerhorn/Hall – from Lake County Urban Low Density to Lady Lake Mixed Residential Low Density (MR-LD) for Two Lots Located at the Corner of Lakeview Drive and Griffinview Drive, within Lake County, FL (Alternate Keys 1770971 & 3868840) (Thad Carroll)

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that the property owners, Douglas Schimerhorn and BJ Hall, have filed applications to amend the Future Land Use designation of properties consisting of two lots located at the corner of Lakeview Drive and Griffinview Drive, approximately 3,000 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. Mr. Carroll stated that staff recommends approval of this ordinance.

**Local Planning Agency Meeting
November 7, 2016**

1 There is an existing manufactured home currently placed on Parcel 1, addressed as 38521 Lakeview
2 Drive, and identified by Alternate Key #1770971. This property is currently serviced by Town of
3 Lady Lake Potable Water. As a condition for the Town to service water at this property under in-
4 town limits customer rates, Mr. Schimerhorn and Ms. Hall signed a Covenant to Annex on June 9,
5 2016. Now the property owners are fulfilling their requirement by submitting the annexation, small
6 scale, and rezoning applications. Parcel 2 is currently vacant, and the applicant has not provided
7 any specific plans or time frame if when this parcel will be developed.
8

9 Future Land Use maps were shown, as were photos of the postings and of the property and adjacent
10 properties. Mr. Carroll noted that single family homes are primarily along Lakeview Drive and
11 there is a mix of manufactured homes, duplex and single family conventional homes across
12 Griffinview Drive, and this was shown on an aerial view of the property.
13

14 The subject properties lie in Section 21, Township 18 South, Range 24 East, in Lake County,
15 Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been
16 included with the submitted application.
17

18 The small scale application was received on Monday, August 30, 2016, and has been reviewed and
19 determined to be complete, satisfying the necessary criteria as required under statutory
20 requirements. The application was found to meet the requirements of the Land Development
21 Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the
22 Town Commission.
23

24 Concurrency Determination Statement – The applicants are annexing into the Town in accordance
25 with the terms set forth in the Covenant to Annex Agreement executed between property owners
26 and the Town on June 9, 2016.
27

28 Mr. Carroll reviewed the impact on Town Services as shown below:
29

30 Potable Water – This property is currently serviced by Town of Lady Lake Potable Water and
31 consumes one (1) Water Equivalent Residential Unit (ERU) or a maximum of 250 gallons per day.
32 At the time the vacant parcel is proposed to be developed, an additional ERU would be required for
33 a total of two (2) ERUs or 500 gallons per day combined for both parcels.
34

35 Sewer – The Town does not service Sewer at this location, so the property owners were required to
36 acquire a septic tank permit through Lake County Health Department-Environmental Division when
37 they applied to set up the existing manufactured home.
38

39 Schools – Using the updated Lake County student generation rates based on the recently-updated
40 impact fee study, minimum impact expected with a maximum of three school children (one student
41 for each school):
42

	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

1
2 Transportation – The local roadways that will be affected by these parcels are all Lake County
3 Roads. Traffic impact is existing for Parcel 1. The proposed land amendment change is expected to
4 generate a maximum of four additional PM peak hour trips should Parcel 2 be developed with the
5 expectation that only one single family dwelling unit would be built at the location. Based on either
6 build-out of one single family dwelling unit or two dwelling units at the maximum, there would be
7 low impact to the local road system.
8

9 Parks & Recreation – The annexation, small scale future land use amendment, and the rezoning
10 applications will cause minimum impact to the Town’s Park and Recreation facility in that the
11 highest use would be one single family dwelling unit per each parcel.
12

13 Stormwater – Project will be required to adhere to SJRWMD guidelines. As per FEMA FIRM
14 MAP 12069C0170E effective 12/18/2012, both parcels are in Flood Zone X - Outside the 500-yr
15 Floodplain.
16

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)

