

**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
Address	Bret Jones, P.A.
609 Highway 466	700 Almond Street
City	City
Lady Lake	Clermont
State	State
Florida	Florida
Zip	Zip
32159	34711
Phone (H)	Phone (H)
	(352) 394-4025
Phone (W)	Phone (W)
	(352) 394-1604
Fax	Fax
	(352) 394-1604

Adopted Future Land Use Designation(s) _____

SFMD

Requested Future Land Use Designation(s) CT

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

PROPERTY LOCATION:

Section 17	Township 18	Range 24
Lot/Parcel# 0003	Block 000	Subdivision 01900
Address (if available) 609 Highway 486, Lady Lake, Florida 32159		
Tax Identification Number and Alternate Key # 1120829		
Existing Zoning MX-8	Anticipated Zoning CT	

Existing Use of Subject Property: Storage Lot

Proposed Use of the Subject Property:

229 RV park, including amenities for office, guard house, gate, manager residence, clubhouse, bathhouse, laundromat, pool,

Jacuzzi, post office, tennis/pickle ball court, horseshoes, shuffleboard, Bocceball, equipment shed, Tiki hut, shack/vendor area, etc,

Total Gross Acreage of Parcel (including wetlands and water bodies): _____
27.13 acres

Developable Acreage to be amended: _____
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?

Yes X No _____

(If yes, type and date submitted) _____

1987-

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 pre-application conference 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:

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

Signature of the Property Owner

Date

2/11/16

Grant Gore
Printed Name

STATE OF _____ FLORIDA

COUNTY OF _____ LAKE

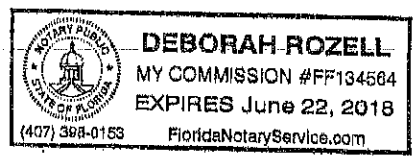
THE FOREGOING INSTRUMENT was acknowledged before me this 11 day of

Feb, 20 16, by Deborah Rozell,
as an individual/officer/agent, on behalf of himself/herself Lady Lake, Inc., a
corporation/partnership. He/she is personally know to me or has produced
personally known as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of
Feb, 20 16.

Deborah Rozell
Notary Public
Deborah Rozell
Printed Name
Commission No.: _____
My Commission Expires: _____

(SEAL)



AGENT AUTHORIZATION FORM

**APPLICATION FOR THE LARGE SCALE DEVELOPMENT AMENDMENTS TO THE TOWN OF
LADY LAKE COMPREHENSIVE PLAN**

I, (please print property owner's name) Grant Gore, Pres. Lady Lake, Inc., as the
property owner of the property described below, hereby give my permission for (print agent name)
Alison Strange, F.A. 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):

[Signature]
Signature of the Property Owner
Date 2/11/16

Grant Gore, Lady Lake, Inc.

Printed Name

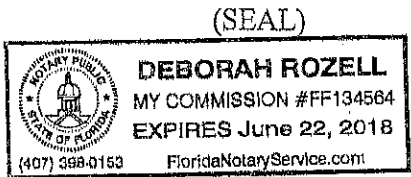
STATE OF Florida

COUNTY OF Lake

THE FOREGOING INSTRUMENT was acknowledged before me this 11 day of Feb, 20 16, by Deborah Rozell, as an individual/officer/agent, on behalf of himself/herself Grant Gore Lady Lake, Inc. corporation/partnership. He/she is personally know to me or has produced personally known as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of Feb, 20 16.

Deborah Rozell
Notary Public
Deborah Rozell
Printed Name
Commission No.: _____
My Commission Expires: _____



QUIT-CLAIM DEED
88 58240

REC 5.00
DOC 155
TF 100

RAMCO FORM 8

BOOK 0992 PAGE 2332

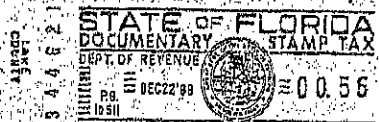
This Quit-Claim Deed, Executed this 5th day of December, A. D. 19 88, by
GLENN L. GORE and JANIS A. GORE, his wife,
first party, to LADY LAKE, INC., a Florida corporation,

whose postoffice address is 888 Boulevard of the Arts, No. 1901-2, Sarasota, FL 34237
second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, being, legal representative, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, 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, piece or parcel of land, situate, lying and being in the County of Lake State of Florida, to-wit:

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.



Dec 27 2 44 PM '88

To Have and to Hold the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever 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 sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

May C. Wallace
Kathleen Courtney Snodgrass
Glenn L. Gore
Janis A. Gore

STATE OF FLORIDA,
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared GLENN L. GORE and JANIS A. GORE, his wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of December, A. D. 19 88.

