APPLICATION FOR LARGE SCALE DEVELOPMENT AMENDMENTS TO THE 2030 COMPREHENSIVE PLAN

Town of Lady Lake

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

The proposed amendment must involve a property of more than ten (10) acres.

Applications for large 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 \$2,000.00 (checks made payable to the TOWN OF LADY LAKE), must be filed with the Growth Management Department, 409 Fennell Boulevard, Lady Lake, Florida. All requests for a fee waiver must be formally approved by the Town of Lady Lake Commission.

Type or Print the following information, if applicable:

Owner(s)/Applicant*		Agent/Applicant				
Lady	/ Lake, Inc.	Bret Jones, Esquire				
All		Bret Jones	s, P.A.			
Address	LU. C. ADD	Address				
609	Highway 466	700 Almo	nd Street			
City		City				
	y Lake	Clermont				
State	Zip	State	Zip			
Florida	32159	F=1 , 1 1				
Phone (H)	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	Phone (H)				
71 (777)						
Phone (W)		Phone (W)				
		(352) 394-4025				
Fax		Fax	NII A SOSIAL I			
		(352) 394-1604				

Adopted Future Land Use Designation(s)	
SFMD	

Requested Future Land Use Design	ation(s)	
*If someone other than the property owner completed,	is submitting this application, th	en the attached Agent Authorization Form must be
PROPERTY LOCATION:		
Section	Town	
	Township	Range
17	18	24
Lot/Parcel#	Block	Subdivision
0003 Address (if available)	000	01900
,	86, Lady Lake, Florida 32159	
Tax Identification Number and Alternat	e Key #	
	1120829	
Existing Zoning	Anticip	ated Zoning
MX-8		CT .
Existing Use of Subject Property:	Storage Lot	
Proposed II so of the Subject Proposed		
Proposed Use of the Subject Property		
	nce, guard nouse, gate, manager n	esidence, clubhouse, bathhouse, laundromat, pool,
jacuzzi, post office, tennis/pickle ball co	urt, horseshoes, shuffleboard, Boc	ciball, equipement shed, Tiki hut, shack/vendor area, etc,
	· · · · · · · · · · · · · · · · · · ·	
Total Gross Acreage of Parcel (include 27.13 acres	ding wetlands and water bo	odies):
Developable Acreage to be amended	1:	
21,76 acres		

If Conservation Areas (wetlands) or natural water bodies exist on-site, give estimated acreage of each: retention pond has changed from 5.37 acres to larger (we are going to lose three lots); we have retention in approximately 5 acres that we will create. It's 27.13 acres including approximately 5.5 acres of retention. 0 wetlands.
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: see enclosed survey
Is this proposal a Certified Lady Lake Affordable Housing Project? Yes No x (If yes, attach certification).
Has an application for re-zoning or other development permit been submitted to the Town? YesX No
Has the project/property been subject to any Town action, including a comprehensive plan amendment, within the last five (5) years? Yes X No (If yes, indicate type and date) Ordinance 2012-16; Resolution 2009-125 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 I-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 <u>pre-application conference</u> with the Growth Management 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. Applications for a comprehensive plan amendment which were previously not transmitted or adopted by the Town of Lady Lake Town Commission cannot be reconsidered for a period of one (1) year of that action.
- 3. Comprehensive Plan Amendment does not guarantee/entitle the applicant/owner to a development permit.
- 4. The current owner of the subject property must sign the application. Agents must submit the attached Agent Authorization Form.
- 5. 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 or notice from the Growth Management Department.
- 6. 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.
- 7. 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.
- 8. 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 Economic Opportunity 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).

- 9. Applicants are required to place a notice of public hearing poster on property involved in this amendment request prior to the public hearings.
- 10. Dependent upon the type of amendment request, the applicant may be required to participate in a neighborhood meeting(s) in order to provide additional information and notice to surrounding residents about the proposed development.