17
18 Comments:
19

- 20 1) Annexation and Rezoning applications have been submitted concurrently with this Small
21 Scale Future Land Use Amendment Application.
22

23 Mr. Carroll reported that notices to inform the surrounding property owners (11) within 150 feet of
24 the properties proposed by annexation request were mailed Monday, September 26, 2016, and the
25 properties were posted this same date. He stated there have been no objections or letters of support
26 from surrounding property owners aside from the comments shown in the minutes of the Planning
27 and Zoning Board meeting of October 10, 2016.
28

29 Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the
30 application for Ordinance No. 2016-31, provided comments by September 26, 2016, and
31 determined the application to be complete and ready for transmittal to the Planning and Zoning
32 Board. At the October 10, 2016 meeting, the Planning and Zoning Board voted 4-0 to forward
33 Ordinance No. 2016-31 to the Town Commission with the recommendation of approval. The Town
34 Commission is scheduled to consider Ordinance No. 2016-31 for second/final reading on Monday,
35 November 21, 2016 at 6:00 p.m.
36

37 Mr. Carroll stated the applicant is present if there are any question.
38

39 Chairperson/Member Kussard asked if there were any other questions or comments, and hearing
40 none, asked for a motion.
41

1 *Upon a motion by Member Richards and seconded by Member Holden, the Local Planning*
2 *Agency recommended approval of Ordinance No. 2016-31 by the following roll call vote:*
3

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

9
10 ~~ADJOURN:~~ There being no further discussion, the meeting was adjourned at 5:52 p.m.
11
12
13

14
15 _____
16 Kristen Kollgaard, Town Clerk

15 _____
16 Ruth Kussard, Chairperson

17 Minutes transcribed by Nancy Slaton, Deputy Town Clerk
18

DRAFT



N-9

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 21, 2016- Second/Final

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 0.95 +/- 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 MOTION:

Staff Recommends approval of Ordinance No. 2016-32, rezoning 0.95 ± Acres of Property consisting of 2 lots – Located at the corner of Lakeview Drive and Griffinview Drive, within Lake County, Florida – Requesting to Change from Lake County Estate Residential (R-2) to Lady Lake Mixed Low Density Residential (MX-5).

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 under in-town limits customer rates, 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 Rural Residential (R-1)
North	Lake County Rural Residential (R-1)
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 the 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.

At the October 10, 2016 meeting, the **Planning and Zoning Board** voted 3-1 to forward Ordinance 2016-32 to the Town Commission with the recommendation of approval.

At the November 7, 2016 meeting, the **Town Commission** voted 5-0 for approval of Ordinance 2016-32 upon first reading.

2

FISCAL IMPACT: \$ _____

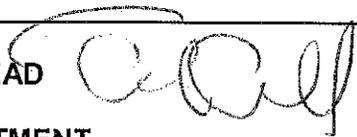
Capital Budget

Operating

Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution
 Other
 Support Documents/Contracts Available for Review in Manager's Office

DEPARTMENT HEAD



Submitted 11/10/16

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER



Approved Agenda Item for: 11-21-16

Date

11-14-16

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification

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

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.
9

10 **TOWN OF LADY LAKE, FLORIDA**

11
12
13
14 _____
Ruth Kussard, Mayor

15
16 ATTEST:

17
18
19 _____
20 Kristen Kollgaard, Town Clerk

21
22 APPROVED AS TO FORM:

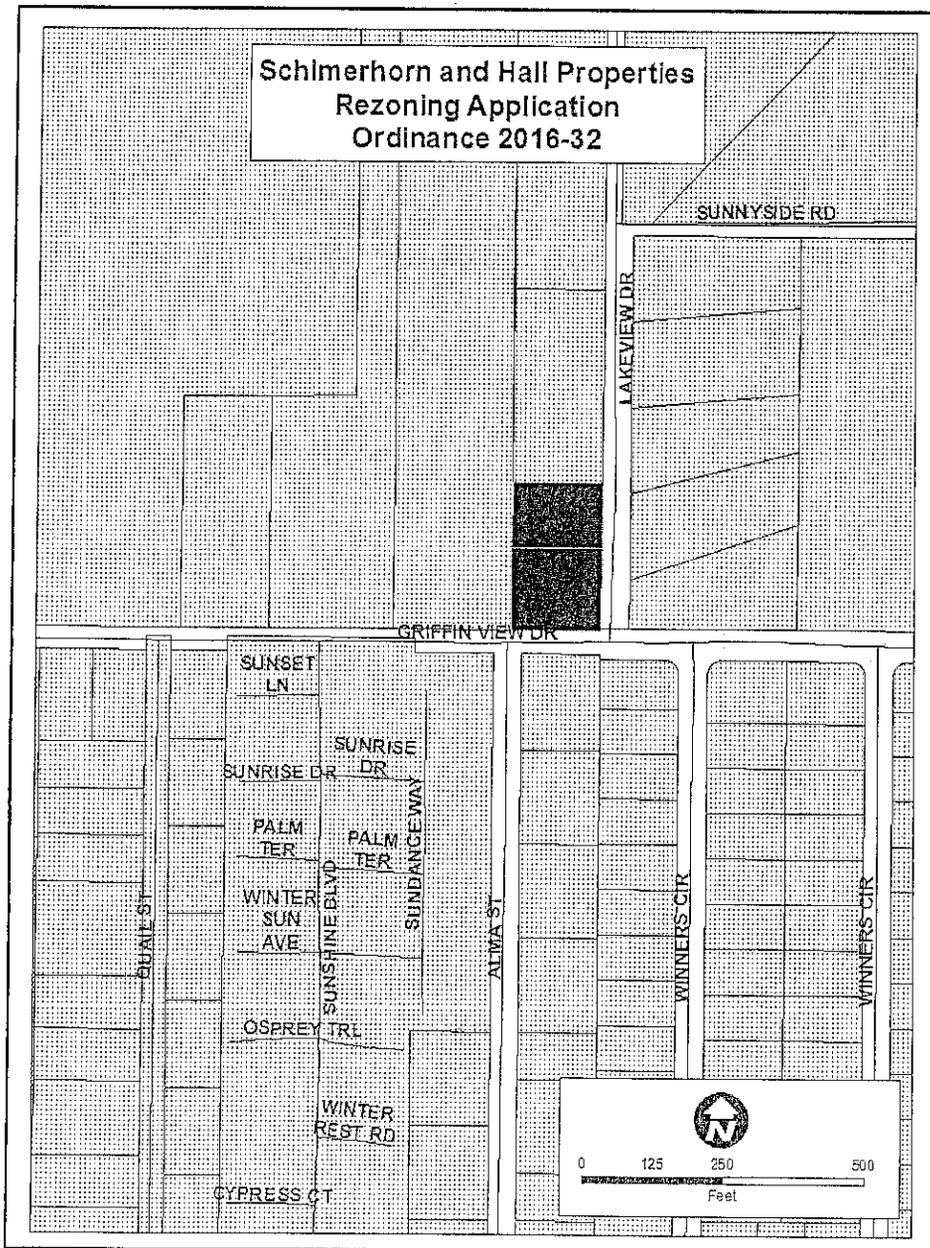
23
24
25 _____
26 Derek Schroth, Town Attorney
27
28

EXHIBIT "A" - Legal Descriptions and Map

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16

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 Schimerhorn & BJ Hall Ordinance 2016-32 Rezoning

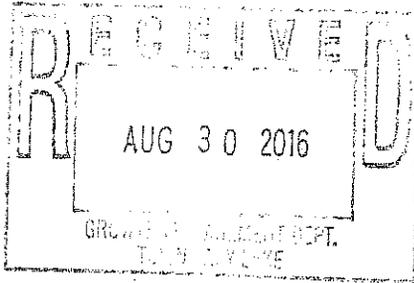
Legend

-  AK 1770971- Lake County- Urban Low Density
-  AK 3868840- Lake County- Urban Low Density
-  LLParcels_02182016
-  LL_Limits_Feb2016