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires 2-28-92

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

PROPERTY RECORD CARD

General Information

Owner Name:	LADY LAKE INC	Alternate Key:	1120829
Mailing Address:	609 HIGHWAY 466 LADY LAKE, FL 32159 Update Mailing Address	Parcel Number:	17-18-24- 000300001900
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	18.70410
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	609 HIGHWAY 466 LADY LAKE FL 32159 Update Property Location	Property Name:	RECREATION PLANTATION Submit Property Name
		School Locator:	School and Bus Map
Property Description:	W 1/2 OF SW 1/4--LESS RD R/W FOR CR 466 & LESS W 40 FT OF S 263 FOR R/W OF ROLLING ACRES RD & LESS S 263 FT OF W 271 FT OF E 540 FT--N 3/4 OF NE 1/4 OF SW 1/4 ORB 992 PG 2332		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	(2820)	0	0		850	LT	\$0.00	\$4,717,500.00
3	NON AGRICULTURAL ACREAGE (9900)	0	0		25.31 AC	AC	\$0.00	\$139,205.00

Residential Building(s)

Building 006

<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Mobile Home	Building Value: \$21,619.00						
Summary								
Year Built: 1995	Total Living Area: 960	Central A/C: Yes	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0					
<i>Incorrect Bedroom, Bath, or other information? Click here to Update My Information.</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Map Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	960	N	0%	0%	
2	OPEN PORCH (OPM)	No Wall Type	1	144	N	0%	0%	

3	OPEN PORCH (OPM)	(000) No Wall Type (000)	1	75	N	0%	0%
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Commercial Building(s)

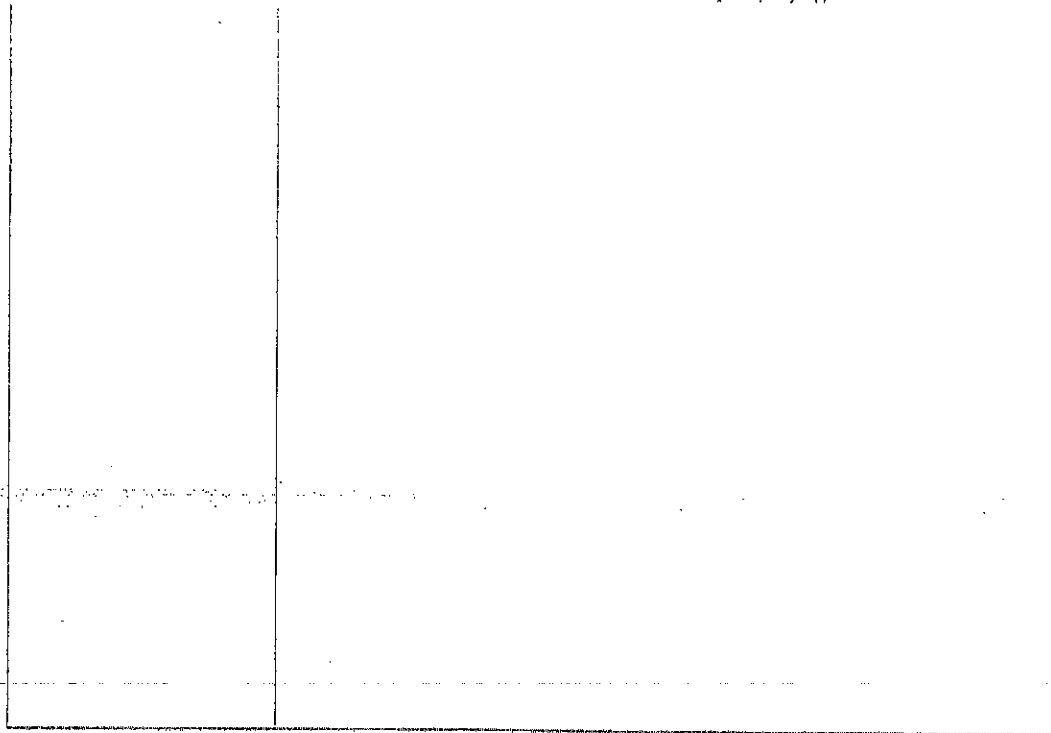
Building 1

Commercial		Building Value: \$33,504.00							
Summary		Section(s)							
Year Built:	1988	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
Total Square Footage:	2625	1	FINISHED LIVING AREA (FLA)	20	1	2625	0%	0%	<input type="checkbox"/>
Full Bathrooms:	0	Interior Finish		Percent		Sprinkler		A/C	
Half Bathrooms:	2	(25C)		75.00 %		No		No	
Elevators:	0	(17C)		25.00 %		No		No	
Elevator Landings:	0								
Escalators:	0								
Residential Units:	0								
Kitchens:	0								
Fireplaces:	0								

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

Building 2

Commercial	Building Value: \$271,170.00								
Summary		Section(s)							
Year Built:	1989	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
Total Square Footage:	9136	1	FINISHED LIVING AREA (FLA)	10	1	9136	0%	0%	<input type="checkbox"/>
Full Bathrooms:	2	Interior Finish (77B)		Percent		Sprinkler		A/C	
Half Bathrooms:	0			100.00 %		No		Yes	
Elevators:	0								
Elevator Landings:	0								
Escalators:	0								
Residential Units:	1								
Kitchens:	1								
Fireplaces:	0								
Structure Type: Wood or Steel Open Stud Frame									
Exterior Walls:									
02 : 100.00 %									



Building 3

Commercial		Building Value: \$24,425.00							
Summary		Section(s)							
Year Built:	1989	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Map Finished	Map Color
Total Square Footage:	800	1	FINISHED LIVING AREA (FLA)	10	1	800	0%	0%	<input type="checkbox"/>
Full Bathrooms:	2	Interior Finish (25C)		Percent		Sprinkler		A/C	
Half Bathrooms:	0			100.00 %		No		Yes	
Elevators:	0								
Elevator Landings:	0								
Escalators:	0								
Residential Units:	0								
Kitchens:	0								
Fireplaces:	0								
Structure Type: Wood or Steel Open Stud Frame									
Exterior Walls:									
02 : 100.00 %									

Building 4

Commercial		Building Value: \$25,347.00							
Summary		Section(s)							
Year Built:	1989	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Map Finished	Map Color
Total Square Footage:	1110	1	FINISHED LIVING AREA (FLA)	10	1	1110	0%	0%	<input type="checkbox"/>
Full Bathrooms:	2	Interior Finish (25C)		Percent		Sprinkler		A/C	
Half Bathrooms:	0			100.00 %		No		Yes	
Elevators:	0								
Elevator Landings:	0								
Escalators:	0								
Residential Units:	0								
Kitchens:	0								
Fireplaces:	0								
Structure Type: Wood or Steel Open Stud Frame									
Exterior Walls:									
02 : 100.00 %									

Building 7

Commercial		Building Value: \$24,425.00							
Summary		Section(s)							
Year Built:	1989	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
Total Square Footage:	800	1	FINISHED LIVING AREA (FLA)	10	1	800	0%	0%	<input type="checkbox"/>
Full Bathrooms:	2	Interior Finish (25C)		Percent		Sprinkler		A/C	
Half Bathrooms:	0			100.00 %		No		Yes	
Elevators:	0								
Elevator Landings:	0								
Escalators:	0								
Residential Units:	0								
Kitchens:	0								
Fireplaces:	0								
Structure Type:		Wood or Steel Open Stud Frame							
Exterior Walls:		02 : 100.00 %							

Building 8

Commercial		Building Value: \$31,237.00							
Summary		Section(s)							
Year Built:	1989	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Map Finished	Map Color
Total Square Footage:	1170	1	FINISHED LIVING AREA (FLA)	8	1	1170	0%	0%	<input type="checkbox"/>
Full Bathrooms:	0	Interior Finish			Percent	Sprinkler		A/C	
Half Bathrooms:	1	(17C)			100.00 %	No		Yes	
Elevators:	0								
Elevator Landings:	0								
Escalators:	0								
Residential Units:	0								
Kitchens:	0								
Fireplaces:	0								
Structure Type:		Wood or Steel Open Stud Frame							
Exterior Walls:									
02 : 100.00 %									

Building 9

Commercial		Building Value: \$106,547.00							
Summary		Section(s)							
Year Built:	1989	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Map Finished	Map Color
Total Square Footage:	5880	1	FINISHED LIVING AREA (FLA)	10	1	5880	0%	0%	<input type="checkbox"/>
Full Bathrooms:	0	Interior Finish		Percent		Sprinkler		A/C	
Half Bathrooms:	0	(77C)		55.00 %		No		Yes	
Elevators:	0	(25C)		45.00 %		No		Yes	
Elevator Landings:	0								
Escalators:	0								
Residential Units:	0								
Kitchens:	0								
Fireplaces:	0								
Structure Type:		Wood or Steel Open Stud Frame							
Exterior Walls:		02 : 100.00 %							

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Miscellaneous Improvements

No.	Type	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	\$1,645.00
0008	COMMERCIAL SWIMMING POOL (CPL)	1500	SF	1989	\$45,900.00
0009	POOL DECKING (PLD)	8440	SF	1989	\$31,785.00
0010	SHUFFLE 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./Imp.	Sale Price
<u>746 / 1623</u>	5/1/1980	QC	U	V	\$1.00
<u>783 / 2018</u>	8/1/1983	WD	Q	V	\$287,000.00
<u>823 / 139</u>	11/1/1984	TD	Q	V	\$415,000.00
<u>837 / 1827</u>	4/1/1985	WD	Q	V	\$415,000.00
<u>992 / 2332</u>	12/1/1988	QC	U	V	\$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	\$5,560,293	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
				Total:	Total:
				18.7041	\$105,028.80

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: **\$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.
ATTORNEYS AND COUNSELORS

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

Winter Park, FL 32789

Tel: (407) 608-5484

www.BretJonesPA.com

Contact@BretJonesPA.com

- 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 handling 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.⁶ 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.⁷
- 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;
 - v. 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;
- l. 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