

TOWN OF LADY LAKE
APPLICATION FOR MAJOR SITE PLAN MODIFICATION

1. Applicant's Name: PHILLIP A. & DONNA D. WILLMAN
Address: P.O. BOX 930 LADY LAKE, FL 32158
Telephone/Email: 352-753-5974 donna.willman@aol.com
Applicant is: Owner Developer Lessee Agent Optionee
2. Owner's Name: PHILLIP A. & DONNA D. WILLMAN
Address: PO BOX 930 LADY LAKE, FL 32158
Telephone/Email: 352-753-5974 donna.willman@aol.com
3. Project Name: WILLMAN RECREATION VEHICLE/BOAT STORAGE FACILITY
Physical Location/Address: TRAGUE TRAIL LADY LAKE 32159
4. The exact legal description of the property as shown on the Tax Receipt or the Warranty Deed, or attach a separate sheet to the application form: ATTACHED
5. The property is currently zoned: "CP" PLANNED COMMERCIAL
6. Briefly describe the proposed modification RV/BOAT STORAGE FACILITY
If for storage, what type of material will be stored? OPEN STORAGE FOR RECREATIONAL VEHICLES AND BOATS
7. Have any development reviews and/or approvals been granted to this property?
Yes No If yes, list the type, date and result: REFER TO ORDINANCE No. 2015-2



Signature of Applicant

PLEASE SUBMIT APPLICATION TO THE GROWTH MANAGEMENT DEPARTMENT ACCOMPANIED BY TEN (10) COPIES OF THE SITE PLAN AND ONE (3) 11 X 17 (SIGNED AND SEALED REQUIRED), APPROPRIATE REVIEW FEES, PROOF OF OWNERSHIP AND ALL APPLICABLE INFORMATION AND DOCUMENTATION AS REQUIRED BY LADY LAKE ORDINANCE 94-08, LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994.

Office Use:

Date Application Received: _____ Received by: _____

Major Site Plan Modification -Major
Major Site Plan Modification -Minor

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

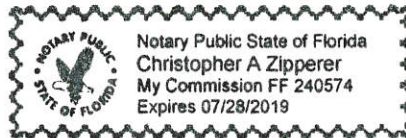
Before me, the undersigned authority personally appeared Donna Willman, who being by me first duly sworn on oath, deposes and says:

- (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 he desires approval for:
MAJOR SITE PLAN MODIFICATION
- (3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

[Signature]
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 12th day of OCTOBER, 2016, by DONNA WILLMAN, who is personally known to me or who has produced PERSONALLY KNOWN as identification and who did (did not) take an oath.

[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY/RETURN TO:

R
R. Dewey Burnsed/mh
McLin, Burnsed, Morrison, Johnson
& Robuck, P.A.
Post Office Box 491357
Leesburg, Florida 34749-1357

REC 5.00 RECEIVED FOR
TF 1.00 EXCISE TAXES
DOC 336.00 JAMES C. WATKINS
INT. 0 CLERK LAKE CO FL
BY F D.C.

94 25192

WARRANTY DEED

BOOK **1291** PAGE **1984**

THIS INDENTURE made this 28th day of April, 1994, between Patricia Ann Lewis, a single person, whose post office address is 05428 E. Harbor Drive, Fruitland Park, Florida 32159, grantor*, and Phillip Allan Willman and Donna Denese Willman, husband and wife, whose address is 3914 Wendy Blvd., Lady Lake, Florida 32159, grantee*,

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

PROPERTY IDENTIFICATION NO. 0818240100-016-00200

Lots 2, 3, 4, and 5, Block 16, in Conant, a subdivision in Lake County, Florida, according to the plat thereof recorded Plat Book 1, Page 8, Public Records of Sumter County, Florida.

Subject to easements, restrictions and reservations of record, if any, but this instrument shall not operate to reimpose the same.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor and *Grantee* are used for singular or plural, as context requires.

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

Witnesses:

Ralph L. Schuler
(Signature of Witness)
RALPH L. SCHULER
(Print Name of Witness)
Ann P. Golden
(Signature of Witness)
ANN P. GOLDEN
(Print Name of Witness)

Patricia Ann Lewis
Patricia Ann Lewis

RECORDED
REOPENED
LAKE COUNTY, FL
APR 28 11 06 AM '94
CLERK OF COURT

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 28th day of April, 1994, by Patricia Ann Lewis, a single person, who is (are) personally known to me or produced Drivers License as identification.