Lady Lake Zoning Designations -- September 2006

-  MF-12 -- Multi-Family 12 Dupa*
-  MF-18 -- Multi-Family 18 Dupa*
-  MH-9 -- Manufactured Housing/9 Dupa*
-  MX-5 -- Mixed SF & MH/5 dupa*
-  MX-8 -- Mixed SF & MH/8 dupa*
-  RP -- Residential Professional
-  RS-3 -- Residential Single Family 3 Dupa*
-  RS-6 -- Residential Single Family 6 Dupa*
-  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
Tax identification/AK # 3868840 - parcel #2

1. Owner's Name: Douglas Schimorkorn & BT Hall
Mailing Address: 38521 LAKEVIEW DR
Telephone #: 602 793 4915

2. Applicant's Name: Douglas Schimorkorn
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:
Griffinway 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. NIA

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.

APPLICANT'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 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 Schimerhorn
Affiant (Applicant'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 [Signature]
Notary Public

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

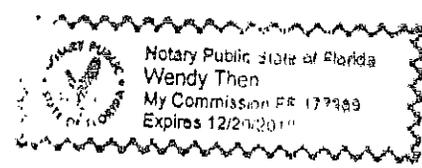
Before me, the undersigned authority personally appeared Douglas Schimorhorn, who being by me first duly sworn on oath, deposes and says:

- (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 Schimorhorn
Affiant (Owner's Signature)

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

Wendy Then
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

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.

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.

TAVARES OFFICE
P O BOX 7800
315 WEST MAIN STREET
TAVARES, FL 32778

LAKE COUNTY
BUILDING SERVICES DIVISION
BUILDING PERMIT
FBC 2014
www.lakecountyfl.gov



PERMIT

PERMIT #: 2016040807 **ISSUED:** 05-12-16 **MASTER #:** 2016040807 (451) **VALID #:** 451
ALT KEY: 1770971

JOB 38521 LAKEVIEW DR
ADDRESS: LADY LAKE, FL 32159

OWNER INFORMATION:
SCHIMMERSHORN DOUGLAS &
BJ HALL
38521 LAKEVIEW DR
LADY LAKE FL 32159

CONTRACTOR INFORMATION:
CONSTRUCTION BY JD EARNEST INC
11935 E HWY 25
OCCLAWAHA FL 32179
STATE LIC. NBR: IH1025406

SUBDIVISION #: 21182400 **LOT:** 00401 **BLOCK:** 000

RANGE-TOWNSHIP-SECTION: 24-18-21

JOB DESCRIPTION: NEW 26.8 X 56 MOBILE HOME

TOTAL SQFT: 1,493 **SEWER #:** SEPTIC **JOB VALUE:** 152,286.00

SETBACKS FRONT: 25' ROW **REAR:** 10' PL **LEFT:** 10' PL **RIGHT:** 10' PL

ADDL INFO: ***** INSPECTOR NOTES *****
352-445-2933
***** GENERAL NOTES *****

***** PUBLIC WORKS NOTES *****
EXEMPT FROM LOT GRADING INSPECTIONS
THE APPROVED LOT GRADING PLAN/PLOT PLAN MUST BE POSTED ONSITE FROM COMMENCEMENT
OF CONSTRUCTION TO C.O. FOR THIS BUILDING PERMIT.

Residential Driveway Apron Permit: Required - 4/27/16 JDR

*****ENVIRONMENTAL HEALTH NOTES*****
5/5/2016 - HOLD PER EH - DEF

***** ZONING NOTES *****
04-26-2016 ~ 26.8 X 56 SINGLE-FAMILY DWELLING UNIT (MOBILE HOME). ISSUED BY JAB
NOTE: TOWN OF LADY LAKE WILL PROVIDE CENTRAL WATER. ENTERED BY JAB
***** PLAN REVIEW NOTES *****
Fire Protection Water Supply In The Form Of Fire Hydrants Has Been Provided.