THE FOLLOWING SECTION MUST BE COMPLETED BY ALL APPLICANTS:

Comprehensive Plan and hereby attest that the abo and correct to the best of my knowledge and, durin obligation to notify the Growth Management Direct or representation which was incorrect when made of	d the application for an amendment to the Town of Lady Lake ove referenced information, including attached exhibits, is true g the pendency of this application, I understand my continuing tor or his designee in writing of the inaccuracy of any statement or which becomes incorrect by virtue of changed circumstances.
	2/11/6 Date
Grant Gore	
Printed Name	en e
STATE OF	FLORIDA
COUNTY OF	LAKE
THE FOREGOING INSTRUMENT was	acknowledged before me this day of

Feb , 20 1/2, by De	bopph Pozell
as an individual/officer/agent, on behalf of himself/	,
corporation/partnership. He/she is personally know to	7 55
	as identification and did/did not take an oath.
WITNESS my hand and official seal in the C	
Deboral Roll	(SEAL)
Notary Public S Deboten Roze//	DEBORAH-ROZELL
Printed Name	MY COMMISSION #FF134564 EXPIRES June 22, 2018
Commission No.:	(407) 398-0153 FioridaNotaryService.com
My Commission Expires:	
APPLICATION FOR THE LARGE SCALE DE LADY LAKE CO	ORIZATION FORM VELOPMENT AMENDMENTS TO THE TOWN OF MPREHENSIVE PLAN
I, (please print property owner's name)	- Gare, Fres. Lady Lake, Inc., as the
property owner of the property described below	, hereby give my permission for (print agent name) to act as my agent for
the purpose of applying for an amendment to the Tow	n of Lady Lake Comprehensive Plan.
Legal description (if applicable):	
July la	2/4/16
Signature of the Property Owner	Date

Grant Gore, Lody Lake, Inc.
Printed Name
STATE OF Floridan COUNTY OF Lane
THE FOREGOING INSTRUMENT was acknowledged before me this // day of
WITNESS my hand and official seal in the County and State last aforesaid this
Notary Public Notary Public DEBORAH ROZELL MY COMMISSION #FF134564 EXPIRES June 22, 2018 (407) 388-0153 FloridaNotaryService.com My Commission Expires:

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ranco form 8

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This Guit-Claim Beed, Executed this 5th day of December GLENN L. GORE and JANIS A. GORE, his wife,

A. D. 19 88 , by

first porty, to LADY LAKE, INC., a Florida corporation,

whose postoffice address is \$88 Boulevard of the Arts, No. 1901-2, Sarasota, FL 34237 second party:

(Wherever used herein the terms "first party" and "second party" shall include tingular and plural, being legal representatives, and assists of includuals, and the successors and autient of comparations, wherever the content of adults or registered.

in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby romise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, place or parcel of land, situate, lying and being in the County of Lake State of Flavida, to with

The West 1/2 of the Southwest 1/4 and the North 3/4 of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 18 South, Range 24 East, Lake County, Florida.



To Have and to Hold the same together with all and singular the appurtenences thereunio belonging or in anywise apperlaining, and all the estate, right, title, interest, lien, equity and claim what-soever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and scaled these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Musica Courte Scotes

STATE OF FLORIDA

COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State Morestald and in the County aforesaid to take acknowledgments, personally appeared GIENN L. GORE and JANIS A. GORE, his wrife,

to me known to be the persons described in and who executed the foregoing futurisms and they acknowledged

before no that they executed the same.

WITNESS my hand and official seal in the County and State last aforgaid this 1827. day

WITNESS my hand and official seal in the County and State last aforeaid this December A. n. 1988.

Load

My Commission Expires:

Many Policy, Science of Policies at 12 My Companisation Highway 2-31-22

PLEASE RETURN TO:
This Instrument prepared by: F. Steven Herb, Esquire
Addrew 2070 Ringling Boulevard
Sarasota, Florida 34237

PROPERTY RECORD CARD

General Information

Owner Name:	LADY LAKE INC	Alternate Key:	1120829
Mailing Address:	609 HIGHWAY 466	Parcel Number:	17-18-24- 000300001900
of particular transported to	LADY LAKE, FL 32159 Update Mailing	Millage Group and City:	00LL (Lady Lake)
	Address ©	Total Millage Rate:	18.70410
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Property Location:	609 HIGHWAY 466 LADY LAKE FL 32159	Property Name:	RECREATION PLANTATION Submit Property Name
angurumayada pangunggi i ingin indigusi	Update Property Location 🐿	School Locator:	School and Bus Map 🚯
Property Description:	OF S 263 FOR R/W OF 271 FT	-LESS RD R/W FOR CR 466 8 ROLLING ACRES RD & LESS 4 OF NE 1/4 OF SW 1/4	

Land Data

Lin	e Land Use	Frontage	Depth Notes	No. Units	Туре	Class Value	Land Value
1	(2820)	0	0	850	LT		\$4,717,500.00
3	NON AGRICULTURAL ACREAGE (9900)	0			AC	\$0.00	\$139,205.00

Residential Building(s)

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2	2	OPEN PORC	H	No Wall Type	1	144	N	0%		0%	

Commercial Building(s)

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	Summa	ſУ	Production of the second	Section(s)						
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	Elevator Landings:	0								
	Escalators:	0								
	Residential Units:	0								
	Kitchens:	0								
ļ	Fireplaces:	0								

Structure Type: Wood or Steel Open Stud Frame
Exterior Walls:
04 : 100.00 %

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Structure Typ Wood or Ste Open Stud F	el							,		
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02:100.00	%									

9/18/2015

	Commercial		Buildi	ng Value: \$	106,54	7.00	lender a HISMRING NATION		posity and abline side bonder [Jenes eq. 15 cm] - 1, conseq.	Mark Market Workship			
	Summa	ry	alla i maray want s sudan	Section(s)									
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Miscellaneous Improvements

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No.	Туре	No. Units	Unit Type	Year	Depreciated Value
0001	PAVING (PAV)	5000	SF	1988	\$4,050.00
0002	PAVING (PAV)	132000	SF	1989	\$106,920.00
0003	FENCING (FEN)	45480	SF	1989	\$21,830.00
0004	PARKING LOT LIGHT FIXTURE (PFL)	25	UT	1989	\$7,725.00
0005	PAVING (PAV)	·17400	SF	1989	\$14,094.00
0006	FENCING (FEN)	6810	SF	1989	\$3,269.00
0007	HOT TUB / SPA (HTB)	1	UT	1989	\$1,545.00
0008	COMMERCIAL SWIMMING POOL (CPL)	1500	SF	1989	\$45,900.00
0009	POOL DECKING (PLD)	8440	SF	1989	\$31,785.00
0010	SHUFFLÉ BOARD COURT (SBC)	4800	SF	1989	\$3,456.00
0011	TENNIS COURT (TCT)	12840	SF	1989	\$ 7,961.00
0012	PAVING (PAV)	3080	SF	1997	\$4,312.00
0013	ENCLOSED PORCH FINISHED (EPF)	576	SF	2004	\$10,394.00
0014	FINISHED OPEN PORCH (FOP)	576	SF	2004	\$5,197.00
0015	TENNIS COURT (TCT)	27600	SF	2012	\$39,785.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./lmp.	Sale Price
746 / 1623	5/1/1980	QC	U	٧	\$1.00
<u>783 / 2018</u>	8/1/1983	WD	Q	٧	\$287,000.00
823 / 139	11/1/1984	TD	Q	V	\$415,000.00
837 / 1827	4/1/1985	WD .	Q	٧.	\$415,000.00
992/2332	12/1/1988	QC	U	٧	\$0.00

Values and Estimated Ad Valorem Taxes ®

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$5,703,202	\$5,560,293	\$5,560,293	5.30510	\$29,497.91
LAKE COUNTY MSTU AMBULANCE	\$5,703,202	\$5,560,293	\$5,560,293	0.46290	\$2,573.86
LAKE COUNTY MSTU FIRE	\$5,703,202	\$5,560,293	\$5,560,293	0.47040	\$2,615,56
SCHOOL BOARD STATE	\$5,703,202	\$5,703,202	\$5,703,202	4.94900	\$28,225.15
SCHOOL BOARD LOCAL	\$5,703,202	\$5,703,202	\$5,703,202	2.24800	\$12,820.80
TOWN OF LADY LAKE	\$5,703,202	\$5,560,293	\$5,560,293	3.55100	\$19,744.60
ST JOHNS RIVER FL WATER MGMT DIST	\$5,703,202	\$5,560,293	\$5,560,293	0.30230	\$1,680,88
LAKE COUNTY VOTED DEBT SERVICE	\$5,703,202	\$5,560,293	\$5,580,293	0.16000	\$889.65
LAKE COUNTY WATER AUTHORITY	\$5,703,202	\$5,560,293	\$5,560,293	0.25540	\$1,420,10
NORTH LAKE HOSPITAL DIST	\$5,703,202	\$5,560,293	\$5,560,293	1.00000	\$5,560.29
THE REPORT OF THE STATE OF THE		THE TAX PRINT AND ADDRESS OF THE PARTY OF TH	The state of the s	Total: 18.7041	Total: \$105,028.80

Exemptions Information

This property is benefitting from the following exemptions with a checkmark $\sqrt{\ }$

		CONTRACTOR
	First Homestead Exemption (up to \$25,000)	<u>Learn More View the Law</u>
440000	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
,3-1	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 Lew
******	Widow / Widower Exemption (up to \$500)	Learn More View the Law
	Blind Exemption (up to \$500)	Learn More View the Law-
IJVANI	Disability Exemption (up to \$500)	<u>Learn More View the Law</u>
	Total Disability Exemption (amount varies)	-Learn More View the Law
14 1 1 1 2	Veteran's Disability Exemption (\$5000)	Learn More View the Lew
*****	Veteran's Total Disability Exemption (amount varies)	Learn More View the Law
****	Veteran's Combat Related Disability Exemption (amount varies)	<u>Learn More View the Law</u>
	Deployed Servicemember Exemption (amount varies)	<u>Learn More View the Law</u>
******	Surviving Spouse of First Responder Exemption (amount varies)	<u>Learn More View the Law</u>
*******	Conservation Exemption (amount varies)	<u>Learn More View the Law</u>
	Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
1 w == 1 H +	Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
	Government Exemption (amount varies)	Learn More View the Law

Exemption Savings o

The exemptions marked with a $\sqrt{}$ above are providing a tax dollar savings of:

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

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

TO DESCRIPTION OF A STATE OF A ST	
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 o

The assessment reductions marked with a $\sqrt{}$ above are providing a tax dollar savings of: \$1,637.47

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Property data last updated on 8 September 2015.

Justification of Need (Letter)



Law Offices of Bret Jones P.A.

Bret Jones Attorney, CEO BJones@BretJonesPA.com

Alison Strange JD/MBA AStrange@BretJonesPA.com February 22, 2016

SENT BY FEDERAL EXPRESS

Town of Lady Lake Attn: Mr. Thad Carroll 409 Fennell Boulevard Lady Lake, Florida 32159

Re: Gore, Grant and Lady Lake Inc.

Application for Rezoning, proposed LSCPA, and Special Exception

Our File No.: 15-14686-001

Dear Mr. Carroll:

As you know, I and my firm represent Mr. Grant Gore and his corporation, Lady Lake, Inc. ("the Applicant") in regards to the Proposed RV Park Project in Lady Lake, Florida ("the Project). It was a pleasure to meet you in September and I look forward to finalizing this project with you, your staff, and the Town of Lady Lake.

In support of the Project, enclosed herewith, please find ten (10) copies of the following:

- LSCPA Application
- Rezoning Application
- Special Exception Application
- GIS Map with list of neighboring property owners
- Warranty Deed
- Property Record Card
- Location Map
- Existing Zoning Map
- Existing Future Land Use Map
- Proposed Future Land Use Map
- FEMA Flood Map
- Soils Map
- USGS Topography Map
- DRAFT Developer's Agreement
- DRAFT Conditional Use Permit
- Sanitation Plant Impact Analysis
- Boundary Survey
- Conceptual Master Park Plan
- Traffic Impact Analysis

Clermont: (Main Office) 700 Almond Street Clermont, FL 34711 Tel: (352) 394-4025 Fax: (352) 394-1604

Winter Park: 201 W. Canton Avenue Suite 150 Vinter Park, FL 32789 Tel: (407) 608-5484

www.BretJonesPA.com Contact@BretJonesPA.com February 22, 2016 Carroll, Thad Application for Rezoning, LSCPA, and Special Exception Page 2 of 6

- Original Recreation Plantation Development Agreement
- Justification of Need (this letter)
- Application Fee also in the amount of \$2,000.00 made payable to "The Town of Lady Lake"

Large Scale Comprehensive Plan Amendment¹

Because this project exceeds ten (10) acres and the current future land use calls for Mixed Residential Medium Density (MX-8), a large scale Comprehensive Plan amendment is necessary.

The Project consists of a 232 space RV Park with associated amenities and is an extension of the existing Recreation Plantation RV Park. The proposed gross density is 10.66 units per acre, which is well below the allowable twelve (12) units per acre threshold within the CT land use. Additionally, since the nature of RV users is that they travel with fewer individuals, on average, per unit (i.e., two people per unit or 21.32 individuals per acre), the impact of the proposed amendment would be less than the existing MX-8 impact, which assumes up to four (4) individuals per unit or thirty-two (32) individuals per acre.

The surrounding properties are also compatible with the recommended use. As a preliminary matter, the Applicant points out that the Project is connected to (and in fact is the same parcel as) the existing Recreation Plantation RV Park comprising 850 RV units. The property to the South of the Project is currently built for multi-family housing (approximately thirty (30) acres approved for ten or more (10+) units per acre). Likewise, to the North there is another apartment complex with ten or more (10+) units per acre. Because the Project is consistent with the use on the parcel of which it is a part and because there are 10+ unit housing facilities to the North and South of this parcel, the proposed Comprehensive Plan Amendment is compatible with the adjacent land use.

The Applicant currently uses City water on its adjacent project, Recreation Plantation, and requests the City allow the continued use of City water for the Project.

While the Applicant requests use of City water, regarding the use of and access to wastewater treatment, because the Applicant previously constructed a sewer plant on site to support the Recreation Plantation, the Applicant proposes to use its own wastewater treatment plant for these services. The wastewater treatment plant is capable of handling the increased usage, as is further described in the Sanitation Plant Impact Analysis report enclosed herewith. The Analysis demonstrates that Recreation Plantation, with 850 RV units, only uses 38.7% of the permitted capacity for the plant. As you can see from the Sanitation Plant Impact Analysis, the current State of Florida Estimated Sewage Flows assumes the existing 850 RV units would operate at 75% and the additional units are projected to operate at 96.47% capacity. However, based on historical annual average daily flows of 42.35GPD (versus the State assumed 75.00GPD), with the proposed new lots, the plant is projected to operate at or under 54.40% capacity. Based on these figures, it is evident that the current wastewater treatment plant is more than capable of handing the additional 229 RV

¹ This Application is consistent with FLU 3-1.2, as demonstrated herein, because the Applicant has demonstrated that all facilities and service capacities required for the Project are available to meet the proposed land use.

units and, because of this, the Applicant is requesting Tap Fees be calculated at an ERU factor of .33, which is the same ERU at which the Park is currently assessed.²

The Project is consistent with and furthers various objectives and policies of the Town of Lady Lake 2030 Comprehensive Plan because:

- a. As an extension of the successful and popular Recreation Plantation, the Project expands on existing infrastructure including, but not limited to roads and wastewater facilities (avoiding the need for the Town to leverage its own assets to do so), promotes tourism, and promotes quality commercial and residential development and neighborhood cohesiveness and leverage the existing facilities to support demands necessitated by existing and future housing development and associated population.³
- b. As an extension of the successful and popular Recreation Plantation, the Project has easy access to County Road 466 and Clay Avenue.⁴
- c. As an extension of the successful and popular Recreation Plantation, the Project supports the Town's objective of promoting orderly growth by encouraging growth and development in existing developed areas where facilities and services are presently in place.⁵
- d. Assuming the Project is approved, the anticipated impact from this Project will be the equivalent of 21.32 persons per acre (i.e., 10.66 units with 2 persons per unit per acre). The current Future Land Use, MX-8 calls for an impact of thirty-two (32) persons per acre (i.e., eight (8) family homes per acre with four (4) individuals per home, equaling thirty-two (32) persons per acre). Also, because RV travelers tend to stay on-site for much of their trip, most of the impact on utilities and roads will be within Recreation Plantation rather than public right of ways and other utilities. As a result, the impact of allowing this application is not only consistent with the current Future Land Use, but also is likely to have less of a public services impact than the current Use. This Project is also less impactful than is permitted under the current Future Land Use for Commercial Tourists Services (CT), which allows for 12 units per acre.
- e. The Project supports Future Land Use Objective 2-2 for the County Road 466/Rolling Acres Road Special Area in that it furthers an identify for the area as a tourist destination, promotes quality through an existing, successful affiliation with the Recreation Plantation, and creates a pedestrian friendly community (as most RV users enjoy traveling by golf cart once they arrive).8

² The Applicant is requesting an ERU factor of .33 based on the current historical data of Recreation Plantation as well as other local RV Parks. See tab for data supporting this request.

³ FLU 1-2 and 1-4.1(6).

⁴ FLU 1-4.1 (2) and (3).

⁵ FLU 1-9.2.

⁶ FLU 1-10.1(B).

⁷ FLU 1-10.1(H)(4).

⁸ FLU 2-2.

The traffic study for this Project is enclosed herewith and supports the assumptions made above regarding the potential impact of the Project on Rolling Acres Road and County Road 466. The Project will be phased in and the Town can anticipate the Project to coincide and be consistent with future plans (already adopted) to improve Rolling Acres Road.

Comprehensive Plan Amendment: Special Exception Use

The proposed Special Exception use of the RV Park complies with the special requirements and conditions of Chapter 6, Section 6-2, 31 as follows:

- a. The site has frontage on a local roadway, i.e., County Road 466;
- b. The proposed site is in excess of five (5) acres;
- c. The Project accommodates fifth wheels, motorhomes, busses, park models, RV ports, travel trailers, vehicles with sleeping accommodations, tents (limited as determined by Town), carports, screen rooms, Florida rooms, utility sheds, detached storage sheds, and other similar facilities;
- d. Occupants at the proposed RV Park are allowed to stay from one (1) day to one (1) year;
- e. There is no restaurant onsite but the Developer would like to reserve the option to add a restaurant to the plan. Developer will remain in compliance with all applicable building codes of the Town of Lady Lake. The amenities are available to residents and guests of the Recreation Plantation include, but shall not be limited to:
 - i. Office;
 - ii. Guard House/gate;
 - iii. Post Office/Postal area;
 - iv. Manager's residence;
 - y. Clubhouse;
 - vi. Bathhouse;
 - vii. Laundromat;
 - viii. Pool;
 - ix. Jacuzzi;
 - x. Tennis/Pickle ball courts:
 - xi. Horseshoes;
 - xii. Shuffleboard:
 - xiii. Bocci ball;
 - xiv. Equipment sheds:
 - xv. Tiki Hut/Snack bar;
 - xvi. Vending area;
 - xvii. Softball or multi-purpose sports field;

xviii. Dog walk/park; and xix. Restaurant.

- f. The Conceptual Master Park Plan identifies available amenities (including a club house and shower facility). Regarding restroom and shower facilities, the Applicant intends to construct the following units;
 - i. Men's toilets: Three (3)
 - ii. Men's urinals: Three (3)
 - iii. Men's lavatories: Four (4)
 - iv. Women's toilets: Five (5)
 - v. Women's lavatories: Four (4); and
 - vi. Showers: Six (6)
- g. Sanitation will be provided by the Applicant's sanitation plant (located on site). As indicated in the enclosed Sanitation Plant Impact Analysis, the Applicant's sanitation plant is able to accommodate more wastewater than will be necessary to support this Project;
- h. As demonstrated on the Conceptual plan, the streets for the Project will be 20' wide.
- i. The lots exceed the minimum required yard and lot size of 2,500 square feet and the Project contemplates screening and buffering landscapes;
- j. The proposed lot space exceeds the 25' minimum width required;
- k. The Project does not comply with current minimum setback requirements and the Applicant requests a waiver of this requirement with the enclosed Application for Variance;
- 1. The Conceptual Master Park Plan is enclosed with this Application; and
- m. A draft Developer's Agreement and Conditional Use Permit are included with this Application and the terms of same should be considered part of the Application as if fully set forth herein.

Rezoning Application

In order to support the Large Scale Comprehensive Plan Amendment Application (above and herein), the Applicant has also submitted a Rezoning Application. I believe the Rezoning Application is self-explanatory and that the supportive documentation for the Rezoning Application is included with the list of documents identified above and required for the Comprehensive Plan Amendment Application. If you require any information in addition to the items identified above, please let me know.

February 22, 2016 Carroll, Thad Application for Rezoning, LSCPA, and Special Exception Page 6 of 6

I hope that this letter and the applications enclosed herewith provide you with the detail necessary to support recommending approval for this Project. Should you need any additional information, please do not hesitate to contact me at my Clermont office.

Sincerely yours,

Alison Strange

Encl. Cc: Client