Ralph L. Schuler
NOTARY PUBLIC - STATE OF FLORIDA
(Signature of Notary Public)
RALPH L. SCHULER
(Print Name of Notary Public)
My Commission Expires: 10/28/95
CC155784
(Serial/Commission Number)

[NOTARY SEAL]



File No. CR0095

Select Language ▼

PROPERTY RECORD CARD

General Information

Owner Name:	WILLMAN PHILLIP A & DONNA D	Alternate Key:	3539605
Mailing Address:	PO BOX 930 LADY LAKE, FL 32158-0930 Update Mailing Address	Parcel Number:	08-18-24-015001600200
		Millage Group and City:	00LL (LADY LAKE)
		Total Certified Millage Rate:	18.0188
		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:	LADY LAKE, CONANT LOTS 2, 3 BLK 16 ORB 1291 PG 1984		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	PASTURE IMPROVED GOOD (6200)	0	0		1.32	AC	\$495.00	\$1,683.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1291 / 1984	4/1/1994	Warranty Deed	Multi-Parcel	Vacant	\$48,000.00

[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	\$1,683	\$495	\$495	5.11800	\$2.53
LAKE COUNTY MSTU AMBULANCE	\$1,683	\$495	\$495	0.46290	\$0.23
LAKE COUNTY MSTU FIRE	\$1,683	\$495	\$495	0.47040	\$0.23
SCHOOL BOARD STATE	\$1,683	\$495	\$495	4.62700	\$2.29
SCHOOL BOARD LOCAL	\$1,683	\$495	\$495	2.24800	\$1.11
TOWN OF LADY LAKE	\$1,683	\$495	\$495	3.39620	\$1.68
ST JOHNS RIVER FL WATER MGMT DIST	\$1,683	\$495	\$495	0.28850	\$0.14

LAKE COUNTY VOTED DEBT SERVICE	\$1,683	\$495	\$495	0.15240	\$0.08
LAKE COUNTY WATER AUTHORITY	\$1,683	\$495	\$495	0.25540	\$0.13
NORTH LAKE HOSPITAL DIST	\$1,683	\$495	\$495	1.00000	\$0.50
				Total:	
				18.0188	Total: \$8.92

Exemptions Information

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

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

Exemption Savings Ⓢ

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

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

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

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

✓ Agricultural Classification

[Learn More](#) [View the Law](#)

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$21.41**

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Property data last updated on 25 September 2016.
Site Notice

Select Language ▼

PROPERTY RECORD CARD

General Information

Owner Name:	WILLMAN PHILLIP A & DONNA D	Alternate Key:	2830476
Mailing Address:	PO BOX 930 LADY LAKE, FL 32158-0930 Update Mailing Address	Parcel Number:	08-18-24-015001600400
		Millage Group and City:	00LL (LADY LAKE)
		Total Certified Millage Rate:	18.0188
Property Location:	LADY LAKE FL 32159 Update Property Location	Trash/Recycling /Water/Info:	My Public Services Map
		Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	CONANT, LOTS 4, 5 BLK 16 ORB 1291 PG 1984		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		58806	SF	\$0.00	\$88,209.00

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	CARPOR/POLE SHED - UNFINISHED (UCP)	960	SF	1997	\$1,450.00
0002	FENCING (FEN)	3996	SF	1997	\$1,918.00

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
923 / 310	6/1/1987	Warranty Deed	Qualified	Vacant	\$5,000.00
1291 / 1984	4/1/1994	Warranty Deed	Multi-Parcel	Vacant	\$1.00

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

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$91,577	\$82,358	\$82,358	5.11800	\$421.51
LAKE COUNTY MSTU AMBULANCE	\$91,577	\$82,358	\$82,358	0.46290	\$38.12
LAKE COUNTY MSTU FIRE	\$91,577	\$82,358	\$82,358	0.47040	\$38.74

SCHOOL BOARD STATE	\$91,577	\$91,577	\$91,577	4.62700	\$423.73
SCHOOL BOARD LOCAL	\$91,577	\$91,577	\$91,577	2.24800	\$205.87
TOWN OF LADY LAKE	\$91,577	\$82,358	\$82,358	3.39620	\$279.70
ST JOHNS RIVER FL WATER MGMT DIST	\$91,577	\$82,358	\$82,358	0.28850	\$23.76
LAKE COUNTY VOTED DEBT SERVICE	\$91,577	\$82,358	\$82,358	0.15240	\$12.55
LAKE COUNTY WATER AUTHORITY	\$91,577	\$82,358	\$82,358	0.25540	\$21.03
NORTH LAKE HOSPITAL DIST	\$91,577	\$82,358	\$82,358	1.00000	\$82.36
			Total:	Total:	
			18.0188	\$1,547.37	