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.

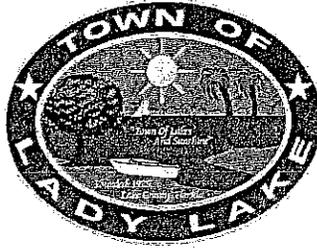
3. Rear Yard Setback: Twenty (20) feet.

- 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 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. 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.
-



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

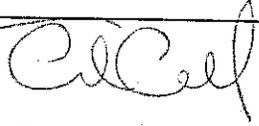
Other

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

WA

0-3-2016

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
GALIBBY/CHASSON 3-1 (COALW)

Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved with Modification

CC: THAD - G.M. ✓

1
2 ~~Mr. Carroll reiterated that it is an approved structure through the county as Mr. Schimerhorn~~
3 ~~received his building permit through Lake County.~~

4
5 ~~— Ms. Wise asked if it is one structure per acre or one structure per parcel.~~

6
7 ~~Mr. Carroll stated it would be for parcel #2.~~

8
9 ~~Ms. Then stated parcel #1 has currently been developed, and per Lake County zoning regulations;~~
10 ~~Mr. Schimerhorn is permitted to place another manufactured home on the second parcel.~~

11
12 ~~Vice Chairperson/Member Sigurdson asked if there were any questions from the Board, and hearing~~
13 ~~none, asked for a motion.~~

14
15 ~~*Upon a motion by Member Gauder and a second by Member Chiasson, the Planning and Zoning*~~
16 ~~*Board recommended transmittal and approval of Ordinance No. 2016-31 to the Town*~~
17 ~~*Commission for consideration by the following roll call vote:*~~

18	_____	<i>CHLASSON</i>	<i>YES</i>
19	_____	<i>CONLIN</i>	<i>YES</i>
20	_____	<i>SIGURDSON</i>	<i>YES</i>
21	_____	<i>GAUDER</i>	<i>YES</i>
22	_____		

23
24 **4. Ordinance No. 2016-32 - Douglas Schimerhorn & BJ Hall - Rezoning from Lake County**
25 **Estate Residential (R-2) to Lady Lake Mixed Low Density Residential (MX-5) for Two Lots**
26 **Consisting Of Approximately 0.95 +/- Acres Of Land Which Are Located At The Corner Of**
27 **Lakeview Drive and Griffinview Drive, Within Lake County, Florida (Alternate Keys 1770971**
28 **and 3868840). (Wendy Then)**

29
30 Property owners Douglas Schimerhorn and BJ Hall have filed applications to rezone properties
31 consisting of two lots located at the corner of Lakeview Drive and Griffinview Drive,
32 approximately 3000 lineal feet east of the intersection of South Highway 27/441 and Griffinview
33 Drive, within Lake County, Florida. The rezoning application involves 0.95 +/- acres of property
34 proposing a change from unincorporated Lake County into the Town of Lady Lake.

35
36 There is currently an existing manufactured home placed on Parcel #1, addressed as 38521
37 Lakeview Drive, and identified by alternate key number 1770971. This property is currently
38 serviced by Town of Lady Lake potable water. As a condition for the Town to service water at this
39 property, Mr. Schimerhorn and Ms. Hall signed a Covenant to Annex on June 9, 2016. Now the
40 property owners are fulfilling their requirement by submitting the annexation, small scale, and
41 rezoning applications. Parcel #2 is currently vacant and the applicant has not provided any specific
42 plans or time frame if or when this parcel will be developed.

43
44 Based on the dimensions and lot size, Parcel #2 is buildable and meets the minimum design
45 guidelines of the MX-5 Zoning District to place a single family dwelling unit. Unless central sewer
46 becomes available at this location, the property cannot be split and will be required to be developed
47 as one parcel allowing a maximum of one single family dwelling unit per parcel (per the MX-5
48 Zoning District, parcels with septic systems are required to have a minimum of 12,500 square feet
49 in size).
50

1 Ms. Then presented a zoning map of the area where the subject properties are located. She stated
2 the subject property zoning classification is Lake County Estate Residential (R-2), to the west is
3 Lady Lake Mixed Residential Medium Density (MX-8), to the east is Lake County Estate
4 Residential (R-2), to the north is Lake County Estate Residential (R-2). She noted all of the
5 properties surrounding the parcel #1 and parcel #2 have the same zoning designation. She pointed
6 out the majority of these properties have been developed as single-family residences. To the south
7 is Griffinview Drive right-of-way, Lady Lake Mixed Residential Medium Density (MX-8).

8
9 The subject properties lie in Section 21, Township 18 South, Range 24 East, in Lake County,
10 Florida. Appropriate legal descriptions, a location map, and a sketch of the property have been
11 included with the submitted application.

12
13 **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)

14
15 The rezoning application was received on Monday, August 30, 2016, and has been reviewed and
16 determined to be complete, satisfying the necessary criteria as required under statutory
17 requirements. The application was found to meet the requirements of the Land Development
18 Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to the
19 Town Commission.

20
21 Notices to inform the surrounding property owners (11) within 150 feet of the properties proposed
22 by annexation request were mailed Monday, September 26, 2016. The properties were posted
23 Monday, September 1, 2016.

24
25 The Technical Review Committee members individually reviewed application for Ordinance No.
26 2016-32, provided comments by September 26, 2016, and determined the application to be
27 complete and ready for transmittal to the Planning and Zoning Board. The Town Commission is
28 scheduled to consider Ordinance No. 2016-32 for first reading on Monday, November 7, 2016 at
29 6:00 p.m. The second and final reading will be held on Monday, November 21, 2016 at 6:00 p.m.

30
31 Ms. Then if there were any questions for staff regarding this application.

32
33 Vice Chairperson/Member Sigurdson asked if there were any questions from the Board.

34
35 Member Conlin asked if the majority of the homes surrounding the subject properties are site built
36 homes or mobile homes.

37
38 Ms. Then replied that there are site-built homes across the street from Mr. Schimerhorn, and Mr.
39 Schimerhorn has a manufactured home. The particular zoning for his property allows him to
40 construct a manufactured home, a modular home, or a site built home.

41
42 Mr. Carroll stated the majority of the homes on the north side of Griffinview Drive are site built
43 homes, and the majority of homes on the south side are manufactured homes.

Planning and Zoning Board Meeting
September 12, 2016

1 Member Chiasson asked how many units are permitted within Lake County with the current zoning.

2
3 Mr. Carroll stated two dwelling units per acre are permitted.

4
5 Member Chiasson clarified this includes site built homes and mobile homes.

6
7 Mr. Carroll stated that he is correct.

8
9 Ms. Then stated this is her understanding based on the fact that Mr. Schimerhorn was granted a
10 building permit for his manufactured home.

11
12 Member Chiasson asked if the current zoning in Lake County allows for the construction of a site
13 built or a mobile home.

14
15 Ms. Then replied that the building permit submitted by Mr. Schimerhorn does not specify. She read
16 the following from the job description on the permit: "...a new 26.8 by 56 mobile home...". She
17 stated since this permit was issued by Lake County, it is her understanding that both manufactured
18 homes and site built homes are permitted within the Lake County estate zoning district.

19
20 Member Chiasson asked Mr. Schimerhorn if it is his mobile home that is being discussed.

21
22 - Mr. Schimerhorn verified that it is his home.

23
24 Member Chiasson asked Mr. Schimerhorn if he had to apply for rezoning or if he just received the
25 building permit from Lake County for the mobile home to be placed on his property.

26
27 - Mr. Schimerhorn stated he received the building permit directly from Lake County.

28
29 Member Chiasson stated that apparently the zoning as it exists today within Lake County allows the
30 placement of a mobile home.

31
32 - Mr. Schimerhorn stated zoning issues were not discussed with him.

33
34 Mr. Carroll confirmed Member Chiasson's statement. He stated he does not have Lake County's
35 zoning code book with him, without a variance or a waiver if Mr. Schimerhorn was able to obtain a
36 building permit the zoning designation would permit the manufactured home.

37
38 Referring to a copy of the permit included in the meeting packet, Ms. Then showed the permit does
39 not identify any special instructions for a variance or conditional use issued for Mr. Schimerhorn.

40
41 Vice Chairperson/Member Sigurdson asked if the particular zoning for these two particular pieces
42 of land as similar to areas close by, are there any homes on the additional zoned areas.

43
44 Ms. Then presented the Town of Lady Lake zoning map and showed the area to the west of Mr.
45 Schimerhorn's property is zoned MX-8, which allows up to eight dwelling units per acre. She
46 stated in identifying the most compatible land use this site, the zoning classification MX-5 was the
47 most suitable. This particular zoning classification has design guidelines such as minimum lot size.

48
49 Vice Chairperson/Member Sigurdson asked in the surrounding area near the subject property are
50 there more mobile homes or site built homes.

1
2 Ms. Then stated there are several manufactured homes south of the subject property.

3
4 - Ms. Wise stated on Lakeview Drive from Griffinview to Lady Lake Boulevard is
5 approximately a half-mile long and there are no mobile homes. She stated the only mobile
6 homes that are close to Lakeview Drive is across Griffinview Drive by Sunshine Mobile
7 Home Park, in a complete different area. All of the other homes on Lakeview Drive are
8 manufactured homes, block homes and she state her home is a brick home.

9
10 Vice Chairperson/Member Sigurdson asked if there were any questions or comments from the
11 Board or from those in the audience and hearing none, asked for a motion.

12
13 *Upon a motion by Member Gauder and a second by Member Chiasson, the Planning and Zoning*
14 *Board recommended transmittal and approval of Ordinance No. 2016-32 to the Town*
15 *Commission for consideration by the following roll call vote:*

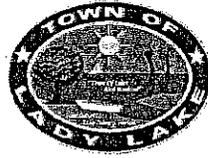
16		
17	CHIASSON	YES
18	CONLIN	NO
19	SIGURDSON	YES
20	GAUDER	YES

21
22 **CHAIRPERSON/MEMBERS' REPORT:**

23
24 **ADJOURN:** *With nothing further to discuss, the meeting was adjourned at 6:42 p.m.*

25
26
27
28 _____
Carol Osborne, Staff Assistant to the Town Clerk John Gauder, Chairperson

29
30 Minutes transcribed by Carol Osborne, Staff Assistant to the Town Clerk



TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 7, 2016- First Reading

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 0.95 +/- 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 MOTION:

Staff Recommends approval of Ordinance No. 2016-32, rezoning 0.95 ± Acres of Property consisting of 2 lots – Located at the corner of Lakeview Drive and Griffinview Drive, within Lake County, Florida – Requesting to Change from Lake County Estate Residential (R-2) to Lady Lake Mixed Low Density Residential (MX-5).

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 under in-town limits customer rates, 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 Rural Residential (R-1)
North	Lake County Rural Residential (R-1)
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 the 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.

At the October 10, 2016 meeting, the **Planning and Zoning Board** voted 3-1 to forward Ordinance 2016-32 to the Town Commission with the recommendation of approval.

Public Hearings

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

2

FISCAL IMPACT: \$ _____

Capital Budget

Operating

Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

627
10-31-16
DEPARTMENT HEAD *ced*

Submitted 10/31/16

Date

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality

Date

TOWN MANAGER *AK*

Approved Agenda Item for:

Date

11-7-16

11-1-16

BOARD ACTION: Approved as Recommended
NOY/HAN 5-0

Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification

CC: THAD - G.M.

13. **Ordinance No. 2016-32 – First Reading – Rezoning – Schimerhorn/Hall – from Lake County Estate Residential (R-2) to Lady Lake Mixed Low Density Residential (MX-5) – Two Lots Located at the Corner of Lakeview Drive and Griffinview Drive, within Lake County, FL (Alternate Keys 1770971 & 3868840) (Thad Carroll)**

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk’s office). He stated that the property owners, Douglas Schimerhorn and BJ Hall, have filed applications to rezone properties consisting of 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 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. Mr. Carroll stated this is the third in the series of applications and involves rezoning from Lake County Estate Residential (R-2) to Lady Lake Mixed Low Density Residential (MX-5). He stated that staff recommends approval of this ordinance.

Currently, there is an existing manufactured home placed on Parcel 1, addressed as 38521 Lakeview Drive, and identified by Alternate Key #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 under in-town limits customer rates, 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 has not provided any specific plans or time frame if or when this parcel will be developed.

A map of the property was shown, as were maps showing the zoning of the subject parcel and adjoining properties.

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 single family dwelling unit per parcel (per the MX-5 Zoning District, parcels with septic systems are required to be a minimum of 12,500 sq. ft. 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 Rural Residential (R-1)
North	Lake County Rural Residential (R-1)
South	ROW/Lady Lake- Mixed Residential Medium Density (MX-8)

1 The rezoning application was received on Monday, August 30, 2016, and has been reviewed and
2 determined to be complete, satisfying the necessary criteria as required under statutory
3 requirements. The application was found to meet the requirements of the Land Development
4 Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for transmittal to
5 the Town Commission.

6
7 Mr. Carroll reported that notices to inform the surrounding property owners (11) within 150 feet
8 of the properties proposed by annexation request were mailed Monday, September 26, 2016, and
9 the properties were posted this same date. No objections or letters of support have been
10 received.

11
12 Mr. Carroll reported that the Technical Review Committee (TRC) members individually
13 reviewed the application for Ordinance No. 2016-32, provided comments by September 26,
14 2016, and determined the application to be complete and ready for transmittal to the Planning
15 and Zoning Board. At the October 10, 2016 meeting, the Planning and Zoning Board voted 3-1
16 to forward Ordinance No. 2016-32 to the Town Commission with the recommendation of
17 approval. The Town Commission is scheduled to consider Ordinance No. 2016-32 for
18 second/final reading on Monday, November 21, 2016 at 6:00 p.m.

19
20 Mr. Carroll stated that the applicant is present if there any question.

21
22 Mayor Kussard asked if the Commissioners or members of the audience had any questions or
23 comments, and hearing none, asked for a motion.

24
25 *Upon a motion by Commissioner Holden and seconded by Commissioner Hannan, the*
26 *Commission approved the first reading of Ordinance No. 2016-32, by the following roll call*
27 *vote:*

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

28
29
30
31
32
33
34
35 **~~L. TOWN MANAGER'S REPORT:~~**

36
37 ~~Town Manager Kris Kollgaard reported that the Lady Lake Police Department received full~~
38 ~~accreditation a couple of weeks ago. She stated staff is planning to hold an acknowledgement~~
39 ~~presentation in the Commission Chambers on Monday, December 5th, at 5:00 p.m. prior to the~~
40 ~~Commission meeting, and there will be refreshments in the lobby. Ms. Kollgaard thanked Chief~~
41 ~~McKinstry and asked him to come forward.~~

42
43 ~~Chief Chris McKinstry thanked the Commission and staff for their support during the~~
44 ~~accreditation process. He stated it means a lot to the department, and that they are very proud.~~
45 ~~He presented the Commissioners with a Lady Lake Police Department Challenge Coin, with the~~
46 ~~Police Department's patch on one side stating their Commitment to Professional Excellence, and~~
47 ~~the other side showing the Commission for Florida Law Enforcement Accreditation.~~

48
49 ~~There was applause and the Commissioners thanked the Chief, stating they could not be prouder~~
50 ~~of their police department.~~