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Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) Ⓢ	Learn More View the Law
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Blind Exemption (up to \$500)	Learn More View the Law
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Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
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Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
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Conservation Exemption (amount varies)	Learn More View the Law
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Exemption Savings Ⓢ

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\$0.00

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

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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: **\$102.73**

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Property data last updated on 25 September 2016.
Site Notice

TOWN OF LADY LAKE
APPLICATION FOR CONCURRENCY DETERMINATION

1. Purpose for Concurrency Determination: (check one)

- Comprehensive Plan Land Use Amendment
 Preliminary/Final Subdivision Approval
 Rezoning
 Site Plan Approval
 Other

2. Applicant: PHILLIP A. & DONNA D. WILLMAN
Address: P.O. BOX 930 LADY LAKE FL 32158
Telephone: 352-753-5974 E-Mail: donna.willman@aol.com

3. Owner: PHILLIP A. & DONNA D. WILLMAN
Address: P.O. BOX 930 LADY LAKE FL 32158
Telephone: 352-753-5974 E-Mail: donna.willman@aol.com

4. Property Address: TEAGUE TRAIL, LADY LAKE FL 32159

5. Alt. Key #: 2830476
3539605 6. Total Acreage: 2.68 ac.

7. Existing Zoning: PLANNED COMM. 8. Proposed Zoning: PLANNED COMM.

9. Existing Land Use: VACANT COMM. 10. Proposed Land Use: COMMERCIAL

11. Residential Lots/Units: N/A 12. Non-Resident, Gross Sq. Ft.: 116,740 SF.

13. Method of Wastewater Treatment: EXISTING SEPTIC SYSTEM ON SITE.

a. Septic Tank: b. Central Sewer: c. Other:
County Permit: _____ County #: _____

14. Wastewater Flow Rates:* OFFICE BUILDING - 252 SF
ERU Determination Per Chapter 14, Appendix A-A: 1 ERUS x 250 = 250 GPD

15. Water Usage:* OFFICE BUILDING - 252 SF
ERU Determination Per Chapter 14, Appendix A-A: 1 ERUS x 250 = 250 GPD

16. Solid Waste: (3.39 pounds per capita, per day): 3.39 Pounds

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

TEAGUE TRAIL (COUNTY ROAD 25)
FUNCTIONAL CLASSIFICATION: URBAN COLLECTOR
APPLICANT TO SUBMIT REQUEST FOR EXEMPTION LETTER.

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

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

Signature of Engineer: Richard G. [Signature] Date: 10/7/2016

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



APPLICATION FOR UTILITY QUOTE

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: WILLMAN RECREATIONAL VEHICLE / BOAT STORAGE FACILITY Alias/FKA (if applicable):

Project Location Address: TEAGUE TRAIL, LADY LAKE Alternate Key #: 2830476 3539605

Project Point of Contact*: CHRIS ZIPPERER Company: SENATORE, INC

Phone Number: 352-787-1121 E-Mail Address: senatorcinc@gmail.com

Name of Individual Completing this Application: RICHARD CAMPANALE Date: 10/ /2016

*All correspondence and questions from Town Staff will be directed solely to this individual

Property Owners Name: PHILLIP A. & DONNA D. WILLMAN

Address: P.O. BOX 930 City/State/Zip LADY LAKE, FL 32158

Fax #: Phone Number: 352-753-5974 E-Mail Address: donna.willman@aol.com

Tenants Name (if applicable): N/A

Legal Street Address: City/State/Zip

Fax #: Phone Number: E-Mail Address:

Type of Project: Residential Commercial X Irrigation Square Footage/Units:

Occupant Information: Owner Occupied X Leased/Rented

Utility Account will be Established and Billed in the name of the Following:

Name: PHILLIP & DONNA WILLMAN Phone: 352-753-5974

Address: P.O. BOX 930 City/State/Zip LADY LAKE, FL 32158

Estimated Consumption* (ERUs): Water (Potable) 1 Sewer 1 Reuse N/A

*Calculations shall be based upon the Specifications of the Land Development Regulations, Chapter 14, Appendix A. If consumption amounts being proposed differ from calculations resulting from the figures as supplied by the ERU matrices, please attach a justification letter from a professional engineer as to why lesser quantities, or greater quantities, are being sought for the project.

Growth Management Personnel Verification of Completed Form: Name: Date: