REGULAR MEETING OF THE LADY LAKE TOWN COMMISSION

DATE: **Monday, April 6, 2015**
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. PLEDGE OF ALLEGIANCE: Mayor Ruth Kussard

D. INVOCATION[1]: Rev. Tom Ash, New Song Community Church

E. ROLL CALL

F. PUBLIC COMMENTS[2]

G. PROCLAMATION:

1. Proclaiming April 7, 2015 as National Service Recognition Day (Mayor Ruth Kussard)

H. PRESENTATION:

2. Presentation of a $1,500 Donation by the Lady Lake Orange Blossom Gardens Lions Club to the Lady Lake Police Department for the Bike Give-Away (Doris Turlo/Chris McKinstry)

I. CONSENT[3]:

3. Minutes – March 16, 2015 – Regular Commission Meeting

4. Consideration to Approve Revision to Lake County BCC Policy LCC-63, "Library Impact fee Application and Distribution Process" (Marsha Brinson)

5. Consideration of Budget Amendment to Increase Sales of Surplus PD Vehicles, Forfeiture/Forfeiture Expense, P&R Donations/Parks & Rec Promotional, and Grant/SAFE Routes to School Expense and Move Budgeted Computer Items from Capital to Operating Expense (Jeannine Michaud)

6. Consideration of Approval of the Mutual Agreement for Sanitary Sewer Rehabilitation Services with the Hinterland Group, Inc. (C.T. Eagle)

7. Consideration of the Water and Sewer Agreement for the Village Veranda at Lady Lake Major Site Plan – MJSP 10/14-002 – A Facility Proposed to be Developed in Three Phases Including Three Outparcels with a Total of 22,000 Sq. Ft. of Commercial Space and a Proposed Multi-Story Building with 90 Assisted Living Units and 40 Memory Care Facility Units – Located at South Hwy 27/441, North of the Too Your Health Spa (V) Project (Thad Carroll)

8. 2015 Concurrency Report Update (Thad Carroll)

J. OLD BUSINESS:

K. NEW BUSINESS:

9. Consideration of Approval for the Amenity Authority Committee and the Village Center Community Development District to Utilize Kimley-Horn to Design Any Modifications to the Town's Infrastructure in the Proposed Expansion of the Del Mar Gate Configuration to a Two-Gate Entry System (Kris Kollgaard/Janet Tutt)

10. Update on the Progress and Plans for the Traveling Vietnam Memorial Wall (Sgt. Major Robert A. Sullivan, DAV/Mike Burske)

11. Consideration of Approval to Host the Annual Driving Range Volunteers Lunch at the Parks and Recreation Building on April 28, 2015 (Mike Burske)

12. Consideration to Upgrade Present Library Internet Circuits to Fiber through a Service Agreement with the City of Leesburg (John Pearl/Marsha Brinson)

13. Consideration of Approval for the Water Oak Community Center Drainage Improvement Major Modification - MJM 01/15-001 - Proposing Substantial Drainage Improvements, Landscaping Upgrades, Exterior Building Elevations Upgrades, Adding 46 Golf Cart Parking Spaces and 10 Regular Parking Spaces at 415 Water Oak Blvd., Within the Water Oak Estates Country Club (Thad Carroll)

14. Consideration of Approval for the Rolling Acres Self Storage Facility Major Modification - MJM 01/15-005 - Removing Twelve Mini Storage Buildings Totaling 41,000 Sq. Ft. and Proposing Two Indoor Motor Vehicle/RV/Boat Storage Buildings Totaling 41,400 Sq. Ft., Eliminating Phase 3, and Reducing Project Approximately 9,548 Sq. Ft. from Originally Approved Plans (Thad Carroll)

L. TOWN ATTORNEY'S REPORT:

M. TOWN MANAGER'S REPORT:

N. MAYOR/COMMISSIONER'S REPORT:

O. PUBLIC COMMENTS[4]

P. 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 – 04-06-2015

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[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.*

G-1

Proclamation

WHEREAS, service to others is a hallmark of the American character, and central to how we meet our challenges; and

WHEREAS, the nation's mayors are increasingly turning to national service and volunteerism as a cost-effective strategy to meet city needs; and

WHEREAS, AmeriCorps and Senor Corps participants address the most pressing challenges facing our cities and counties, from educating students for the jobs of the 21st century and supporting veterans and military families to providing health services and helping communities recover from natural disasters; and

WHEREAS, national service expands economic opportunity by creating more sustainable, resilient communities and providing education, career skills, and leadership abilities for those who serve; and

WHEREAS, national service represents a unique public-private partnership that invests in community solutions and leverages non-federal resources to strengthen community impact and increase the return on taxpayer dollars; and

WHEREAS, national service participants demonstrate commitment, dedication, and patriotism by making an intensive commitment to service, a commitment that remains with them in their future endeavors; and

WHEREAS, the Corporation for National and Community Service shares a priority with mayors nationwide to engage citizens, improve lives, and strengthen communities; and is joining with the National League of Cities, City of Service, and mayors across the country to recognize the impact of service on the **Mayors Day of Recognition for National Service on April 7, 2015**.

THEREFORE, BE IT RESOLVED that I, **Ruth Kussard, Mayor of the Town of Lady Lake**, do hereby proclaim April 7, 2015, as **National Service Recognition Day**, and encourage residents to recognize the positive impact of national service in our city; to thank those who serve; and to find ways to give back to their communities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the Town of Lady Lake to be affixed on this 6th day of **April**, **2015**.

Ruth Kussard

Ruth Kussard, Mayor

Attest:

Kristen Kollgaard

Kristen Kollgaard, Town Clerk

H-2

There Is No

Packet Item

For Item H-2

I-3

MINUTES OF THE REGULAR MEETING OF THE LADY LAKE TOWN COMMISSION LADY LAKE, FLORIDA March 16, 2015

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. 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. PLEDGE OF ALLEGIANCE: Led by Joe Quinn.

D. INVOCATION[i]: Rev. Michael Smith, North Lake Presbyterian Church

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

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

F. PUBLIC COMMENTS[ii]

Mayor Kussard asked if anyone in the audience would like to speak on any item. There were no comments.

G. PRESENTATION:

1. <u>Presentation of a Check Donation from the Lady Lake Kiwanis for the Sponsorship of the 2015 Lady Lake Easter Egg Hunt (Bud Brown/Mike Burske)</u>

Parks and Recreation Director Mike Burske thanked the Lady Lake Kiwanis for their sponsorship of the Lady Lake Easter Egg Hunt last year by purchasing the Easter eggs. He stated that this year, not only are they helping with sponsorship funds, but they are volunteering to assist with the Easter Egg Hunt as well.

Glenda Brown of the Lady Lake Kiwanis Club presented a check donation for $1,900.00 to Mr. Burske for sponsorship of the 2015 Lady Lake Easter Egg Hunt.

The Mayor and Commissioners thanked the Kiwanis for their support and donations.

2. Presentation of Award from the Arbor Day Foundation to the Town of Lady Lake for Its 10 Year Designation as a Tree City USA

Town Manager Kris Kollgaard presented an award from the Arbor Day Foundation to Parks and Recreation Director Mike Burske and the Mayor and Commissioners of the Town of Lady Lake for its 10 year designation as a "Tree City USA".

H. CONSENT[iii]:

Mayor Kussard asked if the Commissioners would like to pull any consent items for discussion. She reported that Consent Item #4 has been pulled.

3. Minutes – March 2, 2015 – Regular Commission Meeting

4. Consideration of the Water and Sewer Agreement for the Village Veranda at Lady Lake Major Site Plan – MJSP 10/14-002 – A Facility Proposed to be Developed in Three Phases Including Three Outparcels with a Total of 22,000 Sq. Ft. of Commercial Space and a Proposed Multi-Story Building with 90 Assisted Living Units and 40 Memory Care Facility Units – Located at South Hwy 27/441, North of the Too Your Health Spa (V) Project (Thad Carroll)

This item was tabled until the April 6th meeting at the request of the applicant.

5. Consideration of Approval to Continue the Lease Agreement with the Lady Lake Chamber of Commerce for the Log Cabin (Mike Burske)

The background summary for this agenda item is on file in the Town Clerk's office. It states that the Lady Lake Area Chamber of Commerce once again desires to renew its lease agreement with the Town for the Log Cabin at Veterans Park. The new lease will have a one year term and includes the new indemnity clause and insurance requirements.

Upon a motion by Commissioner Hannan and seconded by Commissioner Richards, the Commission approved Consent Items #H-3, #H-5, and #H-6, by a vote of 5 to 0.

Town Manager Kris Kollgaard announced for the record that the developer requested that Consent Agenda Item #4, the Water & Sewer Agreement for the Village Veranda, be postponed until the April 6th meeting.

I. OLD BUSINESS: No old business.

J. NEW BUSINESS:

7. Consideration of Approval to Tile the Exterior Front (Guava Street) Entrance of the Lady Lake Library – To be Funded by the Friends of the Library (Marsha Brinson)

Director of Library Services Marsha Brinson gave the background summary for this agenda item (on file in the Clerk's office). She stated that the Lady Lake Library was expanded to its current size in 2011, and the exterior front entrance of the library was not tiled at the time due to budget constraints. Ms. Brinson stated that in 2013, the Friends of the Lady Lake Library agreed to pay for the tile project, but quotes were never received. She stated that due to safety (surface is slippery when wet) and aesthetic reasons, the library wishes to move forward and complete the project, and the Friends have generously agreed to pay for the tile and installation. Quotes were included in the packet. Ms. Brinson requested that the Commissioners approve the utilization of Village Flooring to complete the project. An example of the tile to be used was passed around to the Commissioners and she noted that it was a rough texture which makes it slip resistant.

Upon a motion by Commissioner Richards and seconded by Commissioner Holden, the Commission approved utilizing Village Flooring to tile the exterior front entrance (Guava St. entrance) of the Lady Lake Library, which will be funded by the Friends of the Lady Lake Library, by a vote of 5 to 0.

8. <u>Consideration of Approval to Accept and Sign the Local Agency Program Supplement Agreement from F.D.O.T. District 5 for the Design Phase of the Rolling Acres Sidewalk Project Phase II Funded Through the Safe Routes to School Grant (Mike Burske)</u>

Parks and Recreation Director Mike Burske gave the background summary for this agenda item (on file in the Clerk's office). He stated that the Commission has seen a very similar document to the one in this packet back on November 17, of 2014, and soon after this document was passed, Connelly and Wicker began to design the sidewalks described in the LAP Agreement. Mr. Burske stated that in January, the County constructed the aprons and crosswalks that they requested be added to this project; these improvements have taken place on CR 25 and Griffin Ave. He stated that the original amount for this grant has been reduced to $140,380.00 from the original amount of $159,565.00, and asked that the Commission keep in mind that the Town may be responsible for anything over the $140,380.00 if it is needed. Mr. Burske stated that since this is for design, he did not believe that there will be any overages.

Upon a motion by Commissioner Richards and seconded by Commissioner Hannan, the Commission approved the consideration to accept and sign the Local Agency Program Supplement Agreement from F.D.O.T. District 5 for the design phase of the Rolling Acres Sidewalk Project Phase II funded through the Safe Routes to School Grant, by a vote of 5 to 0.

Commissioner Richards thanked Mr. Burske for being ahead of the curve on these sidewalks as other communities are wondering how they are going to get sidewalks installed for children going to school.

9. <u>Consideration of Approval for the Town to Accept and Sign the Amended Contract with Connelly & Wicker Inc. for Design Phase II of the Rolling Acres Sidewalk Project Funded Through the Safe Routes to School Grant (Mike Burske)</u>

Parks & Recreation Director Mike Burske gave the background summary for this agenda item (on file in the Clerk's office). He stated that in changing the LAP Agreement with F.D.O.T District 5 for the scope of the project, there was a change in the amount that is being invested in the design; the original design fee of $151,023.53 has been reduced to $140,379.99. Mr. Burske stated that the intersection of C.R. 25 and Griffin Avenue was taken out of the project as Lake County completed it, although they had originally requested the Town incorporate it into the project. He stated that

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this contract price will be reimbursed by F.D.O.T. District 5, and asked that the Commission keep in mind that the Town may be responsible for any costs over this amount.

Upon a motion by Commissioner Vincent and seconded by Commissioner Holden, the Commission approved to Accept and Sign the Amended Contract with Connelly & Wicker Inc. for Design Phase II of the Rolling Acres Sidewalk Project Funded Through the Safe Routes to School Grant, by a vote of 5 to 0.

10. Approval to Submit a Letter to the Florida Department of Transportation to Allow for the Application of a Building Permit for Bus Shelter #10 on Highway 27/441 Near the Kohl's Department Store in the Lady Lake Crossing Shopping Center (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 on March 19, 2012, the Growth Management Department brought plans for the proposed construction of the Lake Express Bus Shelter #12, to be constructed near the Lady Lake Public Library, before the Town Commission for their review and approval to submit a letter to the Florida Department of Transportation to allow for the application of a Building Permit.

Mr. Carroll stated that at this time, it has again been requested by the Florida Department of Transportation (FDOT), via Lake County Community Services, that the Town of Lady Lake issue a letter indicating that the Town is in approval of the construction of Bus Shelter #10 to be constructed on Highway 27/441 near the Kohl's Department Store (Lady Lake Crossing Shopping Center). He stated that the second bus shelter was originally going to be constructed in front of Town Hall, but this one is right across the street. He also pointed out that the bus shelter will be located just inside the deceleration lane, or right turn lane, which provides for the Lake Express bus to get off of the main highway out of through traffic when loading or unloading.

Mr. Carroll stated that because the property the shelter will occupy is located within the FDOT right-of-way, formal site plan approval as per our Land Development Regulations is not required; however, consensus from the Commission is being sought in an effort to forward the letter to FDOT so that the construction of the shelter can commence. Permitting for the structure will be submitted to the Town of Lady Lake for review by the Building Official.

Mr. Carroll pointed out that at present, the Town currently has a Highway Maintenance Memorandum of Agreement with FDOT for Highway 27/441 from Lake Ella Road to Griffin Avenue; therefore debris around this facility can be collected under the current work program of the Public Works Department. In addition, the following language was also incorporated into the Interlocal Service Boundary Agreement with Lake County, adopted August 5, 2013:

*10. **TRANSIT SHELTERS.** Upon the erection of any transit shelter in association with Lake Express and the Lake County Public Transit System which is placed within the municipal boundary of the Town of Lady Lake, the TOWN shall assume maintenance duties associated with removal of the debris in the trash canisters should one be located at the shelter. This shall be the extent of the TOWN's responsibility at each facility; damage to the shelters or acts of vandalism which require painting, cleaning, or repair through construction activities shall be the sole responsibility of Lake Express/Lake County.*

At this time, the Growth Management Department respectfully requests an approval from the Town Commission to transmit the letter included in the packet to the Florida Department of

Transportation, so that permits may be submitted for the construction of Bus Shelter Site #10 on Highway 27/441 near the Kohl's Department Store (Lady Lake Crossing Shopping Center). The Technical Review Committee has provided a courtesy review of the proposal; comments were included in the packet.

Commissioner Hannan asked if the bus shelter will be lighted. He commented that it is much needed.

Mr. Carroll replied that it will be lighted as it has a solar panel and there should be an interior light.

Commissioner Vincent commented that the bus shelter at Guava Street is lighted and it automatically comes on at dusk. He also stated that he understands that the FDOT is providing for the future widening of the road, but that he wished they would consider a no-lane pull-in rather than a deceleration lane.

Commissioner Richards commented that this is a better location than previously planned.

Mr. Carroll agreed that the FDOT engineers have considered the future widening of the road in their design plans, but that he has not seen the full design of the plan set. He stated that staff has had discussions with Lake Express about the buses pulling off the road when possible, but they are trying to stay on the main throughways instead of the headways of shopping centers, etc.

Upon a motion by Commissioner Holden and seconded by Commissioner Hannan, the Commission approved the submission of a letter to the Florida Department of Transportation to allow for the application of a building permit for Bus Shelter #10 on Highway 27/441 near the Kohl's Department Store in the Lady Lake Crossing Shopping Center, by a vote of 5 to 0.

11. <u>Consideration of the Proposal from Mittauer & Associates, Inc. to Perform Design Permitting and Construction Administration Services Related to the WWTP Aeration Improvements Identified within the Town's 2014 Wastewater & Reuse System Master Plan (C.T. Eagle)</u>

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 Town identified a number of projects within the 2014 Wastewater & Reuse Master Plan, and within Section VII(D)(1), "Wastewater Treatment System Recommendations – Near-term Improvements", the WWTP aeration improvements were recommended for completion in 2015 to provide interim means of efficiently treating the wastewater until such time that flows exceed 0.50 million gallons per day (MGD). He stated that current flows are around 0.24 MGD, and current growth, as well as potential delivery of bulk wastewater from Fruitland Park, are necessitating completion of this capital project. Mr. Eagle stated that the enclosed proposal will provide the Town with engineering design, permitting, bidding, and construction administration services. He stated that the construction improvements are estimated to cost between $500,000 to $600,000, and a specific number will be known after the bidding phase is complete, and the project will be brought back before the Commission for approval related to bidding and awarding of a construction contract. Mr. Eagle stated that Greg Lang of Mittauer & Associates is present if there are any questions.

Mayor Kussard commented that she is glad to see that the Town has enough funds in its Utility Retained Earnings to pay for this project; to include engineering costs and construction improvements.

Upon a motion by Commissioner Richards and seconded by Commissioner Holden, the Commission approved the Proposal from Mittauer & Associates, Inc. to Perform Design Permitting and Construction Administration Services Related to the WWTP Aeration Improvements Identified within the Town's 2014 Wastewater & Reuse System Master Plan, by a vote of 5 to 0.

K. TOWN ATTORNEY'S REPORT:

12. Resolution No. 2015-101 – First/Final Reading – Authorizing the Mayor to Sign the FDOT LAP Supplemental Agreements for Project # 433200-1-38-01 in Support of the Safe Routes to School Project (Mike Burske)

Derek Schroth, Town Attorney, read the resolution by title only.

Town Manager Kris Kollgaard commented that a resolution was also presented in Phase 1 for the same reason. This resolution is needed to accompany the executed Local Agency Program Supplemental Agreements in order to receive supplemental funds from the Florida Department of Transportation District 5 for the Villages Elementary School Sidewalk Safety Improvements Project under the "Safe Routes to School" project grant.

Mayor Kussard asked if there were any questions or comments by the Commissioners or the audience, and hearing none, asked for a motion.

Upon a motion by Commissioner Hannan and seconded by Commissioner Richards, the Commission approved Resolution No. 2015-101 – First/Final Reading – Authorizing the Mayor to Sign the FDOT LAP Supplemental Agreements for Project # 433200-1-38-01 in Support of the Safe Routes to School Project, by the following roll call vote:

HOLDEN	*YES*
VINCENT	*YES*
HANNAN	*YES*
RICHARDS	*YES*
KUSSARD	*YES*

13. Ordinance No. 2015-01 – Second/Final Reading – Rolling Acres Self Storage Facility (Tree Tops Golf, Inc.) – Located at the Corner of West Lady Lake Blvd. and Rolling Acres Road at 175 S. Rolling Acres Road – Providing for a Modification of the Town of Lady Lake Planned Commercial (CP) Zoning Memorandum of Agreement (Thad Carroll)

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

Growth Management Director Thad Carroll reported that this is the second and final reading of the ordinance for the applicants, Michael or Joy Girard, who have submitted an application on behalf of Rolling Acres Self Storage (a.k.a. Tree Tops Golf, Inc.) for property located at the corner of West Lady Lake Boulevard and Rolling Acres Road; addressed as 175 S. Rolling Acres. The property includes approximately 12.65 ± acres (referenced by Alternate Key #3250290) currently in the Town of Lady Lake, and that staff recommends approval.

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The subject property is currently operating as a self-storage facility consisting of eight buildings providing 109,700 sq. ft. of storage space. There is now a 1,200 sq. ft. office in addition to the original office building of 3,389 sq. ft. There is also a miniature golf course and batting cages in operation on the property, as well as an existing building of 763 sq. ft. to be converted into a manager's residence.

Pursuant to the provisions of the Town of Lady Lake Land Development Regulations, the applicant is requesting to modify the Memorandum of Agreement, formerly adopted under Ordinance No. 2013-10, to include Motor Vehicle/RV/Boat Storage as a permitted use.

Mr. Carroll reviewed the summary of proposed modifications as follows:

- A manager's residence was not constructed in Phase 1. This is now proposed in Phase 2 in an existing building near the secondary egress drive on West Lady Lake Boulevard. The building will be approximately 763 sq. ft.

- Phase 2 changes the originally planned 12 mini-storage buildings totaling 41,000 sq. ft. o two proposed Indoor Motor Vehicle/RV/Boat storage buildings totaling 41,400 sq. ft.

- Phase 2 now includes a proposed RV sewage dump station approximately 40' inside the gate at the secondary egress drive.

- Phase 3 is no longer proposed; six mini-storage buildings will not be planned in Phase 3.

- A new total of 152,452 sq. ft. of buildings are planned for the site, with a net reduction of 9,548 sq. ft. from the originally approved development. The originally approved building coverage on site was 162,000 sq. ft.

Views of the property and photos showing existing buildings were shown.

As part of the application, the applicant has provided the new terms of the Memorandum of Agreement (Exhibit "B") and a bubble plan (Exhibit "C") showing the modified buildings, dump station location, new phasing boundaries, retention pond areas, parking area, drive aisles, landscaping buffers, dumpsters location, and gate.

The application has been reviewed and determined to be complete. The applicant has submitted all appropriate materials in compliance with the Land Development Regulations (LDRs) and they are ready for transmittal to the Town Commission.

The Zoning and Future Land Use designations of the adjacent properties are as follows:

Zoning

Subject Property	Lady Lake – Planned Commercial (CP)
Zoning of Adjacent Properties	
West	Lake County-Agricultural Residential
East	Lady Lake –MF-12 (Up to 12 dwelling units per acre)
North	PFD (Public Facilities District)/ Lake County-Agricultural
South	Lady Lake- Planned Unit Development (PUD)

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Future Land Use

Subject Property	Lady Lake – General Commercial Retail Sales & Services (RET)
Future Land Use of Adjacent Properties	
West	Lake County – Urban Low
East	Lady Lake –Multi-Family Low Rise- (MF-LR)
North	Lady Lake- Other Institutional Facilities (OIF)/Lake County-Urban Low
South	Lady Lake – General Commercial Retail Sales & Services (RET)

The current Future Land Use Designation of the subject property (12.65 ± acres) is Lady Lake Commercial General – Retail Sales & Services (RET) and is compatible with the requested commercial uses. Therefore, the applicant is not requesting any changes regarding the future land use designation with this application.

Permitted uses and restrictions of the property will be governed by the attached Memorandum of Agreement, superseding all uses and prohibitions as stated in the Memorandum of Agreement executed on September 18, 2013, as recorded in ORB. 4384 PGS. 886-893. If the amendment to the Memorandum of Agreement is approved, the applicant will have to supply a modified site plan via the major modification to site plan process (applicant is undergoing this process concurrently).

Notices to inform the surrounding property owners (9) within 150' of the property of the proposed Rezoning-CP MOA Amendment were mailed by certified mail return receipt on Thursday, January 22, 2015. He stated that all certified mail receipts have been returned and no comments regarding objection or support of the amendment have been received to date.

At the December 15, 2014 Special Commission meeting (Conceptual Workshop), it was the consensus of the Commission that they were in favor of advancement of the proposed changes for Rolling Acres Self Storage (Tree Tops) as presented. He stated the application materials were circulated to members of the Technical Review Committee (TRC) on Wednesday, January 28, 2015, and no comments were forwarded that would prohibit advancement of the application to the Planning and Zoning Board. At the February 9, 2015 meeting of the Planning and Zoning Board, the board voted 5-0 to forward Ordinance No. 2015-01 to the Town Commission with the recommendation of approval.

Mr. Carroll stated that the Town Commission voted 4-0 for approval of this ordinance upon first reading on March 2, 2015. Derek Schroth, Town Attorney, also reviewed and approved Ordinance No. 2015-01 as to form on March 2, 2015. He stated Mr. Girard and Springstead Engineering are present if there are any questions.

Mayor Kussard asked if there were any questions or comments by the Commissioners or the audience.

Commissioner Hannan stated for the record that he has done business with Mr. Girard and has rented a storage space from him.

Mayor Kussard commented that she has driven past the facility and that Mr. Girard has done a nice job there and Commissioner Vincent agreed.

Upon a motion by Commissioner Hannan and seconded by Commissioner Richards, the Commission approved Ordinance No. 2015-01 – Second/Final Reading – Rolling Acres Self Storage Facility (Tree Tops Golf, Inc.) – Located at the Corner of West Lady Lake Blvd. and Rolling Acres Road at 175 S. Rolling Acres Road – Providing for a Modification of the Town of Lady Lake Planned Commercial (CP) Zoning Memorandum of Agreement, as presented, by the following roll call vote:

HOLDEN	***YES***
VINCENT	***YES***
HANNAN	***YES***
RICHARDS	***YES***
KUSSARD	***YES***

14. Ordinance No. 2015-03 – Second/Final Reading – Amending Chapter 13 of the Town of Lady Lake Code of Ordinances Entitled Special Assessments, Impact Fees, Supplemental Fees, Section 13-21 – Regarding Increasing the Supplemental Education Impact Fees to 75% of the Rate Differential of the Full Impact Fee Amount (Thad Carroll)

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

Growth Management Director Thad Carroll reported that this is the second and final reading for this ordinance. He stated that on December 3, 2014, the Lake County Board of County Commissioners voted to increase the Lake County School Impact Fees to an amount equivalent to 75% of the adopted Impact Fee Study prepared by Henderson Young & Company, dated June 7, 2011. He stated that the Town of Lady Lake would also like to increase the Supplemental School Impact Fee Rate, first imposed under Ordinance No. 2005-41, with subsequent amendments thereafter. He stated that this ordinance dates back to 2005 and there have been a few modifications to it since that time based on the Town's history of following the actions of Lake County in this regard.

As per the Impact Fee Study prepared by Henderson Young & Company dated June 7, 2011, the Public School impact fee per dwelling unit was recommended to be $10,292.38 for single family homes; $6,180.99 for multi-family dwellings, and $3,382.01 for mobile homes. Under Lake County Ordinance 2014-72, the County has adopted a rate of collection at 75% of those amounts, thus imposing fees of $7,719 for single-family homes, $4,636 for multi-family dwellings, and $2,537 for mobile home units. Age-restricted communities remain exempt.

Given that the adopted study has provided justification for collection at rates higher than those imposed by the County, to become effective April 6, 2015, the Town retains the right to collect a fee to supplement the County's impact fee, provided that the sum of the fees collected by both the Town and the County do not exceed the recommended rate as established by adopted Impact Fee Study prepared by Henderson Young & Company, dated June 7, 2011.

Mr. Carroll noted that mobile homes were not included in the last table within the Town's regulations, and reviewed the rate differentials as follows:

Table 1

Dwelling Type	Full Rate	County Rate (75%)	Differential
Single Family Homes	$10,292.38	$7,719	$2,573.38
Multi-Family	$ 6,180.99	$4,636	$1,544.99
Mobile Home	$ 3,382.01	$2,537	$ 845.01

Provided that the assessment of the impact fees yield differentials as noted above, the collection of the Supplemental School Impact Fees by the Town of Lady Lake would be as follows:

Table 2

Dwelling Type	Differential	75% of the Rate Differential
Single Family Homes	$2,573.38	$1,930
Multi-Family	$1,544.99	$1,158
Mobile Home	$ 845.01	$ 633

Florida Statute 163.31801 (3) (d), states that the following shall be adhered to regarding when the fee can be imposed following adoption of the ordinance: (d) Require that notice be provided no less than 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee. A county or municipality is not required to wait 90 days to decrease, suspend, or eliminate an impact fee.

Mr. Carroll reported that staff recommends adopting the Supplemental School Impact Fee rates as proposed in Table 2 above, reflecting a 75% collection of the differential between the County's impact fee assessment, and the recommended rate as established by adopted Impact Fee Study prepared by Henderson Young & Company dated June 7, 2011. Town Attorney Derek Schroth reviewed and approved this ordinance as to form on February 24, 2015. He stated the Town Commission voted 4-0 for approval of this ordinance upon first reading. If approved on second/final reading, the effective date of collection will begin on July 1, 2015.

Mayor Kussard asked if there were any questions or comments by the Commissioners or the audience, and hearing none, asked for a motion.

Upon a motion by Commissioner Holden and seconded by Commissioner Richards, the Commission approved Ordinance No. 2015-03 – Second/Final Reading – Amending Chapter 13 of the Town of Lady Lake Code of Ordinances Entitled Special Assessments, Impact Fees, Supplemental Fees, Section 13-21 – Regarding Increasing the Supplemental Education Impact Fees to 75% of the Rate Differential of the Full Impact Fee Amount, by the following roll call vote:

HOLDEN	***YES***
VINCENT	***YES***
HANNAN	***YES***
RICHARDS	***YES***
KUSSARD	***YES***

L. TOWN MANAGER'S REPORT:

14. Consideration of Three Appointments/Reappointments to the Planning & Zoning Board (Kris Kollgaard)

Town Manager Kris Kollgaard gave the background summary for this agenda item (on file in the Clerk's office). She stated that the Planning and Zoning Board currently has three members whose terms expired in February. Ms. Kollgaard stated that John Gauder, Gil Pierson and William Sigurdson are currently on the Board and all three wish to be reappointed, and there is also one new application on file for Phil Mathias. She asked the Commissioners to make their selections.

DRAFT

Commissioner Hannan commented that the sitting Board members have done a magnificent job over the past few years and he cannot imagine any Commissioner would want to replace them.

The following results were read into the record and tallied:

Mayor Kussard, Commissioner Richards, and Commissioner Hannan voted to reappoint John Gauder, Gil Pierson and William Sigurdson. Commissioner Holden voted to reappoint Gil Pierson and William Sigurdson, and appoint Phil Mathias. Commissioner Vincent voted to reappoint John Gauder and William Sigurdson and appoint Phil Mathias.

John Gauder, Gil Pierson and William Sigurdson were reappointed as a result of the voting.

Ms. Kollgaard reported that she received an e-mail from Jim Myers of Lake County League of Cities requesting that one elected official from each municipality meet periodically to discuss issues and bring information back, although times and dates have not been set. She asked if anyone on the Commission would like to be appointed.

Mayor Kussard volunteered to represent the Town at these meetings, and the other Commissioners agreed she would be good representation.

Ms. Kollgaard reported that she was contacted by Applebee's, who is currently undergoing remodeling. She stated they are having murals done and asked if the Town would like to include pictures of the Town's events in these murals. Ms. Kollgaard asked if the Commissioners were in favor of this.

Mayor Kussard and the Commissioners stated they thought it was a wonderful idea.

M. MAYOR/COMMISSIONER'S REPORT:

Commissioner Richards commented he is glad to have Commissioner Hannan back for a full crew.

Commissioner Holden stated residents have been asking him for updates on the Texas Roadhouse.

Mr. Carroll reported that they are still getting their plans together and staff expects the site plans to come forward next month to take before the Commission.

Mayor Kussard commented that this Saturday's Scam Jam Shred-A-Thon was a huge success, and she thanked all that were involved in it.

Commissioner Hannan stated he also attended the Shred-A-Thon, and then went to Grand Oaks, the former Austin Carriage Museum. He reported that "The Caravan" (a transcontinental horse-drawn journey) passed through Lady Lake to complete its trek from California which started in November, and County Commissioner Cadwell participated in the ride from Lady Lake down Marion County Road.

N. PUBLIC COMMENTS[iv]:

Mayor Kussard asked if anyone in the audience would like to speak on any item. There were no further comments from the audience.

DRAFT

O. ADJOURN: There being no further discussion, the meeting was adjourned at 6:33 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

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[i] *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.*

[ii] *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.*

[iii] *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.*

[iv] *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.*

DRAFT

I-4

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April 6, 2015

SUBJECT: Consideration to approve a revision of Lake County BCC Policy LCC-63, "Library Impact Fee Application and Distribution Process"

DEPARTMENT: Library

STAFF RECOMMENDED MOTION: Approval of revision to Lake County BCC Policy LCC-63, "Library Impact Fee Application and Distribution Process"

SUMMARY: Consideration to approve revisions of Lake County BCC Policy LCC-63, "Library Impact Fee Application and Distribution Process". Some definitions and references have been changed to reflect a better description of eligible libraries and projects allowed under the process. Some criteria have been amended as well as the point system to reflect 60 points instead of the previous 30. Time periods and deadlines for projects have been added.

FISCAL IMPACT: None

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution

[ ] Other

[X] Support Documents

DEPARTMENT HEAD Marsha Brunson	**Submitted**	**Date** 3/3
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 4-6-15	**Date** 3/30/15

COMMISSION ACTION:

[ ] Approved as Recommended [ ] Disapproved [ ] Tabled Indefinitely

[ ] Continued to Date Certain [ ] Approved with Modification

Appendix A

Lake County Library Impact Fees
PROJECT APPLICATION
Application Deadline: March 1

1. APPLICANT INFORMATION

A. ~~A.~~ LEGAL NAME OF APPLICANT (Government)

~~B.~~

_____

B. APPLICANT ADDRESS

Street_____ PO Box if applicable _____
~~City~~ _____ ~~Zip~~

City _____ Zip Code _____

C. APPLICATION REQUIREMENTS (Both 1 and 2 are required)

1. County library impact fee is assessed within municipality, or

___ municipality collects local library impact fee which is equal to or greater than county library impact fee, or

___ municipality collects local library impact fee which is less than county library impact fee and remits the difference between local and county impact fee to county.

2. Municipality has a library which is a member of the Lake County Library System, or

___ is a newly created library which has submitted a letter of intent for the municipality's library to become a Member of the LCLS in accordance with LCC-7.

D. APPROVAL TO SUBMIT APPLICATION (By library governing body or City Administrator)

_____

Signature _____ Name and Title

2. LIBRARY INFORMATION

~~A. NAME OF LIBRARY~~

A. NAME OF LIBRARY _____

DRAFT

Appendix A
Lake County Library Impact Fees – PROJECT APPLICATION

B. LIBRARY ADDRESS ____ Current ____ Future
~~Street City Zip~~

Street _____ City _____ Zip _____

3. __**PROJECT MANAGER** (Library Director)
~~A. Name~~
A. Name _____ Telephone _____

Fax _____ E-mail _____

4. ~~4.~~ **TYPE OF PROJECT**

A. ____ CONSTRUCTION

____ New Building _____ Expansion

B. ____ COLLECTIONS
~~C.~~
C. ____ EQUIPMENT

____ Public Access Computers _____ Number

____ Other (describe) _____

~~If other – describe~~

~~5. TOTAL PROJECT COST~~ _____

~~6. AMOUNT REQUESTED~~ _____

~~7. % OF PROJECT ELIGIBLE FOR IMPACT FEES~~ _____

DRAFT

~~8.~~5. THIS PROJECT IS INCLUDED IN: (Maximum of 5 points) (Mark all that apply)

_____Master Facilities Plan for Lake County Library System
_____City or County Capital Improvement Plan
_____Lake County Library System Long Range Plan of Service
_____Lake County Library System Annual Plan of Service
~~Lake County Library System Technology Plan~~
~~Other~~

Other (Describe) _____

6. COST OF TOTAL PROJECT (Estimated) _____

7. AMOUNT REQUESTED (Maximum of 10 points) _____

8. % OF PROJECT ELIGIBLE FOR IMPACT FEES _____

9. PRIMARY SOURCE OF IMPACT FEES: (Maximum of 10 points)

Applicant contributes to countywide library impact fee fund (10 points)
Applicant collects and retains impact fees locally (-10 points)

~~9.~~10. PROJECT HISTORY (Maximum of 5 points)

~~This is~~

A. Is this a new project request:

_____Yes

_____No Year of 1st Request _____

B. Has project previously received ~~partial~~ funding from library impact fees?

~~Yes $ Year~~

~~No~~

~~10.~~

Yes No

If Yes, was the project request partially or fully funded?

Year/s Amount $ _____

11. PROJECT ~~DESCRIPTION – (no~~NARRATIVE – (No more than ~~2~~3 pages, Maximum of 30 points)

DRAFT

a. Briefly describe project (0-5)
~~-~~b. Include justification for use of impact fees (0-5)
~~-~~c. Establish need for the project (0-5)
d. Describe how the project will benefit the ~~library and, or~~ local community (0-5)
~~-~~e. Describe how the project will benefit county-wide library service (0-5)
f. Provide an itemized cost estimate for equipment requests (0-5)

~~11.~~12. APPLICANT PRIORITY RANKING (~~if~~If requesting more than one project) ~~project)~~

13. ~~12.~~ INITIAL YEAR OF PARTICIPATION ~~(Applicants must have been a participant in previous calendar year to be eligible for funding)~~

14. ~~13.~~ COMPLETED BY: _____ DATE: _____

RETURN THIS FORM TO: DIVISION MANAGER
LAKE COUNTY LIBRARY ~~SERVICES DIRECTOR~~SYSTEM
~~DEPARTMENT OF COMMUNITY SERVICES~~
~~312 West Main Street~~2401 Woodlea Road, Tavares, FL 32778

Staff Use Only

Project Rating _____ Project Ranking _____
Recommended Level of Funding _____
Approved Level of Funding _____
~~Comments~~
Comments _____

DRAFT

LAKE COUNTY POLICY

BOARD OF COUNTY COMMISSIONERS

Title: Library Impact Fee Application and Distribution Process

Number: LCC-63

Cancels:

Approved: ~~3/01/05~~

I. OBJECTIVE

The purpose of this policy is to outline the process for distribution of funds from the Library Impact Fee Trust Fund.

II. DEFINITIONS AND REFERENCES

A. Chapter 22, Lake County Code, Impact Fees

B. Member Library: A library which meets the *Guidelines and Minimum Standards for Public Libraries Entering the County Library System*, Lake County Policy Number LCC-7; and which, through its local governing body, has entered into an Interlocal Agreement with Lake County to provide free library service to the residents of Lake County.

C. Previously funded project: This is usually a construction or construction related project request for which a library has received library impact fee funding in a past grant year, which could include requests for equipment or opening day collections necessary to complete the construction project.

D. According to Lake County Code, "The imposition of a library impact fee is to provide a source of revenue to fund the construction or improvement of the county library system necessitated by growth as delineated in the capital improvement element of the comprehensive plan~~.[22]~~." Further, the Code specifies that, "Any required improvements and additions to the county library system needed to eliminate any deficiencies shall be financed by revenue sources other than library impact fees."

III. DIRECTIVES

A. Applicants shall submit a completed Project Application Form by March 1 of the year in which funding is requested. A copy of the application form is attached as Appendix A.

B. The project must be a capital improvement to the County Library System which is required to accommodate the demand placed on the County Library System by residential construction. The project may include any of the items included in Lake County Code Section 22-61, such as but not limited to construction, additional computer equipment, network infrastructure, and acquisition of collection items, but it must result in additional capacity to serve the public. The project may not

include a repair, replacement or renovation, and it may not address a deficiency that is not attributable to growth.

C. The applicant municipality must have a library which is a member of the Lake County Library System. A newly created library which is not yet a member of the Lake County Library System may be approved for funding contingent upon the library becoming a member of the Lake County Library System, with delivery of funds to take place after the library has become a member.

D. A project request shall not exceed five hundred thousand dollars ($500,000) for any one year.

E. Applications will be presented to the Lake County Attorney's Office for review and opinion of legality according to Chapter 22, Lake County Code, Impact Fees.

~~B.~~F. Member Library Directors and the Library Services ~~Director~~Division Manager will serve as the ~~Staff Impact Fee~~Peer Review Committee to determine project rankings and initial recommendations for project funding. Committee members who have submitted project applications will review and rank all other applications but will recuse themselves from ranking their own application. The Committee will meet at least once and more often as necessary ~~in March and/or April~~following the County Attorney's Office review to review and rank eligible applications and make recommendations for funding.

~~C.~~G. Projects will be ranked on the following criteria. Applications may receive a maximum of ~~30~~60 points:

~~1.~~ 1a. Inclusion of project in approved Lake County Library System Master Facilities Plan, Comprehensive Plan, local Capital Improvement Program, or Lake County Library System Long Range Plan of Service (~~3~~5 points); or

~~2.~~ 1b. Inclusion of project in Lake County Library System Annual Plan of Service ~~or Technology Plan (2~~(3 points); or

~~3.~~ 1c. Project is not included in an approved plan (0 points)

2a. Project request is less than or equal to fifteen thousand dollars ($15,000) (10 points); or

2b. Project request is greater than fifteen thousand dollars ($15,000) (5 points)

~~4.~~ 3a. Applicant contributes to countywide Library Impact Fee Trust Fund (~~5~~10 points~~)~~); or

~~5.~~ 3b. Applicant collects and retains impact fees locally (~~5~~ –10 points)

~~6.~~ 4a. Application is for first year of project submission (~~1 point~~3 points); or

~~7.~~ 4b. Application is made for a second or subsequent year for a previously unfunded project (~~2~~5 points); or

~~8.~~ 4c. Application is made for a second or subsequent year for a previously funded project~~. (-5~~ (0 points)

5. Project application narrative begins with a brief description of the project (0-5 points)

~~9.~~ 6. Project application narrative demonstrates the benefit of the project to the applicant library community (0~~-10~~-5 points)

~~10.~~ 7. Project application narrative demonstrates the benefit of the project to county-wide library service (0~~-10~~-5 points)

~~D. Committee recommendations will be presented to the Lake County Impact Fee Coordinator for review and opinion of legality according to Chapter 22, Lake County Code, Impact Fees.~~

8. Project narrative includes justification for use of impact fees (0-5 points)
9. Project narrative establishes need (0-5 points)
10. For computer and equipment requests, project application shall include an itemized cost detail (0-5 points)

H. If funding is available to only partially fund a project, the partial amount will be offered. If partial funding is declined it will be offered to the next project in line and so forth.

~~E.~~ I. Committee recommendations will be presented to the Lake County Library Advisory Board at the ~~April or May meeting~~earliest opportunity for its confirmation or amendment of the recommendations. Representatives from all participating cities will be invited to attend this meeting.

~~F.~~ J. Recommendations for funding will be presented to the Lake County Board of County Commissioners for approval at a public hearing.

~~G.~~ K. Once approved, the funds will be distributed and monitored according to interlocal agreement with the requesting entity. No interlocal agreement will be entered into for approved projects where operation falls under the Lake County Board of County Commissioners.

L. Approved new construction project grant awards must be closed out within four (4) years of agreement execution or in the case of County projects, BCC approval. Reimbursement requests and required documentation for purchases associated with approved grant project awards for equipment, collections or other eligible capital expenses must be made within two (2) years of agreement execution or in the case of County projects, BCC approval. In accordance with these deadlines, any project funds remaining after project closeout date will be unencumbered and made available for future grant requests.

DRAFT

IV. RESERVATION OF AUTHORITY

The authority to issue and/or revise this policy is reserved to the Lake County Board of County Commissioners.

~~Jennifer S. Hill,~~ Chairman
Board of County Commissioners
Lake County, Florida

DRAFT

I-5

TOWN COMMISSION AGENDA ITEM

REQUESTED REGULAR COMMISSION MEETING DATE April 6, 2015

SUBJECT: Budget Amendment to increase Sales of Surplus/PD Vehicles, Forfeiture/Forfeiture Expense, P&R Donations/Parks & Rec Promotional, and Grant/SAFE Route to School expense and move budgeted computers items from Capital to Operating expense.

DEPARTMENT: Finance Department

RECOMMENDED MOTION: Staff recommends approval of BT15-002 to increase Sale of Surplus and Police Vehicles; to increase Forfeiture revenue and expense; to increase Parks & Rec Donations and Promotional expense, to increase Grant Revenue and SAFE Route to School expense; and to increase General Operating expense and decrease Capital Equipment expense.

SUMMARY: Amendment BT15-002 increases Sale of Surplus and Police Vehicles to purchase an additional unmarked vehicle using the sales of surplus vehicles approved January 5, 2015. It increases Forfeiture revenue and expenses to purchase a Fingerprint scanner using Forfeiture money approved February 18, 2015. It increases Parks & Rec Donations revenue and Parks & Rec Promotional expenses for Easter Egg Hunt approved March 16, 2015. It increases SAFE Route to School Grant revenue and expenses approved March 16, 2015. The computer notebooks were budgeted in Capital Equipment because they were over $1000 each. They are actually less than $1000 each therefore the purchases no longer meet the Capital purchase threshold. This budget amendment moves the budget from Capital Equipment to General Operating.

FISCAL IMPACT: $121,019

[ ] Personal Budget
[X] Operating Budget - Increases
[X] Other Capital Outlay - Decreases

ATTACHMENTS: [ ] Ordinance [ ] Resolution [X] Budget Resolution

[X] Other (Budget Transaction FT15-002)

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

DEPARTMENT HEAD JRM Submitted 3/26/2015 Date 4/6/2015

FINANCE DEPARTMENT JRM Approved as to Budget Requirements Date 3/26/15

TOWN MANAGER Approved Agenda Item for: Date 4/6/15

COMMISSION ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

Reviewed by: Dark

TOWN OF LADY LAKE
BUDGET TRANSACTION FORM FY2015

TO: Town Manager **DATE:** 3/3/2015

FROM: Finance **TRANS NO :** BT15-002

FUND	ACCOUNT	DEPT	ACCT DESCRIPTION	INCREASE	(DECREASE)
REV					
001	0000-365-1000	Revenue	Sales of Surplus	$12,500	
001	0000-351-1200	Revenue	Forfeiture - Confiscated Property	$2,239	
001	0000-366-4000	Parks	Parks & Rec Donations	$1,900	
001	0000-331-4910	GF	Grant SAFE Rt School	$104,380	
EXP					
001	2101-521-6420	Police	Vehicle	$12,500	
001	2101-521-4990	Police	Forfeiture - Expense	$2,239	
001	7201-572-4800	Parks	Parks & Rec Promotional	$1,900	
001	7201-572-6321	Parks	SAFE Route to School	$104,380	
001	1601-516-6410	IT	Capital Outlay - Equipment		$6,989
001	1601-516-5210	IT	General Operating	$6,989	

JUSTIFICATION: Use Sale of Surplus Vehicles to Purchase new Police Vehicle, use Forfeiture Money to Purchase Fingerprint Scanner, add donation to P&R promotional, increase budget for SAFE Rt to School. Approved at Jan 5, Feb 18, Mar 16, and Mar 16, 2015 Commission Meetings respectively. Notebook computers less than $1000, move budget from Equipment to Gen Ops.

Required Authorization/Approval

◉ **Town Commission Action Required**
From Fund Balance
Transfer of Budget Between Funds
Transfer of Budget Between Departments - Anything
Within Department - Capital
Increasing total revenue and expenditure bottom-line budget

TOWN COMMISSION ACTION:
☐ Approved
☐ Disapproved **DATE:** _____
Agenda Item #

○ **Town Manager**
Transfer of Budget Within Department
- Operating & Personal Services

○ **Department Heads**
Transfer of Budget Within Operating
- Not Capital or Personal Services
- With Town Manager Approval

Jeanine Michaud 3/26/15
Department Head Signature and Date

Town Manager Signature and Date

Finance Dept. Action:
☐ **Amendatory Required**
☐ Disapproved
☐ Approved
Finance Director **Date**

DATA ENTRY ACTION:
Accounting Period: _____
Posted by: _____
Data Entry Date: _____

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: January 5, 2015

SUBJECT: Consideration to utilize funds from the sale of surplus property to assist with the purchase of one (1) additional unmarked police vehicle to more closely maintain the PD vehicle rotation plan.

DEPARTMENT: POLICE

STAFF RECOMMENDED MOTION: Approval to use funds from the sale of surplus property to assist with the purchase of one (1) additional unmarked police vehicle to more closely maintain the PD vehicle rotation plan.

SUMMARY: The current five year PD vehicle rotation plan provides for the purchase of four police vehicles and one specialty vehicle each year to maintain the police fleet in a state of operational readiness and to ensure that all vehicles are covered under an extended warranty to manage repair costs more effectively. Due to an unforeseen circumstance this fiscal year, the vehicle rotation replacement was reduced to two (2) fully equipped marked police vehicles at a cost of $77,000. Subsequent to this FY budget approval, a more pressing need to replace unmarked vehicles developed. The cost to replace, and fully equip, two (2) unmarked vehicles is substantially less than for marked units at $59,336, leaving an available remaining budgeted balance of $17,664.

On August 18, 2014, this Commission approved using Gideon Auctioneers for the sale of surplus vehicles. Two auctions this fiscal year, (October 13th and December 9th), has yielded a $14,530 return to the General Fund.

The price point for a fully equipped, unmarked vehicle is $30,016. Given that unmarked vehicles were purchased this year instead of marked units, the budgeted $17,664 is still available in the police budget for use to maintain the vehicle rotation plan as closely as possible.

The Police Department still has a pressing need to replace eight year old vehicles which are out of warranty. I am requesting to use proceeds from the last two auctions, not to exceed a total of $12,500, to enable the PD to purchase one additional unmarked vehicle to replace a full time detective's 2007 Impala this FY. This request is financially neutral to the PD approved budget.

FISCAL IMPACT: $12,500 **(not to exceed)**

[X] Capital Budget 001-2101-521-6420
[ ] Operating
[ ] Other

Sale of Surplus 001-0000-365-1000

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution

[ ] Other
[ ] Support Documents

DEPARTMENT HEAD	Submitted		Date 12/16/2014
HR	Approved as to Form		Date 12-16-14
FINANCE DEPARTMENT	JRM Approved as to Budget Requirements		Date 12/16/2014
TOWN MANAGER	Approved Agenda Item for: 1-5-15		Date 12/17/14

Reviewed

COMMISSION ACTION:

[✓] Approved as Recommended HOL/RIC 4-0 [ ] Disapproved [ ] Tabled Indefinitely

[ ] Continued to Date Certain [ ] Approved with Modification

CC: CHIEF - P.D.
FIN. ✓

FEB19'15 RCVD

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: February 18, 2015

SUBJECT: Consideration of the purchase of one (1) FDLE FALCON RapidID Edge Device Software and fingerprint scanner and utilize the Town Forfeiture/Law Enforcement Trust Fund for this purchase.

DEPARTMENT: POLICE

STAFF RECOMMENDED MOTION: Approval of the purchase of one (1) FDLE FALCON RapidID Edge Device Software and fingerprint scanner and utilize the Town Forfeiture/Law Enforcement Trust Fund for this purchase.

001-0000-351-1200

SUMMARY: It is no secret that people do not always tell the truth; the reasons for this are many and varied. Police officers are routinely provided with false information regarding a person's real identity in the hopes that they will escape arrest on an active warrant. Even though names are little more than labels, removable or changeable at will, what doesn't change are fingerprints. Fingerprints tend to be the gold standard because no two people, not even identical twins, have ever been found to have the same prints.

DataWorks Plus' SAF-ID (also known as RAPID-ID) is an extremely fast and accurate solution that uses advanced fingerprint matching techniques to provide positive identification of an individual. SAF-ID allows an officer to scan a person's finger on any FBI-approved fingerprint scanner and search a database for a positive match. SAF-ID searches RISC, state, and local AFIS using a variety of fingerprint capture solutions. Search results include FCIC/NCIC history, mugshots (when on file), and active warrants.

Traditionally, fingerprint identification meant that the person, or at least their prints, had to be brought to the jail or a computer for comparison to those on record. This is not only time-consuming, but sometimes legally impossible if the person doesn't want to go. With this portable technology, fingerprint verification can be done roadside.

DataWorks Plus is certified by FDLE to connect to and register with the Flacon Rapid ID system. They are also the sole source retailer in the State of Florida.

Town Auditor Chet Shumaker has confirmed that this request complies with the provisions of Section 932.7055, Florida Statutes (LETF).

FISCAL IMPACT: $2239.00

(Forfeiture/Law Enforcement Trust Fund 2101-521-4990)

[ ] **Capital Budget**
[ ] **Operating**
[X] **Other** (Balance $19,331)

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution

[ ] Other

[X] Support Documents – Quote from vendor DataWorks Plus/Sole Source Letter

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DEPARTMENT HEAD	Submitted		Date 02/09/2015
HR	Approved as to Form		Date
FINANCE DEPARTMENT	JRM	Approved as to Budget Requirements	Date 2/9/2015
TOWN MANAGER	Approved Agenda Item for:		Date

Reviewed

COMMISSION ACTION:

[✓] Approved as Recommended HOL/RIC 4-0 [ ] Disapproved [ ] Tabled Indefinitely

[ ] Continued to Date Certain [ ] Approved with Modification

cc: CHIEF - P.D.
FIN.

PK

PURCHASE REQUISITION
Town of Lady Lake

Vendor No: 1531 Ayers Distributing

Vendor Name: Plastic Easter Eggs. Deliver to:

1119 Staghorn Trail

Nicholson, Ga 30565

Product Description (Include Item #)	QTY	Unit Cost (After Discount(s)	Account Number to Charge	Total Amount
Toy + Candy Filled	13 cs	$139.00	001-7201-572-419-00	$1,807.00
Easter Eggs				
			Kiwanis will be	
			paying for this	
			amount.	
			001-0000-366-4000	
			Parks + Rec Donation	
			$1900.00	
			Received 3/16/2015	
			Commission meeting	

Total Requisition $1,807.00

Purpose: Easter Eggs for Easter Egg Hunt. Kiwanis will be giving us a check for this amount

Requested by: M Burske Date:

Department Head: MDB Date: 02/12/15

Purchasing Mgr.: Date: 2/17/15

Finance Dept.: JRM Date: 2/17/15

Town Manager: Date: 2/17/15

Entered by: KM
Date: 2/19/15
P.O. No: 150303

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: March 16, 2015

SUBJECT: Consideration of Approval to Accept and Sign the Local Agency Program Supplement Agreement from F.D.O.T. District 5 for the Design Phase of the Rolling Acres Sidewalk Project Phase II Funded Through the Safe Routes to School Grant

DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approval to Accept and Sign the Local Agency Program Supplemental Agreement from F.D.O.T. District 5 for the Design Phase of the Rolling Acres Sidewalk Project Phase II Funded Through the Safe Routes to School Grant

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SUMMARY: The Commission has seen a very similar document to the one in this agenda item back on November 17, of 2014. Soon after this document was passed, Connelly and Wicker began to design the sidewalks described in the LAP Agreement. In January, the County constructed the aprons and crosswalks that they requested be added to this project. These improvements have taken place on CR 25 and Griffin Ave. The original amount for this grant has been reduced to $140,380.00 from the original amount of $159,565.00. Please keep in mind that the Town may be responsible for anything over the $140,380.00 if it is needed. Since this is design, I do not believe that there will be any overages.

FISCAL IMPACT: $140,380.00 of no match grant funding
36,000 Already Budgeted FY2015
104,380 Budget Increase

7201-572 - 6321

[ ] **Capital Budget**
[ ] **Operating**
[X] **Other (grant funding)**

ATTACHMENTS: [ ] **Ordinance** [ ] **Resolution** [ ] **Budget Resolution**

[ ] **Other**

Grant SAFE Rt School
331-4910

[x] **Support Documents** – LAP Supplemental Agreement

DEPARTMENT HEAD	Submitted March 09/15	Date March 16, 15
HR	Approved as to Form	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date 3/9/15
TOWN MANAGER	Approved Agenda Item for: 3-16-15	Date 3-10-15

COMMISSION ACTION:

[ ] Approved as Recommended [ ] Disapproved [ ] Tabled Indefinitely

[ ] Continued to Date Certain [ ] Approved with Modification

Centennial FDOT 1915 ★ 2015

Florida Department of Transportation

RICK SCOTT
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JIM BOXOLD
SECRETARY

January 9, 2015

Mr. Mike Burske
Town of Lady Lake
409 Fennell Boulevard
Lady Lake, FL 32159

SUBJECT: LOCAL AGENCY PROGRAM (LAP) SUPPLEMENTAL AGREEMENT
FPN: 433200-1-38-01
Contract No.: ARF 90
Project: Villages Elementary Sidewalk Safety Improvements

Dear Mr. Burske:

Please find enclosed the executed Supplemental Amendment #1 for the Local Agency Program Agreement for the project reference above, dated January 7, 2015. This supplemental amendment is adding additional funds for the increase for design services. Additional Federal Funds in the amount of $123,565.00 have been encumbered for the project.

If you have any questions, please call me at 386.943.5452.

Sincerely,

Lisa L. Buscher

Lisa L. Buscher
District Local Government Program Administrator

Enclosures
cc: Denise Lipscomb
Marcus Lisicki

SUPPLEMENTAL NO. 1 DUNS NO. 80-939-7102	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION **LOCAL AGENCY PROGRAM SUPPLEMENTAL AGREEMENT**	FPN 433200-1-38-01 CONTRACT NO. ARF 90

OLD LAP

The Florida Department of Transportation and the Town of Lady Lake desires to supplement the original Agreement entered into and executed on June 9, 2014 as identified above. All provisions in the original Agreement and supplements, if any, remain in effect except as expressly modified by this supplement.

The changes to the Agreement and supplements, if any, are described as follows:

PROJECT DESCRIPTION

Name Villages Elementary School Sidewalk Safety Improvements Length 0.83 miles

Termini Sidewalk improvements along the north side of Oak Street from Clay Avenue to CR 25 and along the west side of CR 25 from Oak Street to Griffin Avenue. Intersection improvements at CR 25 at Griffin Avenue

Description of Work:

This project includes the design of 5-ft wide sidewalk along the north side of Oak Street from Clay Avenue to CR 25 (1,020 ft) and along the west side of CR 25 from Oak Street to Griffin Avenue (3,350 ft). Drainage design will be required, including minor ditch re-grading, removal of existing drainage structure, and inclusion of drainage inlets and Mitered End Section (MES). Additional improvements include the construction of driveways (both concrete and asphalt), curb and gutter, curb ramps and pedestrian landings, the removal of an existing retaining wall, and the construction of gravity wall with guiderail. All crosswalk, sidewalks, and pedestrian ramps will adhere to current ADA standards. Improvements include detectable warning surfaces and required signing and pavement markings.

The project includes improvements at the intersection of CR 25 at Griffin Avenue. Improvements include installation of pedestrian signals, push button detectors, installation of traffic loops, updating traffic controller and signal timing to include new pedestrian phasing, and sidewalk connections to existing sidewalk. No additional R/W is anticipated. Utility coordination and adjustment is required and will be evaluated for reimbursement based on the final design.

Reason for Supplement and supporting engineering and/or cost analysis:

Add additional funding in the amount of $123,565.00 to cover the additional cost of the negotiated Design contract. The Department has agreed to encumber, in addition to the Agency's contract award amount of $151,024.00, the amount of $8,541 in Federal Aid authorized funds on the Design phase for potential participation in reimbursement of eligible additional costs directly associated with Design contract modifications. Said revision is reflected on the ADJUSTED EXHIBIT "B" SCHEDULE OF FUNDING, attached hereto and incorporated herein, as page 2.

To be considered for reimbursement with Federal Aid participation, the additional costs directly associated with Design contract modifications must comply with the eligible requirements documented in all Local Agency Program procedures. The Department and FHWA solely reserve the right to determine the extent of Federal Aid participation of all additional costs submitted by the Agency for reimbursement. The Agency acknowledges: (1) Full responsibility for payment of all additional costs directly associated with Design contract modifications in advance; and, (2) that the Department and FHWA are under no obligation to participate in said additional costs if they determine that said costs are not associated with eligible Design contract modifications. The Agency further agrees that the total funding, as may be supplemented in accordance with the terms and limitations of this paragraph, will constitute the maximum limiting amount eligible for reimbursement and no additional funding will be available for this project.

The length of the project has been updated from 0.650 miles to 0.83 miles to match the correct length in feet, which is 4,370 feet.

ADJUSTED EXHIBIT B SCHEDULE OF FUNDING

SUPPLEMENTAL NO. 1	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION **LOCAL AGENCY PROGRAM SUPPLEMENTAL AGREEMENT**	FPN 433200-1-38-01
DUNS NO. 80-939-7102		CONTRACT NO. ARF 90

TYPE OF WORK By Fiscal Year	FUNDING (1) PREVIOUS TOTAL PROJECT FUNDS	(2) ADDITIONAL PROJECT FUNDS	(3) CURRENT TOTAL PROJECT FUNDS	(4) TOTAL AGENCY FUNDS	(5) TOTAL STATE & FEDERAL FUNDS
Planning					
FY:					
FY:					
FY:					
FY:					
FY:					
FY:					
Total Planning Cost	$0.00	$0.00	$0.00	$0.00	$0.00
Project Development & Environment (PD&E)					
FY:					
FY:					
FY:					
FY:					
FY:					
FY:					
Total PD&E Cost	$0.00	$0.00	$0.00	$0.00	$0.00
Design					
FY: 2013-2014	$36,000.00		$36,000.00		$36,000.00
FY: 2014-2015		$123,565.00	$123,565.00		$123,565.00
FY:					
FY:					
FY:					
FY:					
Total Design Cost	$36,000.00	$123,565.00	$159,565.00	$0.00	$159,565.00
Right-of-Way					
FY:					
FY:					
FY:					
FY:					
FY:					
FY:					
Total Right-of-Way Cost	$0.00	$0.00	$0.00	$0.00	$0.00
Construction					
FY:					
FY:					
FY:					
FY:					
FY:					
FY:					
Total Construction Cost	$0.00	$0.00	$0.00	$0.00	$0.00
Construction Engineering and Inspection (CEI)					
FY:					
FY:					
FY:					
FY:					
FY:					
FY:					
Total CEI Cost	$0.00	$0.00	$0.00	$0.00	$0.00
Total Construction & CEI Costs	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL COST OF THE PROJECT	**$36,000.00**	**$123,565.00**	**$159,565.00**	**$0.00**	**$159,565.00**

SUPPLEMENTAL NO. 1 DUNS NO. 80-939-7102	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION **LOCAL AGENCY PROGRAM SUPPLEMENTAL AGREEMENT**	FPN 433200-1-38-01 CONTRACT NO. ARF 90

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and year first above written.

AGENCY : TOWN OF LADY LAKE

By: Ruth Kussard
Name: Ruth Kussard
Title: mayor

Attest: Kristen Kellyaard
Name: Kristen Kellyaard
Title: Town manager Town Clerk

Date: 11.17.14

Legal Review:

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

By:
Name: Frank J. O'Dea, P.E.
Title: Director of Transportation Development

Attest: Norma Najias
Name: Norma Najias
Title: Administrative Assistant

Date: 1/7/15

See attached Encumbrance Form for date of funding approval by Comptroller.

EXHIBIT " 1"

SINGLE AUDIT ACT

Federal Resources Awarded to the Recipient Pursuant to This Agreement Consist of the Following:

Federal Agency: Federal Highway Administration

CFDA #: 20.205 Highway Planning and Construction

Amount: $ 159,565.00

Compliance Requirement:

Allowable Activities: To be eligible, most projects must be located on public roads that are not functionally classified as local. The major exceptions are the Highway Bridge Replacement and Rehabilitation Program, which provides assistance for bridges on and off the federal-aid highways, highway safety activities, bicycle and pedestrian projects, transportation enhancement activities, the recreational trails program, and planning, research, development, and technology transfer. Proposed projects meeting these and other planning, design, environmental, safety, etc., requirements can be approved on the basis of state and local priorities within the limit of the funds apportioned or allocated to each state.

Allowable Costs: Eligible activities and allowable costs will be determined in accordance with Title 23 and Title 49 C.F.R. and the OMB cost principles applicable to the recipient/sub-recipient.

Eligibility: By law, the federal-aid highway program is a federally assisted state program that requires each state to have a suitably equipped and organized transportation department. Therefore, most projects are administered by or through State Departments of Transportation (State DOTs). Projects to be funded under the federal-aid highway program are generally selected by state DOTs or Metropolitan Planning Organizations (MPOs), in cooperation with appropriate local officials, as specified in 23 U.S.C. and implementing regulations. Territorial highway projects are funded in the same manner as other federal-aid highway projects, with the territorial transportation agency functioning in a manner similar to a state DOT. Most Federal Land Highway Program (FLHP) projects are administered by the Federal Highway Administration (FHWA) Office of Federal Lands Highway and its Divisions or by the various Florida Land Management Agencies (FLMAs). Under the FLHP, projects in the Indian Reservation Road (IRR) Program are selected by Tribal Governments and are approved by the Bureau of Indian Affairs (BIA) and the FHWA. Due to recent legislation, Tribal Governments meeting certain requirements may now administer various IRR projects on behalf of the BIA and FHWA. The Fish and Wildlife Service (FWS) and the National Park Service (NPS) select projects in the Refuge Road and Park Roads and Parkways Programs, respectively. For the Forest Highway Program, the Forest Service, the States and the FHWA jointly select projects.

Compliance Requirements Applicable to the Federal Resources Awarded Pursuant to This Agreement Are As Follows: The recipient of Local Agency Program (LAP) funding must comply with the statutory requirements in Sections 112.061, 215.422, 339.12, and 339.135, Florida Statutes, and Title 23 and Title 49, C.F.R.

TO: PG520EH@dot.state.fl.us
SUBJECT: FUNDS APPROVAL/REVIEWED FOR CONTRACT ARF90

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
FUNDS APPROVAL

OLD

Contract #ARF90 Contract Type: AH Method of Procurement: G
Vendor Name: TOWN OF LADY LAK
Vendor ID: VF591537624012
Beginning date of this Agmt: 06/09/14
Ending date of this Agmt: 06/09/16
Contract Total/Budgetary Ceiling: ct = $159,565.00

****
Description:
Villages Elementary School at CR 25 3 Location

****

ORG-CODE	*EO	*OBJECT	*AMOUNT	*FIN PROJECT	*FCT	*CFDA
(FISCAL YEAR)		*BUDGET ENTITY		*CATEGORY/CAT YEAR		
AMENDMENT ID		*SEQ.	*USER ASSIGNED ID	*ENC LINE(6S)/STATUS		

****

Action: SUPPLEMENTAL Funds have been: APPROVED

55 053010541	*PD	*790089 *	123565.00	*43320013801	*215	*20.205
2015		*55100100		*088849/15		
S001		*00 *	1	*0002/04		

TOTAL AMOUNT: *$ 123,565.00 *

FUNDS APPROVED/REVIEWED FOR ROBIN M. NAITOVE, CPA, COMPTROLLER
DATE: 01/06/2015

SUPPLEMENTAL NO. 2 DUNS NO. 80-939-7102	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION **LOCAL AGENCY PROGRAM SUPPLEMENTAL AGREEMENT**	FPN 433200-1-38-01 CONTRACT NO. ARF90

The Florida Department of Transportation and the Town of Lady Lake desires to supplement the original Agreement entered into and executed on June 9, 2014 as identified above. All provisions in the original Agreement and supplements, if any, remain in effect except as expressly modified by this supplement.

The changes to the Agreement and supplements, if any, are described as follows:

PROJECT DESCRIPTION

Name Villages Elementary School Sidewalk Safety Improvements Length ~0.83 miles

Termini Sidewalk improvements along the north and south sides of Oak Street from Clay Avenue to CR 25 and along the west side of CR 25 from Oak Street to Fennel Blvd.

Description of Work:

This project includes the design of 5-ft wide sidewalk along the north and south sides of Oak Street from Clay Avenue to CR 25 (approximately 1,020 feet), and along the west side of CR 25 from Oak Street to Fennel Blvd. (approximately 3,350 feet). The westerly portion of sidewalk along Oak Street will be located along the south right-of-way to avoid impact to an existing regional lift station located on the north right-of-way. The easterly portion of sidewalk along Oak Street will be located along the north right-of-way to avoid impact to a mature 30-foot oak tree located on the south right-of-way. A mid-block crossing will be included in the design with signage and a Rectangular Rapid Flash Beacon (RRFB) to allow for the change from one side of the right-of-way to the other. Drainage design will be required, including minor ditch re-grading, removal of existing drainage structure, and inclusion of drainage inlets and Mitered End Section (MES). Additional improvements include the construction of driveways (both concrete and asphalt), curb and gutter, curb ramps and pedestrian landings, the removal of an existing retaining wall, and the construction of gravity wall with guiderail. All crosswalk, sidewalks, and pedestrian ramps will adhere to current ADA standards. Improvements include detectable warning surfaces and required signing and pavement markings.

No additional R/W is anticipated. Utility coordination and adjustment is required and will be evaluated for reimbursement based on the final design.

Reason for Supplement and supporting engineering and/or cost analysis:

1. Clarify existing limits along Oak Street as well as along CR 25. Reduce the scope of the project, as the improvements at the intersection of CR 25 at Griffin Avenue will be completed via Lake County as a separate, locally funded project.

2. Pursuant to **Paragraph 4.0 Project Estimate and Disbursement Schedule** and **Exhibit "A"** of the Local Agency Program Agreement, the Agency and the Department acknowledge and agree that the Schedule of Funding for design that includes the authorized and encumbered Federal funding for the project shall be reduced to an amount equal to the Agency's consultant contract award amount of $140,380.00. The reduction of $19,185.00 to the contract award amount is as a result of the removal of the intersection improvements.

3. Section 5.04 of the original Agreement referenced above is hereby deleted and replaced by the following:

5.04 Audit Reports: The administration of resources awarded through the Department to the Agency by this Agreement may be subject to audits and/or monitoring by the Department. The following requirements do not limit the authority of the Department to conduct or arrange for the conduct of additional audits or evaluations of Federal awards or limit the authority of any State agency inspector general, the State of Florida Auditor General or any other State official. The Agency shall comply with all audit and audit reporting requirements as specified below.

a. In addition to reviews of audits conducted in accordance with OMB Circular A-133, for fiscal years beginning before December 26, 2014, and in accordance with 2 CFR Part 200, Subpart F – Audit Requirements, for fiscal years beginning on or after December 26, 2014, monitoring procedures may include but not be limited to on-site visits by Department staff and/or other procedures including, reviewing any required performance and financial reports, following up, ensuring corrective action, and issuing management decisions on weaknesses found through audits when those findings pertain to Federal awards

provided through the Department by this Agreement. By entering into this Agreement, the Agency agrees to comply and cooperate fully with any monitoring procedures/processes deemed appropriate by the Department. The Agency further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Department, State of Florida Chief Financial Officer (CFO) or State of Florida Auditor General.

b. The Agency, a non-Federal entity as defined by OMB Circular A-133, for fiscal years beginning before December 26, 2014, and as defined by 2 CFR Part 200, Subpart F – Audit Requirements, for fiscal years beginning on or after December 26, 2014, as a subrecipient of a Federal award awarded by the Department through this Agreement is subject to the following requirements:

1. In the event the Agency expends a total amount of Federal awards equal to or in excess of the threshold established by OMB Circular A-133, for fiscal years beginning before December 26, 2014, and established by 2 CFR Part 200, Subpart F – Audit Requirements, for fiscal years beginning on or after December 26, 2014, the Agency must have a Federal single or program-specific audit for such fiscal year conducted in accordance with the provisions of OMB Circular A-133, for fiscal years beginning before December 26, 2014, and in accordance with the provisions of 2 CFR Part 200, Subpart F – Audit Requirements, for fiscal years beginning on or after December 26, 2014. **Exhibit** to this Agreement provides the required Federal award identification information needed by the Agency to further comply with the requirements of OMB Circular A-133, for fiscal years beginning before December 26, 2014, and the requirements of 2 CFR Part 200, Subpart F – Audit Requirements, for fiscal years beginning on or after December 26, 2014. In determining Federal awards expended in a fiscal year, the Agency must consider all sources of Federal awards based on when the activity related to the Federal award occurs, including the Federal award provided through the Department by this Agreement. The determination of amounts of Federal awards expended should be in accordance with the guidelines established by OMB Circular A-133, for fiscal years beginning before December 26, 2014, and established by 2 CFR Part 200, Subpart F – Audit Requirements, for fiscal years beginning on or after December 26, 2014. An audit conducted by the State of Florida Auditor General in accordance with the provisions of OMB Circular A-133, for fiscal years beginning before December 26, 2014, and in accordance with 2 CFR Part 200, Subpart F – Audit Requirements, for fiscal years beginning on or after December 26, 2014, will meet the requirements of this part.

2. In connection with the audit requirements, the Agency shall fulfill the requirements relative to the auditee responsibilities as provided in OMB Circular A-133, for fiscal years beginning before December 26, 2014, and as provided in 2 CFR Part 200, Subpart F – Audit Requirements, for fiscal years beginning on or after December 26, 2014.

3. In the event the Agency expends less than the threshold established by OMB Circular A-133, for fiscal years beginning before December 26, 2014, and established by 2 CFR Part 200, Subpart F – Audit Requirements, for fiscal years beginning on or after December 26, 2014, in Federal awards, the Agency is exempt from Federal audit requirements for that fiscal year. However, the Agency must provide a single audit exemption statement to the Department at FDOTSingleAudit@dot.state.fl.us no later than nine months after the end of the Agency's audit period for each applicable audit year. In the event the Agency expends less than the threshold established by OMB Circular A-133, for fiscal years beginning before December 26, 2014, and established by 2 CFR Part 200, Subpart F – Audit Requirements, for fiscal years beginning on or after December 26, 2014, in Federal awards in a fiscal year and elects to have an audit conducted in accordance with the provisions of OMB Circular A-133, for fiscal years beginning before December 26, 2014, and in accordance with 2 CFR Part 200, Subpart F – Audit Requirements, for fiscal years beginning on or after December 26, 2014, the cost of the audit must be paid from non-Federal resources (*i.e.*, the cost of such an audit must be paid from the Agency's resources obtained from other than Federal entities).

4. The Agency must electronically submit to the Federal Audit Clearinghouse (FAC) at https://harvester.census.gov/facweb/ the audit reporting package as required by OMB Circular A-133, for fiscal years beginning before December 26, 2014, and as required by 2 CFR Part 200, Subpart F – Audit Requirements, for fiscal years beginning on or after December 26, 2014, within the earlier of 30 calendar days after receipt of the auditor's report(s) or nine months after the end of the audit period. The FAC is the repository of record for audits required by OMB Circular A-133, for fiscal years beginning before December 26, 2014, and for audits required by 2 CFR Part 200, Subpart F – Audit Requirements, for fiscal years beginning on or after December 26, 2014, and this Agreement. However, the Department requires a copy of the audit reporting package also be submitted to FDOTSingleAudit@dot.state.fl.us within the earlier of 30 calendar days after receipt of the auditor's report(s) or nine months after the end of the audit period as required by OMB Circular A-133, for fiscal years beginning before December 26, 2014, and as required by 2 CFR Part 200, Subpart F – Audit Requirements, for fiscal years beginning on or after December 26, 2014.

5. Upon receipt, and within six months, the Department will review the Agency's audit reporting package, including corrective action plans and management letters, to the extent necessary to determine whether timely and appropriate action on all deficiencies has been taken pertaining to the Federal award provided through the Department by this Agreement. If the Agency fails to have an audit conducted in accordance with OMB Circular A-133, for fiscal years beginning before December 26, 2014, and in accordance with 2 CFR Part 200, Subpart F – Audit Requirements, for fiscal years beginning on or after December 26, 2014, the Department may impose additional conditions to remedy noncompliance. If the Department determines that noncompliance cannot be remedied by imposing additional conditions, the Department may take appropriate actions to enforce compliance.

6. As a condition of receiving this Federal award, the Agency shall permit the Department, or its designee, the CFO or State of Florida Auditor General access to the Agency's records including financial statements, the independent auditor's working papers and project records as necessary. Records related to unresolved audit findings, appeals or litigation shall be retained until the action is complete or the dispute is resolved.

7. The Department's contact information for requirements under this part is as follows:

Office of Comptroller, MS 24
605 Suwannee Street
Tallahassee, Florida 32399-0450
FDOTSingleAudit@dot.state.fl.us

c. The Agency shall retain sufficient records demonstrating its compliance with the terms of this Agreement for a period of five years from the date the audit report is issued and shall allow the Department, or its designee, the CFO or State of Florida Auditor General access to such records upon request. The Agency shall ensure that the audit working papers are made available to the Department, or its designee, the CFO, or State of Florida Auditor General upon request for a period of five years from the date the audit report is issued unless extended in writing by the Department.

4. Exhibit 1, Federal Financial Assistance (Single Audit Act), of the original Agreement referenced above is hereby deleted and replaced by Exhibit 1, attached to this Amendment.

ADJUSTED EXHIBIT B SCHEDULE OF FUNDING

SUPPLEMENTAL NO. 2	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION **LOCAL AGENCY PROGRAM SUPPLEMENTAL AGREEMENT**	FPN 433200-1-38-01
DUNS NO. 80-939-7102		CONTRACT NO. ARF90

TYPE OF WORK By Fiscal Year	FUNDING (1) PREVIOUS TOTAL PROJECT FUNDS	(2) ADDITIONAL PROJECT FUNDS	(3) CURRENT TOTAL PROJECT FUNDS	(4) TOTAL AGENCY FUNDS	(5) TOTAL STATE & FEDERAL FUNDS
Planning					
FY:					
FY:					
FY:					
FY:					
FY:					
FY:					
Total Planning Cost	$0.00	$0.00	$0.00	$0.00	$0.00
Project Development & Environment (PD&E)					
FY:					
FY:					
FY:					
FY:					
FY:					
FY:					
Total PD&E Cost	$0.00	$0.00	$0.00	$0.00	$0.00
Design					
FY: 2013-2014	$36,000.00		$36,000.00		$36,000.00
FY: 2014-2015	$123,565.00	($19,185.00)	$104,380.00		$104,380.00
FY:					
FY:					
FY:					
FY:					
Total Design Cost	$159,565.00	($19,185.00)	$140,380.00	$0.00	$140,380.00
Right-of-Way					
FY:					
FY:					
FY:					
FY:					
FY:					
FY:					
Total Right-of-Way Cost	$0.00	$0.00	$0.00	$0.00	$0.00
Construction					
FY:					
FY:					
FY:					
FY:					
FY:					
FY:					
Total Construction Cost	$0.00	$0.00	$0.00	$0.00	$0.00
Construction Engineering and Inspection (CEI)					
FY:					
FY:					
FY:					
FY:					
FY:					
FY:					
Total CEI Cost	$0.00	$0.00	$0.00	$0.00	$0.00
Total Construction & CEI Costs	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL COST OF THE PROJECT	**$159,565.00**	**($19,185.00)**	**$140,380.00**	**$0.00**	**$140,380.00**

SUPPLEMENTAL NO. 2 DUNS NO. 80-939-7102	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION **LOCAL AGENCY PROGRAM SUPPLEMENTAL AGREEMENT**	FPN 433200-1-38-01 CONTRACT NO. ARF90

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and year first above written.

AGENCY TOWN OF LADY LAKE

By:_____
Name:
Title:

Attest:_____
Name:
Title:

Date: _____

Legal Review:

_____

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

By:_____
Name: Frank J. O'Dea, P.E.
Title: Director of Transportation Development

Attest:_____
Name:
Title: Administrative Assistant

Date:_____

_____

See attached Encumbrance Form for date of funding approval by Comptroller.

EXHIBIT 1

FEDERAL FINANCIAL ASSISTANCE (SINGLE AUDIT ACT)

FEDERAL RESOURCES AWARDED PURSUANT TO THIS AGREEMENT ARE AS FOLLOWS:

CFDA No.:	20.205
CFDA Title:	Highway Planning and Construction Federal-Aid Highway Program, Federal Lands Highway Program
CFDA Program Site:	https://www.cfda.gov/
Award Amount:	**$140380.00**
Awarding Agency:	Florida Department of Transportation
Award is for R&D:	No
Indirect Cost Rate:	N/A

FEDERAL RESOURCES AWARDED TO THE RECIPIENT PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

2 CFR Part 200 – Uniform Administrative Requirements, Cost Principles & Audit Requirements for Federal Awards
http://www.ecfr.gov/

OMB Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations*
http://www.whitehouse.gov/sites/default/files/omb/assets/a133/a133_revised_2007.pdf

OMB Circular A-133 Compliance Supplement 2014
http://www.whitehouse.gov/omb/circulars/a133_compliance_supplement_2014

FEDERAL RESOURCES AWARDED PURSUANT TO THIS AGREEMENT MAY ALSO BE SUBJECT TO THE FOLLOWING:

OMB Circular A-87 (Revised), *Cost Principles for State, Local and Indian Tribal Governments*
http://www.whitehouse.gov/omb/circulars_a087_2004/

OMB Circular A-102, *Grants and Cooperative Agreements with State and Local Governments*
http://www.whitehouse.gov/omb/circulars_a102/

Title 23 – Highways, United States Code
http://uscode.house.gov/browse/prelim@title23&edition=prelim

Title 49 – Transportation, United States Code
http://uscode.house.gov/browse/prelim@title49&edition=prelim

Map-21 – Moving Ahead for Progress in the 21st Century, Public Law 112-141
http://www.gpo.gov/fdsys/pkg/PLAW-112publ141/pdf/PLAW-112publ141.pdf

Federal Highway Administration – Florida Division
http://www.fhwa.dot.gov/fldiv/

Federal Funding Accountability and Transparency Act (FFATA) Sub-award Reporting System (FSRS)
https://www.fsrs.gov/

PURCHASE REQUISITION

Vendor No: 309

Town of Lady Lake

Vendor Name:
Dell

Quote: 1018804478312

Deliver to:
Town Hall

Attn: John Pearl

Product Description (Include Item #)	QTY	Unit Cost (After Discount)	Account Number to Charge	Total Amount
Latitude E5440 Notebook Computer	7	$998.39	001-1601-516.52-10	$6,988.73
		$0.00		$0.00
		$0.00		$0.00
		$0.00		$0.00
		$0.00		$0.00
		$0.00		$0.00
		$0.00		$0.00
		$0.00		$0.00
		$0.00		$0.00
		$0.00		$0.00
		$0.00		$0.00
			Total Requisition	$6,988.73

Purpose:

Budgeted in 6410 Capital Equipment
move budget to 5210 General Operating $6989

Annual hardware lifecycle notebook purchase. Budgeted item. - under CP but under $1000 Budget transf needed

Requested by: Date:

Department Head: John Pearl Date: 11/22/14

Purchasing Mgr: Date: 12-1-14

Finance Dept: pkw AFD Date: 12-3-14

Town Manager: Date: 12-1-14

Entered by: pm
Date: 12-4-14
P.O. #: 150209

TOWN OF LADY LAKE
PROPOSED FY2015 BUDGET
EXPENDITURES BY OBJECT
INFORMATION TECHNOLOGY

Operating Expenditures

Total		Account Number & Description	Quantity	Amount	Sub-Total
-	3110	**Other Professional Svcs**			
-	4000	**Travel & Per Diem**			
2,040	4100	**Telephone, Cell, Pagers**			
		Cell Phone	12	115	1,380
		Share of T-1 Line	12	50	600
		Long Distance	12	5	60
1,040	4610	**Vehicle Repairs**			**1,040**
9,500	4620	**Repairs & Maintenance**			
		Barracuda Backup 490 Annual Maintenance	1	1,996	1,996
		Barracuda Message Archiver 350 Annual Maintenance	1	2,395	2,395
		Cisco 2800 Router Annual Maintenance	1	530	530
		Microsoft Incident Support Pack (5)	1	1,289	1,289
		Netmotion Annual Maintenance	1	1,940	1,940
		SonicWall Maintenance	3	450	1,350
300	5100	**Office Supplies**			**300**
17,835	5210	**General Operating**			
		Airwatch MDM	1	1,600	1,600
		Barracuda Backup Cloud	1	2,345	2,345
		GIS ESRI Enterprise License Agreement	1	12,500	12,500
		Hostmonster Backup Pro	1	20	20
		Hostmonster Website Hosting	1	120	120
		Misc. Hardware & Peripherals	1	1,250	1,250
3,360	5260	**Gas & Diesel Expense**			**3,360**
175	5410	**Bks, Pub, Subs, Membrshps**			
		FLGISA Dues	1	175	175
-	5500	**Training**			
34,250		**Operating Expenditures**			

Capital Outlay

Total		Account Number & Description	Quanity	Amount	Sub-Total
59,163	6410	**Equipment**			
		Adobe Acrobat Software	8	282	2,256
		ArcPad, Trimble Positions & VRS Now	1	1,945	1,945
		Cisco Meraki MX80 Firewall and Splunk SIEM Solution	1	8,995	8,995
		Cisco Router	2	1,180	2,360
		Dell Optiplex 7010 Workstation Computers	8	1,050	8,400
		Dell Latitude e6520 Notebook Computers	7	1,520	10,640
		Dell R720 Server Computers	1	6,500	6,500
		Microsoft Server Software Agreement (3/3)	1	15,721	15,721
		Microsoft CIS Server License	1	1,029	1,029
		Symantec Verisign SAN Digital Certificate	1	1,317	1,317
59,163		**Total Capital Outlay**			

93,413	**TOTAL EXPENDITURES**

TOWN COMMISSION AGENDA ITEM

I-6

REQUESTED COMMISSION MEETING DATE: April 6th, 2015

SUBJECT: Consideration of Mutual Agreement for Sanitary Sewer Rehabilitation Services

DEPARTMENT: Public Works- Utilities- Sewer

STAFF RECOMMENDED MOTION: Approve the Mutual Agreement for Sanitary Sewer Rehabilitation Services with the Hinterland Group, Inc.

SUMMARY: The Town identified a number of projects within the 2014 Wastewater & Reuse Master Plan. One of the priority projects was the implementation of a sanitary sewer rehabilitation program to rehabilitate a small number of concrete structures each year until completed. The mutual agreement proposed "piggybacks" the Palm Beach County contract that has been extended until January 2016. $50,000 was budgeted for FY 2014-15. The proposal is in the amount of $34,873.98 leaving the remaining funds to be used as contingency funds for any other repair work that may be found while performing the work. This is a budgeted item.

FISCAL IMPACT: $50,000.00 - Budgeted

[ ] **Capital Budget**
[X] **Operating**-401-3503-535-46-20
[ ] **Other**

ATTACHMENTS: [ ] **Ordinance** [ ] **Resolution** [ ] **Budget Resolution**

[X] **Other** – Mutual Agreement, Proposal, and Original Palm Beach County Contract
[ ] **Support Documents**

DEPARTMENT HEAD **Submitted** **Date:** 03-19-15

FINANCE DEPARTMENT JRM **Approved as to Budget Requirements** **Date** 3/30/15

TOWN MANAGER **Approved Agenda Item for:** 4/6/15 **Date** 3/30/15

COMMISSION ACTION:

[ ] **Approved as Recommended** [ ] **Disapproved** [ ] **Tabled Indefinitely**

[ ] **Continued to Date Certain** [ ] **Approved with Modification**

MUTUAL AGREEMENT
to Accept Contract Terms and Conditions Regarding
Sanitary Sewer Rehabilitation Serves

Effective Date: _____, 2015

I. DESCRIPTION

Town of Lady Lake, Florida ("CLIENT") hereby agrees to retain Hinterland Group, Inc ("CONTRACTOR") to perform Sanitary Sewer Rehabilitation Services on behalf of CLIENT based on the same contractual arrangements, terms, and conditions that exist between CONTRACTOR and Palm Beach County, Contract for Bid # WUD 12-001/VMG originally dated June 19, 2012 and extended until January 14, 2016. Such contract shall also include all current and future amendments.

II. CLIENT AND CONTRACTOR CONTACTS

Ms. Kristen Kollgaard
Town Manager
Town of Lady Lake
409 Fennell Boulevard
Lady Lake, FL. 32159
Office 352.751.1545
Email: kkollgaard@ladylake.org

Jay Breig
_____
Hinterland Group, Inc.
5041 N. Haverhill Rd, Ste 114
West Palm Beach, Florida 33407
Phone 561-596-4865
Email: JBreig@hinterlandgroup.com

With copies to:
Peggy Smith, Administrative Assistant
Office 352.751.1526
Email: psmith@ladylakepw.org

Please acknowledge CLIENT's acceptance of Palm Beach County contract terms and conditions by having an authorized representative of CLIENT sign below.

APPROVED BY TOWN OF LADY LAKE, FLORIDA:

Signature: _____
Name:
Date: _____

ATTEST:

Signature: _____
Name:
Date: _____

APPROVED BY HINTERLAND GROUP, INC:

Signature: _____
Name: Daniel Duke III
Date: 3/19/2015

ATTEST:

Signature: _____
Name:
Date: 3/19/2015

Exhibit A: Palm Beach County - Bid #WUD 12-001/VMG
Exhibit B: Palm Beach County - Amendment - Contract Renewal

HINTERLAND GROUP INC.
5401 North Haverhill Road
Suite 114
West Palm Beach, Florida 33407

Estimate

Date	Estimate #
02/25/2015	1368
	Exp. Date

Address
Town of Lady Lake

P.O. Number
Manhole Rehab

Date	Activity	Quantity	Rate	Amount
02/25/2015	Provide surface preparation and rehabilitation of manhole with structural calcium aluminate cement coating (per VF)	80	277.00	22,160.00
02/25/2015	Provide & Install New Ring and Covers	9	750.00	6,750.00
02/25/2015	Ring and Cover Concrete Collar Furnish & Install	9	500.00	4,500.00
02/25/2015	Major MOT	1	1,463.98	1,463.98
			Total	$34,873.98

Accepted By

Accepted Date

Town of Lady Lake Manhole Rehabilitation Contract Pricing based off of PBC WUD 12-001/VMG Rehabiliation of Sanitary Sewer Concrete Structures and Lift Stations

Project Estimate

2/25/2015										
			$130/vf	$120/vf	$20/sq.ft.	$300/each	$250/each	$200/each	$5/sq.ft.	
ITEM #	**MH #**	**Depth**	**Pay Item 2 (Lining Brick 4')**	**Pay Item 5 (Lining Precast 4')**	**Pay Item 10 (Excess Surface Loss)**	**Pay Item 19 (Adust R&C in Pavement)**	**Pay Item 20 (Adjust R&C outside of Pavement)**	**Pay Item 21 (Reconstruct Bench)**	**Pay Item 37 (Removal of Ex. Coating)**	**Total Cost**
1	**22**	9	$0.00	$1,080.00	$1,014.93	$0.00	$250.00	$0.00	$563.85	$2,908.78
2	**21**	7.5	$0.00	$900.00	$845.78	$0.00	$250.00	$0.00	$469.88	$2,465.65
3	**20**	8.5	$0.00	$1,020.00	$958.55	$0.00	$250.00	$0.00	$532.53	$2,761.07
4	**19**	15	$0.00	$1,800.00	$1,691.55	$0.00	$250.00	$0.00	$939.75	$4,681.30
5	**18**	17.5	$0.00	$2,100.00	$1,973.48	$0.00	$250.00	$0.00	$1,096.38	$5,419.85
6	**17**	10	$0.00	$1,200.00	$1,127.70	$0.00	$250.00	$0.00	$0.00	$2,577.70
7	**15**	5	$0.00	$600.00	$563.85	$0.00	$250.00	$0.00	$0.00	$1,413.85
8	**16**	4	$0.00	$480.00	$451.08	$0.00	$250.00	$0.00	$0.00	$1,181.08
9	**14**	3.5	$0.00	$420.00	$394.70	$0.00	$250.00	$0.00	$0.00	$1,064.70
R&C Purchase (Line Item 71 - Misc. Related Work)	**Qty9**		$0.00	$0.00	$0.00	$0.00	$4,050.00	$0.00	$0.00	$4,050.00
R&C Concrete Collar (Line Item 71 - Misc. Related Work)	**Qty9**									$4,950.00
Major MOT (Line Item 71 - Misc. Related Work)	**Qty1**									$1,400.00
										$34,873.98

TOWN OF LADY LAKE
PROPOSED FY2015 BUDGET
EXPENDITURES BY OBJECT
SEWER UTILITY

Operating Expenditures

Total		Account Number & Description	Quanity	Amount	Sub-Total
50,500	3110	**Other Professional Svcs**			
		Misc Engineering Services			2,500
		WWTP Samples			28,000
		FDEP 5 Year Permit Renewal			20,000
3,500	3200	**Accounting & Auditing**			
		10% of External Auditing Costs			3,500
49,269	3410	**Other Contractual Svcs**			
		Sludge Hauling - 3 loads per month @ $1,000	12	3,000	36,000
		**based on purchase of Bio Solid DeWatering Device			
		Monitoring Well Testing			6,120
		Cleaning Service of WWTP - 1x a week	12	45	540
		Generator Maint. Agreement - Ring			5,979
		Pest Service			630
500	4000	**Travel & Per Diem**			**500**
2,000	4100	**Telephone, Cell, Pagers**			-
		Share in T-1 Line Cost	12	50	600
		WWTP Alarm Line 259-3947	12	38	456
		2 Cell Phones	12	60	720
		Long Distance	12	10	120
		Other			104
150	4200	**Postage & Freight**			**150**
		UPS & FedEx Charges for Shipping			
110,000	4310	**Electricity**			**110,000**
		19 Lift Stations			
7,400	4320	**Water/Sewer**			**7,400**
		19 Lift Satations - Added a Lift Station			
500	4330	**VCDD Wastewater Flow**			**500**
		Cost per 1,000 Gallons of Flow at VCCDD Plant			
		Currently $3.55 Per 1,000 Gallons (10/1/08)			
	4400	**Rentals & Leases**			-
45,977	4500	**Insurance**			
		Property & General Liability Insurance (Incr 10%)			
		1/2 Cost of Pollution Liability Insurance For Last			43,776
		6 months split with Water Dept			2,201
2,000	4610	**Vehicle Repairs**			2,000
117,540	4620	**Repairs & Maintenance**			-
		Lift Station Repair - Rehab LS #2 & #11			29,500
		Removal of Trash & Debris From Lift Stations			10,000
		WWTP Repairs			25,000
		Floor Maintenance (refinish 2x150=300/wetbuff 6x40=240			540
		WWTP Filters			2,500
		Sewer Manhole Rehab Projec - Year 1 (4-5 per year)			50,000
50	4700	**Printing & Binding**			**50**
		Business Cards			
200	4910	**Other Current Charges**			
		DEP Storage Tank Permit Lift Station 1 $25	1	25	25
		DEP Storage Tank Permit Lift Station 4 $25	4	25	100
		DEP Storage Tank - WWTP 3@ $25 = $75	3	25	75
39,055	4960	**Amort. Sewer Cap Agreement**			**39,055**
		Amortization of Sewer Capacity At Villages Plant			
		Original Purchase			

customers exceed 100 to 200 ERUs. As reuse demands increase, the following items will require further consideration:

- Transfer pump capacity will have to be increased as wastewater flows exceed 0.33 MGD-AADF;

- Ground storage tank capacity should be increased to a minimum of 2.4 MG once residential demands begin to come online. Reject storage capacity will have to be addressed via re-rating of the existing Rapid Infiltration Basins ("RIBs") or lining of a RIB cell in order to re-rate the reuse system capacity;

- VCDD interconnect dynamics should be evaluated given the Town's current surplus position; and

- The Reclaimed Water Delivery System (i.e., pipeline and pumping system) is adequate until 2030 and expansion needs may be mitigated/not required if overall supply capabilities limit the Town's ability to serve all the developments located within the RWSA.

Section VII: Findings and Recommendations

Based on the sequential review defined herein and provided within the Plan, the following capital projects were developed based on current/near-term needs or expansion/upgrades required to address new wastewater/reuse demands. The findings are separated based on system category as follows:

Collection and Transmission Facilities:

- $50,000 should be budgeted in 2015 or 2016 towards rehabilitation of existing manholes that have been affected by force main discharges over time. See **Table VII-2**.

- $515,000 should be budgeted by 2016 for an increase to the 'trunk gravity sewer' capacity serving the commercial corridor along US 27/441. The project includes constructing new 15-inch gravity sewer and providing a 'deeper' system to diminish sanitary sewer overflow concerns. See **Table VII-3**.

- As demands through Lift Station No. 1 ("L.S. No. 1") increase, the Town should consider budgeting $145,000 towards control improvements with variable frequency drives ("VFDs") to limit peak flow intensity into the WWTP. Current flow from L.S. No. 1 exceeds the overflow capacity of the Town's clarifiers when

At this time, the Town has discovered a few manholes that require rehabilitation due to the existing force main connections. The Town should prepare to rehabilitate and line all existing manholes that have force main connections to protect the manhole's structural integrity over time. It is estimated the Town has five (5) manholes that require rehabilitation. The capital costs associated with these improvements are summarized in **Table VII-2**.

TABLE VII-2

MANHOLE REHABILITATION

Item	Description	Estimated Cost
1	Mobilization & General Conditions	$10,000
2	4' Diameter Manhole Coating (630 SF @ $25/SF)	$15,800
3	By-pass pumping	$15,000
	SUBTOTAL	**$40,800**
	20% Contingency	$8,000
	15% Non-Construction Costs	Not Included/Required
	TOTAL	**$48,800**

b. Gravity Sewer Capacity

The Town should consider expanding the Gravity Trunk capacity to match the L.S. No. 1 capacity. We would recommend running a new 15-inch gravity sewer line from L.S. No. 1 along Oak Street to the intersection of CR 25, and then a new 12-inch or 15-inch gravity sewer along CR 25 to Manhole No. 1024. For purposes of this Plan, we recommend utilizing a 15-inch piping run at a recommended slope of 0.15% to provide a velocity of 2.0 fps and a capacity of 1,125 gpm (PHF). This would bring the collection system capacity into alignment with the L.S. No. 1 pump capacity as well as decreasing surcharge potential due to the 1,300 gpm of current aggregate pump station capacity connected to the system while providing some near-term increases from new development. This would also increase the sewer depth around the shallow areas to as much as six (6) to seven (7) feet limiting SSO potential.

C.T. Eagle

From: Vernetha Green [vgreen@pbcwater.com]
Sent: Wednesday, March 18, 2015 3:46 PM
To: C.T. Eagle
Cc: Butch Goodman; Peggy Smith
Subject: RE: Contract KMA WUD 12-001

Good Afternoon Mr. Eagle,

Request granted. The referenced bid solicitation contains a clause that allows other Governmental Entities to piggyback, at the discretion of the successful bidder (see Page 5, item k.). If you should need additional assistance, please don't hesitate to ask.

Thank you,

Vernetha M. Green, CPPB, FCPM
Support Services Coordinator
WUD Procurement Division
Phone: (561) 493-6061
vgreen@pbcwater.com

From: C.T. Eagle [mailto:cteagle@LadyLakePW.org]
Sent: Wednesday, March 18, 2015 11:37 AM
To: Vernetha Green
Cc: Butch Goodman; Peggy Smith
Subject: Contract KMA WUD 12-001

Ms. Green,

Thank you for taking the time to talk to me this morning. The Town of Lady Lake would respectfully request permission to utilize or "piggyback" your awarded contract # KMA WUD 12-001 for Rehabilitation of Sanitary Sewer, Concrete Structures and Lift Stations.

Thank you again for the assistance.

C. T. Eagle, Sr
Town of Lady Lake
Public Works Director
136 Skyline Dr.
Lady Lake, Fl 32159

Phone: 352-751-1526
Fax: 352-751-1595

cteagle@ladylakepw.org

ATTENTION: The new operating hours for the Public Works Department are Monday- Thursday, 7:00AM - 6:00PM. Offices will be closed on Friday's.

Please note: Under Florida law (Fla.Stat. 668.6076 - effect. 07-01-06), 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.

Board of County Commissioners

Shelley Vana, Chair
Steven L. Abrams, Vice Chairman
Karen T. Marcus
Paulette Burdick
Burt Aaronson
Jess R. Santamaria
Priscilla A. Taylor

County Administrator

Robert Weisman

Water Utilities Department
Division of Procurement

BOARD OF COUNTY COMMISSIONERS
NOTICE OF SOLICITATION
BID # WUD 12-001/VMG

REHABILITATION OF SANITARY SEWER CONCRETE STRUCTURES AND LIFT STATIONS
WATER UTILITIES DEPARTMENT, DIVISION OF OPERATIONS & MAINTENANCE
TERM CONTRACT

BID OPENING DATE: JANUARY 12, 2012 AT 2:00 P.M.

It is the responsibility of the bidder to ensure that all pages are included. Therefore, all bidders are advised to closely examine this package. Any questions regarding the completeness of this package should be immediately directed to Palm Beach County Water Utilities Department, Division of Procurement (561) 493-6061.

It is requested that all bids be submitted in triplicate, two originals and one copy.

BIDDERS SHALL SUBMIT, IN A SEALED PACKAGE OR CONTAINER, AT LEAST ONE ORIGINAL, SIGNED IN INK BY AN AGENT OF THE COMPANY HAVING AUTHORITY TO BIND THE COMPANY OR FIRM. FAILURE TO DO SO SHALL BE CAUSE FOR REJECTION OF YOUR BID.

Protests can be accepted only during the five (5) business day posting period.

CAUTION

Amendments – All questions must be submitted in writing. When questions raised are deemed appropriate by the Water Utilities Department, they shall be answered in the form of an Amendment. All issued shall become a part of the Contract Document(s). To receive consideration, such questions shall be submitted in writing to the Water Utilities Department, Division of Procurement, not less than ten (10) days before the established bid opening date. It is the vendor's responsibility to routinely check for any amendments that may have been issued prior to the deadline for receipt of bids.

Palm Beach County shall not be responsible for the completeness of any Invitation for Bid that was not downloaded from the above website or obtained directly from the Purchasing Department.

**In accordance with the provisions of ADA,
this document may be requested in an alternate format.**

**8100 Forest Hill Boulevard, West Palm Beach, FL 33413
(561) 493-6061 FAX: (561) 493-6074**

Water Utilities Department Administration

P. O. Box 16097

West Palm Beach, FL 33416-6097

(561) 493-6000

Fax: (561) 493-6008

www.pbcwater.com

Palm Beach County Board of County Commissioners

Steven L. Abrams, Mayor

Priscilla A. Taylor, Vice Mayor

Hal R. Valeche

Paulette Burdick

Shelley Vana

Mary Lou Berger

Jess R. Santamaria

County Administrator

Robert Weisman

"An Equal Opportunity Affirmative Action Employer"

Form L

January 31, 2013

Hinterland Group, Inc.
Daniel Duke III, President
5642 Corporate Way
West Palm Beach, FL 33407

RE: TERM CONTRACT# KMA WUD 12-001

This is to inform you that Palm Beach County Board of County Commissioners is entering into a Term Contract with your company for **REHABILITATION OF SANITARY SEWER CONCRETE STRUCTURES AND LIFT STATIONS, WATER UTILITIES DEPARTMENT, DIVISION OF OPERTIONS & MAINTENANCE** based on:

[X] SOLICITATION # WUD 12-001/VMG

The term of this contract is 1/15/2013 through 1/14/2014.
The estimated dollar value is $419,578.

The obligations of Palm Beach County under this contract are subject to the availability of funds lawfully appropriated for its purpose by the State of Florida and the Board of County Commissioners.

Palm Beach County Water Utilities Department will issue individual hard copy orders against this contract as your authorization to deliver. All invoices must reference a unique document number (e.g. KDO 720 XY0303050000000001111 or KDO 720 XY030305*1111). Failure to provide an order number with each invoice will result in a delay in processing payment.

If you have any questions, please contact **VERNETHA M. GREEN, CPPB, FCPM** at **vgreen@pbcwater.com** or call **(561) 493-6061**.

Sincerely,

Bevin A. Beaudet, P.E., Director
Palm Beach County Water Utilities Department

File

Agenda Item #3K-5

T/MB 7-0

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

R-2014-1934

Meeting Date:	**December 16, 2014**	**Consent [X]** **Public Hearing [ ]**	**Regular [ ]**
Department:	**Water Utilities Department**		

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: Amendment No. 3 to a contract with Hinterland Group, Inc. (R2013-0062) for the Rehabilitation of Sanitary Sewer Concrete Structures and Lift Stations.

Summary: On January 15, 2013, the Board of County Commissioners (BCC) approved the Contract for the Rehabilitation of Sanitary Sewer Concrete Structures and Lift Stations, Project (R2013-0062) with Hinterland Group, Inc. On December 17, 2013, the BCC approved Amendment No. 1 to the contract which provided a one year renewal. On August 19, 2014, the BCC approved Amendment No. 2 (R2014-1184) to the contract that provided for an increase in the amount of $510,000 to repair and rehabilitate five (5) lift stations and 180 manholes for the remaining six (6) months of the contract term. This Amendment provides for the renewal of the contract for an additional 12 month term in the amount of $419,578, allowing for no increase in the unit prices for labor or materials under the renewal. The renewal of the contract does not guarantee or authorize any work. Work will be assigned during the 12 month renewal period by formal Construction Delivery Orders (CDO) drawn against this continuing contract with the project cost identified on each CDO. The unit prices contained in this renewal contract will be used in determining the cost of the CDO's. The Small Business Enterprise (SBE) participation goal established by the SBE Ordinance is 15% overall. Hinterland Group, Inc. proposes to continue to meet the established goal of 15%. Hinterland Group, Inc. is a local Palm Beach County company. (WUD Project No. 12-001/VMG) Countywide (JM)

Background and Justification: This contracted project provides for rehabilitation of Sanitary Sewer Concrete Structures and Lift Stations for the entire Palm Beach County Water Utilities Department service area. The renewal of this continuing construction contract will provide for the continued maintenance of existing sewer concrete structures and lift stations within the wastewater system.

Attachments:

1. Location Map
2. Two (2) Original Amendment No. 3

Recommended By: Jim Stites — 11-21-14
Department Director — Date

Approved By: Shaun R. Bey — 12/10/14
Assistant County Administrator — Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2015	2016	2017	2018	2019
Operating Expenditures	$419,578.00	0	0	0	0
External Revenues	0	0	0	0	0
Program Income (County)	0	0	0	0	0
In-Kind Match County	0	0	0	0	0
NET FISCAL IMPACT	$419,578.00	0	0	0	0
# ADDITIONAL FTE POSITIONS (Cumulative)	0	0	0	0	0

Budget Account No.: Fund 4001 **Dept** 720 **Unit** 2554 **Object** 4615 50%

Budget Account No.: Fund 4001 **Dept** 720 **Unit** 2470 **Object** 4615 50%

Is Item Included in Current Budget? Yes X No ____

Reporting Category N/A

B. Recommended Sources of Funds/Summary of Fiscal Impact:

Water Utilities Department User Fees.

C. Department Fiscal Review: Debra M West

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:

Susan Neary 11/25/14
RD 11/24 AB 11/24 OFMB

[signature] 12/8/14
Contract Development and Control
12-8-14 S Wheeler

B. Legal Sufficiency:

James C Mizo Jr 12/9/14
Assistant County Attorney

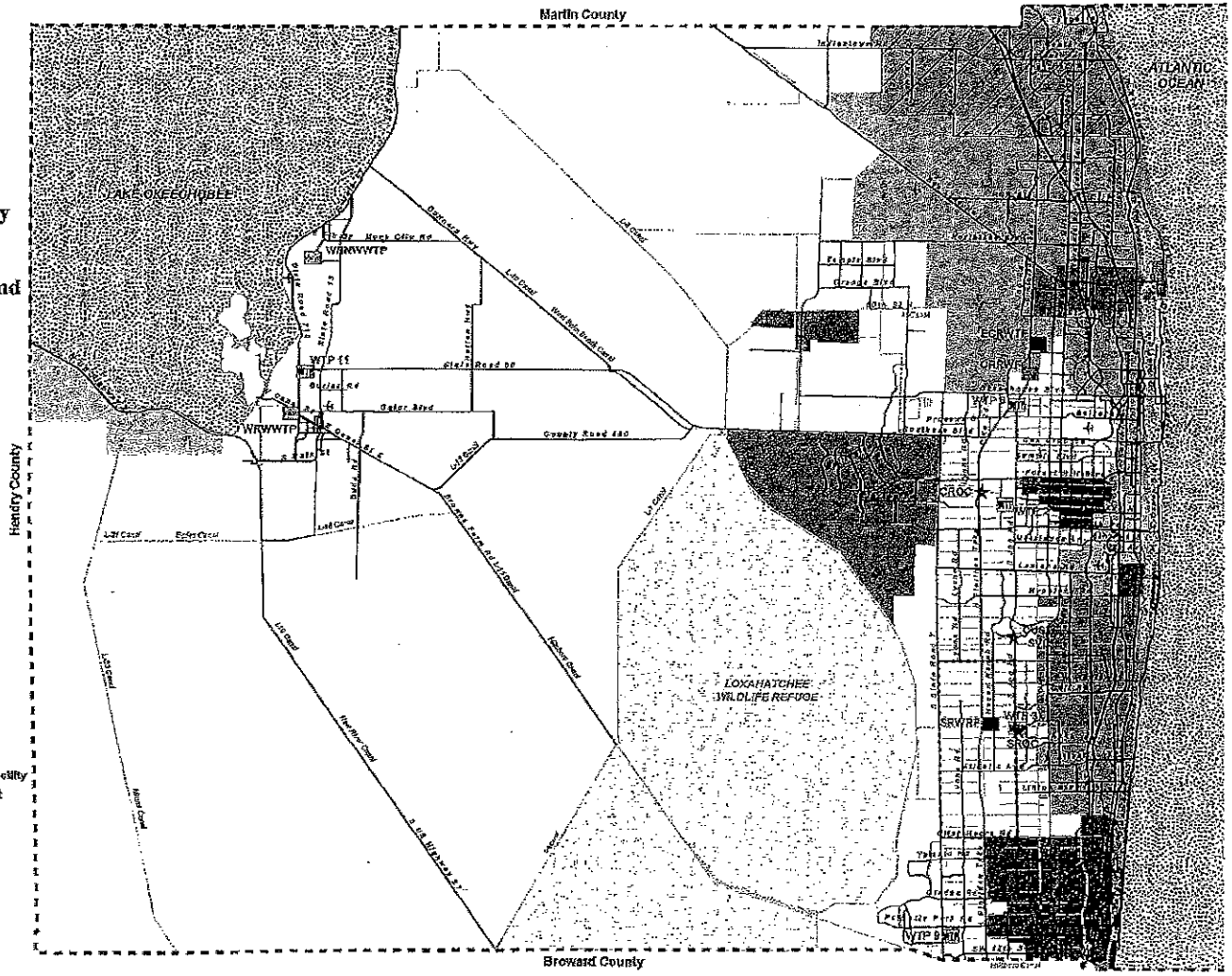
C. Other Department Review:

_____
Department Director

This summary is not to be used as a basis for payment.

Attachment 1

Palm Beach County Water Utilities Department Service Area (SA) and Major Facilities



AMENDMENT NO. 3 TO THE REHABILITATION OF SANITARY SEWER CONCRETE STRUCURES AND LIFT STATIONS, WATER UTILITIES DEPARTMENT, DIVISION OF OPERATIONS/MAINTENANCE

R2014-1954

PROJECT: Water Utilities Department Rehabilitation of Sanitary Sewer Concrete Structures and Lift Stations

Amendment No.: 3

Contractor: HINTERLAND GROUP , INC.

5401 N. Haverhill Road, Suite 114

West Palm Beach, FL 33407

WATER UTIL. DEPT. PROJECT NO.: WUD 12-001B/VMG

DOCUMENTNO.: R2013-0062

CONTRACT DATE: January 15, 2013

DISTRICTS: Countywide

BUDGET LINE ITEM: **4001-720-2554-4615**
4001-720-2470-4615

You are directed to make the following changes to this contract:

1. Increase the contract time by 12 months (365 days) from January 15, 2015 - January 14, 2016.
2. Effective date of Amendment No. 3 to the Contract shall be **January 15, 2015.**

NOT VALID UNTIL SIGNED BY BOTH OWNER AND ENGINEER. SIGNATURE OF THE CONTRACTOR INDICATES HIS AGREEMENT HEREWITH INCLUDING ANY ADJUSTMENT IN THE CONTRACT SUM, UNIT PRICES OR CONTRACT TIME, AND NO ADDITIONAL COST OR TIME INDICATED HEREIN WILL BE RELATED TO THIS CHANGE

The Original Contract Sum was.....$ 419,578.00

Net Change by previous Amendments.....$ 929,578.00

The Contract Sum will be increased by this Amendment.....$ 419,578.00

The Contract Sum including this Amendment will be.....$1,768,734.00

Palm Beach County, WUD

P.O. Box 16097
West Palm Beach, FL 33416

BY Mark DuBois
Mark DuBois, Director of Lines

DATE 11/12/14

Hinterland Group, Inc.
Contractor

5401 Haverhill Road, N.#114
West Palm Beach, FL 33407

BY
Daniel Duke III, President

DATE 11-10-14

Palm Beach County
Board of County Commissioners
Owner
P.O. Box 16097
West Palm Beach, FL 33416

BY Shelley Vana
Shelley Vana, Mayor

DATE DEC 16 2014

-Corporate Seal-

AMENDMENT NO. 3 TO THE REHABILITATION OF SANITARY SEWER CONCRETE STRUCURES AND LIFT STATIONS, WATER UTILITIES DEPARTMENT, DIVISION OF OPERATIONS/MAINTENANCE

APPROVED AS TO TERMS AND CONDITIONS:

By: _____
Jim Stiles, WUD Director

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
County Attorney

ATTEST:
Sharon R. Bock
Clerk and Comptroller

_____
Deputy Clerk

R2013-0062

CONTRACT

JAN 15 2013

THIS CONTRACT, made and entered into this 19th day of June, 2012, between PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter referred to as the "County" and HINTERLAND GROUP, INC., hereinafter referred to as the "CONTRACTOR".

WITNESSETH:

That the said Contractor having been awarded the contract for the:

Rehabilitation of Sanitary Sewer Concrete Structures and Lift Stations
Water Utilities Department, Division of Operations & Maintenance
Term Contract

Bid# WUD 12-001/VMG

in accordance with the Bid therefore and for and in consideration of the promises and of the covenants and agreements, and of the payments herein specified, to be made and performed by the Contractor and the County, the Contractor hereby covenants and agrees to and with the County to undertake and execute all of the said named work, in a good, substantial and workmanlike manner, and to furnish and pay for all materials, labor, supervision, equipment, supplies, fees, expertise, and services necessary to fully complete all work in accordance with all requirements of the Contract Documents and in accordance with all applicable codes and governing regulations, within the time limit specified in the Bid Form. The Contract Documents consist of the following documents which are incorporated herein by reference.

Invitation for Bid
General Conditions
Special Conditions
Specifications
Bid Response Form
Contract
Certificate of Insurance Form
Certification of Business Location
Drug-Free Workplace Certification
Schedules 1 - 4

Contractor agrees to accept as full compensation for the satisfactory performance of this Contract the sum of Four Hundred Nineteen Thousand, Five Hundred and Seventy-Eight dollars 00/100 ($419,578.00). The prices named in the Bid are for the completed work and all expense, direct or indirect, connected with the proper execution of the work and of maintaining the same until it is accepted by the Board of County Commissioners. It is understood that the Contractor holds and will maintain current appropriate certification and/or license for the purpose of performing the specified work pursuant to this Contract. The time limit for the Substantial Completion of all work under this contract shall be indicated on each issued contract delivery order (KDO). The contract shall become effective on the date of approval by the Board of County Commissioners of Palm Beach County, Florida, and shall remain effective for twelve (12) months from said approval date.

IN WITNESS WHEREOF, the Board of County Commissioners of Palm Beach County, Florida, has made and executed this Contract on behalf of the said County and caused the seal of the said County to be affixed hereto, and the Contractor has hereunto set his hand and seal the day and year written. The Contractor represents that it is authorized to execute this contract on behalf of itself and its Surety.

R2013-0062 JAN 15 2013

ATTEST:
SHARON R. BOCK
CLERK AND COMPTROLLER

Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Assistant County Attorney

PALM BEACH COUNTY, FLORIDA, A
Political Subdivision of the State of Florida
BOARD OF COUNTY COMMISSIONERS

By: _____
Steven L. Abrams, Chairman

APPROVED AS TO TERMS AND CONDITIONS

_____
Bevin A. Beaudet, P.E., Director
Water Utilities Department

'CONTRACTOR'

By: Hinterland Group, Inc.
(Corporate Name)

a Florida corporation
(insert state of corporation)

By: _____
(signatory)

Daniel A. Duke III
(print signatory's name)

President
(print title)

_____, 20____
(date of execution)

5642 Corporate Way
(Contractor's Official Address)

West Palm Beach, FL 33407
(Contractor's City, State, Zip Code)

Linda Pope
(witness signature)

LINDA Pope
(witness name printed)

Isabel Quezada
(witness signature)

Isabel Quezada
(witness name printed)

(Corporate Seal)

BID RESPONSE
BID # WUD 12-001/VMG
REHABILITATION OF SANITARY SEWER CONCRETE STRUCTURES AND LIFT STATIONS
WATER UTILITIES DEPARTMENT, DIVISION OF OPERATIONS & MAINTENANCE
TERM CONTRACT

ITEM	DESCRIPTION	UNIT	UNIT PRICE	QTY	TOTAL OFFER
1.	MOBILIZATION/DEMOBILIZATION, IF LESS THAN 10 MANHOLES OR LESS THAN 750 SF, PER JOB WORK ORDER	EACH	$ 0	1	$ 0
2.	LINING/COATING OF BRICK MANHOLE, 4' DIAMETER AS PER WUD STANDARDS	V FT	$ 130	100	$ 13,000
3.	LINING/COATING OF BRICK MANHOLE, 5' DIAMETER AS PER WUD STANDARDS	V FT	$ 122	100	$ 12,200
4.	LINING/COATING OF BRICK MANHOLE, 6' DIAMETER AS PER WUD STANDARDS	V FT	$ 100	100	$ 10,000
5.	LINING/COATING OF PRECAST MANHOLE, 4' DIAMETER AS PER WUD STANDARDS	V FT	$ 120	100	$ 12,000
6.	LINING/COATING OF PRECAST MANHOLE, 5' DIAMETER AS PER WUD STANDARDS	V FT	$ 122	100	$ 12,200
7.	LINING/COATING OF PRECAST MANHOLE, 6' DIAMETER AS PER WUD STANDARDS	V FT	$ 100	100	$ 10,000
8.	(REPAIR AND LINING) LIFT STATION WETWELL INTERIOR SURFACE	SQ FT	$ 10	5,000	$ 50,000
9.	(REPAIR AND LINING) LIFT STATION VALVE VAULT INTERIOR SURFACE	SQ FT	$ 8	1,000	$ 8,000
10.	EXCESS SURFACE LOSS REPAIR/BUILD OUT PER 1" OF LOSS BEYOND THE STANDARD WALL THICKNESS	SQ FT	$ 20	300	$ 6,000
11.	BY-PASS PUMPING ASSEMBLY, UP TO 8" FITTINGS	EACH	$ 50	8	$ 400
12.	BY-PASS PUMPING ASSEMBLY, 10" TO 12" FITTINGS	EACH	$ 1	1	$ 1
13.	BY-PASS PUMPING ASSEMBLY, 15" TO 18" FITTINGS	EACH	$ 1	1	$ 1
14.	BY-PASS PUMPING ASSEMPLY, UP TO 24" FITTINGS	EACH	$ 1	1	$ 1
15.	4" BY-PASS PUMP	DAY	$ 400	6	$ 2400
16.	6" BY-PASS PUMP	DAY	$ 400	4	$ 1,600
17.	8" BY-PASS PUMP	DAY	$ 400	2	$ 800
18.	10" BY-PASS PUMP	DAY	$ 100	1	$ 100
19.	ADJUST EXISTING MANHOLE CASTING IN PAVED AREA (CTY PROVIDE NEW RING & COVER IF NEEDED)	EACH	$ 300	20	$ 6,000
20.	ADJUST EXISTING MANHOLE CASTING OUTSIDE OF PAVED AREA (CTY PROVIDE NEW RING/COVER IF NEED)	EACH	$ 250	20	$ 5,000

21.	RECONSTRUCT MANHOLE BENCH AND FLOW CHANNEL (NO LINING)	EACH	$ 200	15	$ 3,000
22.	REMOVE & INSTALL EXISTING 4" PUMP BASE PLATE, ELBOW AND GUIDE RAILS IN LS (or new base plate, elbow, guide rails at WUD discretion furnished by WUD)	EACH	$ 1000	6	$ 6,000
23.	REMOVE & INSTALL EXISTING 6" PUMP BASE PLATE, ELBOW AND GUIDE RAILS IN LS (or new base plate, elbow, guide rails at WUD discretion furnished by WUD)	EACH	$ 1,000	4	$ 4,000
24.	REMOVE & INSTALL EXISTING 8" PUMP BASE PLATE, ELBOW AND GUIDE RAILS IN LS (or new base plate, elbow, guide rails at WUD discretion furnished by WUD)	EACH	$ 1000	1	$ 1000
25.	REMOVE & INSTALL EXISTING 10" PUMP BASE PLATE, ELBOW AND GUIDE RAILS IN LS (or new base plate, elbow, guide rails at WUD discretion furnished by WUD)	EACH	$ 1000	1	$ 1000
26.	REMOVE & INSTALL EXISTING 12" PUMP BASE PLATE, ELBOW AND GUIDE RAILS IN LS (or new base plate, elbow, guide rails at WUD discretion furnished by WUD)	EACH	$ 1000	1	$ 1000
27.	FURNISH AND INSTALL 8" – 12" PVC INSIDE DROP ASSEMBLY, 2' – 4' DEEP	EACH	$ 250	1	$ 250
28.	FURNISH AND INSTALL 8" - 12" PVC INSIDE DROP ASSEMBLY, 4' –6' DEEP	EACH	$ 250	1	$ 250
29.	FURNISH AND INSTALL 8" – 12" PVC INSIDE DROP ASSEMBLY, 6' – 8' DEEP	EACH	$ 250	1	$ 250
30.	FURNISH AND INSTALL 8" – 12" PVC INSIDE DROP ASSEMPLY, 8' – 12' DEEP	EACH	$ 250	1	$ 250
31.	FURNISH AND INSTALL 8" – 12" PVC INSIDE DROP ASSEMPLY, GREATER THAN 10' DEEP	EACH	$ 250	1	$ 250
32.	INSTALL STAINLESS STEEL PUMP BASE PLATE & BASE ELBOW (base plate, base elbow to be supplied by WUD)	EACH	$ 100	4	$ 400
33.	RECONSTRUCT LIFT STATION FILLET, 6' DIAMETER	EACH	$ 200	1	$ 200
34.	RECONSTRUCT LIFT STATION FILLET, 8' DIAMETER	EACH	$ 225	1	$ 225
35.	RECONSTRUCT LIFT STATION FILLET, 10' DIAMETER	EACH	$ 250	1	$ 250
36	RECONSTRUCT LIFT STATION FILLET, 12' DIAMETER	EACH	$ 250	1	$ 250
37	REMOVAL OF EXISTING COATING/LINING	SQ FT	$ 5	1,500	$ 7,500

38.	REMOVAL & REPLACEMENT OF EXISTING PIPING WITH NEW FROM BASE ELBOW'S UP AND OUT THROUGH VAULT, REPLACE ALL PIPE, VALVES AND FITTINGS IN VAULT AND CONNECT TO OUTGOING PIPE OUTSIDE VAULT, 4"	EACH	$ 8,800	2	$ 17,600
39.	REMOVAL & REPLACEMENT OF EXISTING PIPING WITH NEW FROM BASE ELBOW'S UP AND OUT THROUGH VAULT, REPLACE ALL PIPE, VALVES AND FITTINGS IN VAULT AND CONNECT TO OUTGOING PIPE OUTSIDE VAULT, 6"	EACH	$ 10,000	2	$ 20,000
40.	REMOVAL & REPLACEMENT OF EXISTING PIPING WITH NEW FROM BASE ELBOW'S UP AND OUT THROUGH VAULT, REPLACE ALL PIPE, VALVES AND FITTINGS IN VAULT AND CONNECT TO OUTGOING PIPE OUTSIDE VAULT, 8"	EACH	$ 12,500	1	$ 12,500
41.	REMOVAL & REPLACEMENT OF EXISTING PIPING WITH NEW FROM BASE ELBOW'S UP AND OUT THROUGH VAULT, REPLACE ALL PIPE, VALVES AND FITTINGS IN VAULT AND CONNECT TO OUTGOING PIPE OUTSIDE VAULT, 10"	EACH	$ 14,000	1	$ 14,000
42.	REMOVAL & REPLACEMENT OF EXISTING PIPING WITH NEW FROM BASE ELBOW'S UP AND OUT THROUGH VAULT, REPLACE ALL PIPE, VALVES AND FITTINGS IN VAULT AND CONNECT TO OUTGOING PIPE OUTSIDE VAULT, 12"	EACH	$ 19,000	1	$ 19,000
43.	REMOVAL & REPLACEMENT OF ALL VALVES AND FITTINGS IN LIFT STATION VALVE VAULT AND CONNECT TO OUTGOING PIPES, 4"	EACH	$ 3,700	2	$ 7,400
44.	REMOVAL & REPLACEMENT OF ALL VALVES AND FITTINGS IN LIFT STATION VALVE VAULT AND CONNECT TO OUTGOING PIPES, 6"	EACH	$ 4,300	2	$ 8,600
45.	REMOVAL & REPLACEMENT OF ALL VALVES AND FITTINGS IN LIFT STATION VALVE VAULT AND CONNECT TO OUTGOING PIPES, 8"	EACH	$ 5,800	1	$ 11,600
46.	REMOVAL & REPLACEMENT OF ALL VALVES AND FITTINGS IN LIFT STATION VALVE VAULT AND CONNECT TO OUTGOING PIPES, 10"	EACH	$ 8,000	1	$ 8,000
47.	REMOVAL & REPLACEMENT OF ALL VALVES AND FITTINGS IN LIFT STATION VALVE VAULT AND CONNECT TO OUTGOING PIPES, 12"	EACH	$ 11,000	1	$ 11,000
48.	REMOVE & REINSTALL ALL 4" PIPIING TO TOP 90 DEG BEND INCLUDING PUMP BASE PLATE, BASE ELBOW AND GUIDE RAILS IN LS (or new base plate, elbow, guide rails at WUD discretion furnished by WUD)	EACH	$ 3,500	2	$ 7,000
49.	REMOVE & REINSTALL ALL 6" PIPIING TO TOP 90 DEG BEND INCLUDING PUMP BASE PLATE, BASE ELBOW AND GUIDE RAILS IN LS (or new base plate, elbow, guide rails at WUD discretion furnished by WUD)	EACH	$ 3,800	1	$ 3,800

50.	REMOVE & REINSTALL ALL 8" PIPIING TO TOP 90 DEG BEND INCLUDING PUMP BASE PLATE, BASE ELBOW AND GUIDE RAILS IN LS (or new base plate, elbow, guide rails at WUD discretion furnished by WUD)	EACH	$ 4500	1	$ 4,500
51.	REMOVE & REINSTALL ALL 10" PIPIING TO TOP 90 DEG BEND INCLUDING PUMP BASE PLATE, BASE ELBOW AND GUIDE RAILS IN LS (or new base plate, elbow, guide rails at WUD discretion furnished by WUD)	EACH	$ 6000	1	$ 6,000
52.	REMOVE & REINSTALL ALL 12" PIPIING TO TOP 90 DEG BEND INCLUDING PUMP BASE PLATE, BASE ELBOW AND GUIDE RAILS IN LS (or new base plate, elbow, guide rails at WUD discretion furnished by WUD)	EACH	$ 6000	1	$ 6,000
53.	INSTALLATION OF FALL PROTECTION SYSTEM (RETROFIT INTO EXISTING SLAB), 30" X 36"	EACH	$ 700	1	$ 700
54.	INSTALLATION OF FALL PROTECTION SYSTEM (RETROFIT INTO EXISTING SLAB), 30" X 42"	EACH	$ 700	1	$ 700
55.	INSTALLATION OF FALL PROTECTION SYSTEM (RETROFIT INTO EXISTING SLAB), 30" X 48"	EACH	$ 700	1	$ 700
56.	INSTALLATION OF FALL PROTECTION SYSTEM (RETROFIT INTO EXISTING SLAB), 36" X 40"	EACH	$ 700	1	$ 700
57.	INSTALLATION OF FALL PROTECTION SYSTEM (RETROFIT INTO EXISTING SLAB), 36" X 42"	EACH	$ 700	1	$ 700
58.	INSTALLATION OF FALL PROTECTION SYSTEM (RETROFIT INTO EXISTING SLAB), 36" X 48"	EACH	$ 700	1	$ 700
59.	INSTALLATION OF FALL PROTECTION SYSTEM (RETROFIT INTO EXISTING SLAB), 36" X 54"	EACH	$ 900	1	$ 900
60.	INSTALLATION OF FALL PROTECTION SYSTEM (RETROFIT INTO EXISTING SLAB), 48" X 54"	EACH	$ 900	1	$ 900
61.	INSTALLATION OF EMERGENCY BY-PASS PUMP-OUT CONNECTION FOR LIFT STATION, 4"	EACH	$ 3200	3	$ 9,600
62.	INSTALLATION OF EMERGENCY BY-PASS PUMP-OUT CONNECTION FOR LIFT STATION, 6"	EACH	$ 3800	3	$ 11,400
63.	INSTALLATION OF EMERGENCY BY-PASS PUMP-OUT CONNECTION FOR LIFT STATION, 8"	EACH	$ 3800	1	$ 3,800
64.	REMOVAL OF EXISTING SLAB AND INSTALLATION OF NEW TOP SLAB WITH ACCESS HATCH & FALL PROTECTION SYSTEM FOR LIFT STATIONS (6' WETWELL)	EACH	$ 5400		$ 5,400
65.	REMOVAL OF EXISTING SLAB AND INSTALLATION OF NEW TOP SLAB WITH ACCESS HATCH & FALL PROTECTION SYSTEM FOR LIFT STATIONS (8' WETWELL)	EACH	$ 5,400	1	$ 5,400

66.	REMOVAL OF EXISTING SLAB AND INSTALLATION OF NEW TOP SLAB WITH ACCESS HATCH & FALL PROTECTION SYSTEM FOR LIFT STATIONS (10' WETWELL)	EACH	$ 5,400	1	$ 5,400
67.	REPLACE LIFT STATION WETWELL VENT PIPE	EACH	$ 700	2	$ 1400
68.	RESTORATION OF SIDEWALK/CONCRETE DRIVEWAY	SQ YD	$ 27	400	$ 10,800
69.	RESTORATION OF ASPHALT ROADWAY	SQ YD	$ 20	400	$ 8,000
70.	RESTORATION OF SOD	SQ YD	$ .50	800	$ 400
71.	MISCELLANEOUS RELATED WORK – This lump sum item to be used for any necessary additional work not included in Line Items #1 - #70 of this contract.				$25,000
	TOTAL OFFER FOR LINE ITEMS #1 - #71				$ ~~400,378~~

~~$ 405,578.00~~ vmg

$ 419,578.00 vmg

Is Qualification of Bidders information included, per Term and Condition # 9? YES ✓ INITIAL

* PLEASE AFFIX SIGNATURE WHERE INDICATED
(FAILURE TO DO SO SHALL RESULT IN THE REJECTION OF YOUR BID)

By signature on this document, bidder acknowledges and agrees that its offer includes and accepts all terms, conditions, and specifications of the County's bid solicitation as originally published, without exception, change or alteration of any kind, except as may have been published by the County in official amendments prior to this date of submittal.

* SIGNATURE	PRINT NAME Daniel Duke III PRINT TITLE President
ADDRESS 5642 Corporate Way	
CITY / STATE West Palm Beach, Florida	ZIP CODE 33407
TELEPHONE # (561) 640-3503	E-MAIL Ddukel@hinterlandgroup.com
TOLL FREE # (888) 402-3331	FAX # (561) 640-3504

I-7

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April, 6, 2015-Continued from 3/16/15

SUBJECT: **Consideration of Sewer and Water Utility Agreement for the Village Veranda at Lady Lake- MJSP 10/14-002- To be constructed along South Hwy 27/441, just north of the Too Your Health Spa (V) Project (Alternate Key 1699100) – Continued from the March 16, 2015 Meeting.**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDED MOTION:

Staff Recommends Approval of the Sewer and Water Utility Agreement for the Village Veranda at Lady Lake- MJSP 10/14-002- To be constructed along South Hwy 27/441, just north of the Too Your Health Spa (V) Project (Alternate Key 1699100).

SUMMARY

Village Veranda at Lady Lake, LLC, is the fee simple owner of approximately 8.22 +/- acres of real property situated in Lady Lake, Lake County, Florida. The Developer has requested connection to Town Water Facilities and Sewer Facilities (Utility), and that the Utility allocate and reserve sufficient capacity in these facilities to serve and sustain the operation of seventeen (17) equivalent residential units (ERUs) or 4,250 gallons per day for Sewer and Water to be consumed by a proposed facility to be developed in three phases including three (3) outparcels with Office, Clinic, and Adult Day Care.

The proposed facility, which is expected to have a total of 22,000 square feet of commercial space and a proposed Multi-story Building with 90 Assisted Living units and 40 Memory Care Facility units requiring central water and central sewer services for this 8.22 +/- acre parcel located at 955 South Hwy 27/441. The Village Veranda at Lady Lake received Town Commission site plan approval on March 2, 2015, and Development Order issuance on March 4, 2015.

The Developer has agreed to connect to certain water distribution and sanitary sewer

collection facilities that will benefit the Development, and has agreed to the use of the Water and Sewer facilities on the terms and conditions set forth in the attached Agreement, as provided by the Town of Lady Lake. This agreement was reviewed by Town Attorney, Derek Schroth, on Monday, March 9, 2015, and determined correct in form for consideration and approval by the Town Commission.

FISCAL IMPACT: $ 79,407.00

[ ] Capital Budget
[ ] Operating
[X] Other

ATTACHMENTS: **[ ] Ordinance(s)** **[ ] Resolution** **[ ] Budget Resolution**

[X] Other – Utility Agreement

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

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DEPARTMENT HEAD		**Submitted** 3/30/15	**Date**
3-30-15 **FINANCE DEPARTMENT**		**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY		**Approved as to Form and Legality**	**Date**
TOWN MANAGER		**Approved Agenda Item for:** 4/6/15	**Date** 3/30/15

COMMISSION ACTION: **[ ] Approved as Recommended** **[ ] Disapproved**

[ ] Tabled Indefinitely **[ ] Continued to Date Certain**

[ ] Approved with Modification

SEWER & WATER UTILITY AGREEMENT
LADY LAKE, FLORIDA

THIS UTILITY AGREEMENT made this _____ day of _____, 2015 by and between the Town of Lady Lake, a Florida Municipality (hereinafter referred to as "Utility"), and Village Veranda at Lady Lake LLC, a Florida Limited Liability Company, its heirs, successors and assigns (hereinafter referred to as the "Developer").

WITNESSETH

WHEREAS, Developer is the fee simple owner of approximately 8.22 +/- acres of real property situated in Lake County, Florida, described with particularity in Exhibit "A" attached hereto and made a part hereof, which property is hereinafter referred to as the "Property"; and

WHEREAS, the Property may hereinafter be developed and improved as an assisted living campus consisting of a 90 bed independent living facility (ILF), a 40 bed memory care facility, and 22,000 square feet of commercial support uses to be developed in three (3) phases, requiring central water and central sewer, (hereinafter referred to as the "Development"). This agreement only covers phase one (1) consisting of 60 Assisted Living Facility units and 30 Memory Care units; and

WHEREAS, Utility is the owner and operator of water production and distribution facilities ("water facilities") and sanitary sewer collection and treatment facilities ("sewer facilities"); and

WHEREAS, Developer has requested connection to said Water and Sewer Facilities and that the Utility allocate and reserve sufficient capacity in these facilities to serve and sustain the operation of the Development; and

WHEREAS, the Developer has agreed to construct certain water distribution and sanitary sewer collection facilities at its expense that will benefit Development; and,

WHEREAS, Utility has agreed to make its water service and sanitary sewer service available to the Development by means of connection to and use of the Water and Sewer Facilities on the terms and conditions hereinafter set forth. And that the developer will connect to reuse facilities when Utility makes it available.

NOW THEREFORE, in consideration of the foregoing which is incorporated herein and in consideration of the work to be done by the Developer and the sums to be paid by Developer for the work related thereto and as described hereafter, Developer and Utility agree as follows:

1. <u>EXCLUSIVE SERVICE TO THE PROPERTY.</u> Developer hereby agrees and covenants that the Development shall be served exclusively by Utility's Water and Sewer Facilities. Developer further agrees that this agreement shall be a covenant binding upon and running with title to the Property. Utility hereby agrees to make water and sewer services available to the Development hereafter constructed on the Property for the rates and under the conditions set forth in this Agreement. Utility agrees that such services shall be made available through Utility's existing Water and Sewer Facilities, and through the on-site facilities to be constructed by Developer; provided, however, that Utility is not prevented by law or governmental regulation from providing such water and sewer service for any reason. Utility agrees that it will have sufficient capacity in the amount of 4,250 gallons per day ("gpd") in its Water Facilities, and in the amount of 4,250 gpd in its Sewer Facilities to serve the Development for a maximum peak flow of seventeen (17) ERUs. Utility agrees that the water and sewer services to be provided hereunder shall meet the current standards or requirements, as the case may be, of all state, local, and federal governmental agencies having jurisdiction over Utility; provided, however, that Utility shall not be responsible for any failure to meet or comply with said standards or requirements to the extent that such failure shall be occasioned by defect in the

construction of the facilities to be constructed by Developer; and further, the acceptance of any such facilities by Utility shall not be an admission of, or acceptance of such responsibility. Utility hereby agrees to provide water and sewer services to the Development after Developer shall make a written request for such service to Utility, but not before the On-Site Facilities on the Property described in Paragraph 3 hereof are completed in accordance with this Agreement. Additionally, Utility reserves the right to do site inspections and audits of said Water Facilities and Sewer Facilities at any given time without due notice to the Developer to determine if water and sewer 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.

2. PAYMENT BY DEVELOPER OF LADY LAKE SANITARY SEWER, WATER, AND IMPACT FEES. Developer shall be responsible for payment of the Utility's sanitary sewer, water and reuse impact fees for the sanitary sewer, water and reuse volumes reserved under this agreement. Utility's sanitary sewer impact fee is three thousand one hundred seventy-two dollars and no cents ($3,172.00) per equivalent residential unit. Utility's water impact fee is one thousand four hundred ninety-nine dollars and no cents ($1,499.00) per equivalent residential unit. Commercial units are charged based on the formula outlined in the Land Development Regulation of the Town of Lady Lake, as amended from time to time. Payment of said fee shall be made in accordance with section 11(h) of this agreement in the lump sum amount of Fifty-Three Thousand Nine Hundred Twenty-four dollars and no cents ($53,924.00) for sanitary sewer capacity; Twenty-five Thousand Four Hundred Eighty-three dollars and no cents ($25,483.00) for water capacity, for a total amount of Seventy-nine Thousand Four Hundred Seven dollars and no cents ($79,407.00) calculated as follows:

Sanitary Sewer Capacity Reservation

4,250 gpd /250 gpd/eru $3,172/eru =

17 erus x 3,172 = $53,924.00

Water Capacity Reservation

4,250 gpd/250 gpd/eru $1,499/eru =

17 erus x 1,499 = $25,483.00

TOTAL = $79,407.00

The site is not currently serviced by Reuse/Reclaimed water; therefore, the applicant will provide irrigation via a 4" Irrigation well to be constructed on-site.

Should Developer not obtain a building permit to initiate construction of the Developer's project noted above within 180 days of the date this Utility Agreement is approved by Commission, the capacity herein reserved will be forfeited and all money paid to reserve capacity shall also be forfeited. Should Developer fail to obtain a building permit within 180 days of the date this Utility Agreement is approved by Commission, Developer agrees to release any and all claims against the Town for a return of any of the money paid to reserve capacity. Developer understands that capacity may not be available to the Developer should no building permits be obtained within 180 days after this Utility Agreement is approved.

3. CONSTRUCTION OF IMPROVEMENTS. In order to provide water, sewer and reuse services to the Development, certain On-Site Improvements will need to be constructed.

(a) **ON SITE IMPROVEMENTS** When the Property is developed, Developer shall construct and install therein, at its own cost and expense, all necessary On-Site Improvements, as agreed to by Utility and Developer, to allow the Development to be connected to the lines of Utility, and including specifically, all lines, mains, valves, hydrants, lift stations and other such facilities including service connections necessary to serve the Development. The engineer's

estimate of the On-Site Improvements is set forth in Exhibit "D" attached hereto, incorporated herein, and hereinafter referred to as On-Site Improvement Costs.

Developer agrees that the construction and installation of such On-Site Improvements shall be subject to the following:

The On-Site Improvements shall be constructed and installed by Developer only after the approval of the Plans and Specifications therefore by Utility. The Plans and Specifications shall be in accordance with the requirements of Utility's standard engineering practices and all applicable regulatory authorities, and Developer shall obtain approval thereof from such agencies prior to commencement of construction.

Upon approval of the Plans and Specifications by Utility, as provided herein, the On-Site Improvements shall be constructed strictly in accordance with such Plans and Specifications. Utility shall be advised as to the progress of such construction and afforded the right to make inspection of said construction; provided, however, Utility shall have no duty to make such inspections, and by making such inspections shall incur no responsibility for the correct installation or construction thereof. Should the Utility not inspect said construction within two (2) days from the date the inspection is requested, Developer shall have the right to continue with the construction of the On-Site Improvements.

4. <u>RATES AND CHARGES.</u> The rates to be charged by Utility for water and sewer service to the Development hereafter built on the Property or any Future Development(s) shall be those rates and charges made by Utility to its customers which are from time to time approved by the Town Commission of the Town of Lady Lake or by any other governmental regulatory body having jurisdiction over such matters. Utility reserves the right to withhold or disconnect service to any active customer, or to refuse to give or provide new or additional services to any active customer, at any time the charges are not paid on a current basis within twenty-five (25) days after the same are billed: provided that written notification of such delinquency has been made by Utility to such customer; provided, the failure of an active customer to pay sums due Utility shall not affect Developer's rights under this Agreement. Moreover, the service to the

Development and Future Development (s) shall be subject to such other regulations from time to time lawfully imposed on Utility with respect to the operations of its Utility system, and except as limited by such regulations, the amounts of utility deposits, billing practices and times, liability for damage to Utility's Property and rate changes shall be exclusively within the discretion and control of Utility.

5. WATER METERS AND REUSE WATER METERS. It is hereby agreed by the parties hereto that a water meter and reuse meter, and or water meters or reuse meters shall be installed by Developer as Utility shall deem to be necessary to serve the Development and Future Development(s). Utility shall have the right to designate the number, type, quality and size of said meter or meters. All water and reuse meters so installed shall become the property of Utility.

6. ALIENABILITY RESTRICTION. Unless express written consent of the Town of Lady Lake is obtained, the Property and the rights and obligations of this Agreement which burden the Property shall not be transferred prior to Developer's connection to the Town Utilities. For the purposes of this paragraph and provision (Alienability Restriction), "transferred" means the conveyance of the Property to another person or entity or the conveyance of the controlling interest (more than 50%) in Developer (if a corporation or limited liability company). After Developer's connection to the Town Utilities, this provision (Alienability Restriction) terminates and has no effect. To eliminate this Alienability Restriction after connection, Developer shall submit to the Town of Lady Lake an affidavit for the Town Manager's signature attesting that the Developer has indeed connected to the Town Utilities. Provided the form affidavit is agreeable to the Town of Lady Lake, the executed affidavit shall be returned to the Developer for Developer to record at Developer's expense.

7. PLATS. Any plats of the Property, or portions thereof, filed among the Public Records of Lake County, Florida, or any other governmental unit, shall provide for such dedicated rights-of-way and utility easements as may

be reasonable and necessarily required for the purpose of serving the Property, or portions thereof, with the water and sewer service to be provided hereunder.

8. SALE TO GOVERNMENTAL ENTITY. In the event Utility shall hereafter sell the utility systems, or any part thereof serving the Property, to the State of Florida, Lake County or a duly constituted municipality, or any agency or entity under such State's, County or municipality's control, supervision or direction, Developer agrees that with respect to water and sewer service to the Property, the rules and regulations of such purchaser, and not the provisions of this contract, shall control, and that, upon assignment of this Agreement to the Purchaser, Utility shall be relieved of all further obligations hereunder.

9. NOTICES. Payments required to be made under the terms hereof and notices permitted, or required to be made under the terms hereof, shall be delivered to the parties at the respective addresses:

Utility:	Town of Lady Lake Utility Department 409 Fennell Boulevard Lady Lake, FL 32159
With a copy to:	Derek A. Schroth, Esq. Bowen & Schroth, P.A. 600 Jennings Ave. Eustis, FL 32726
Developer/: Owner	Village Veranda at Lady Lake LLC. C/O Donovan Anderson. 55 SE 2nd Avenue Suite 301 Delray Beach, FL 33444

Any notices required or permitted hereunder shall be considered properly made if in writing and mailed by United States Mail, postage prepaid, to the addresses set forth herein.

10. TERM. The term of this Agreement shall be for a period of 10 (ten) years from the date hereof, and from year to year thereafter.

11. OTHER ESSENTIAL TERMS.

a. Time is hereby made of essence of this Agreement in all respects.

b. This Agreement constitutes the entire Agreement of the parties and expressly supersedes all negotiations, previous agreements or representations whether verbal or written, and may not be amended in any way whatsoever except by a writing executed by both parties hereto in a manner equal in dignity to the execution of this Agreement.

c. This Agreement shall inure to the benefit of and be binding upon the heirs, successors, personal representatives and assigns of the parties hereto and shall run with the land.

d. Developer shall name Utility as co-insured on any insurance policy concerning coverage for the property while construction of the on-site improvements is taking place.

e. This Agreement shall be governed by the laws of the State of Florida and venue shall be in Lake County, Florida. Developer shall indemnify protect and hold harmless the Utility from any and all claims, causes, actions, judgments, costs, attorney's fees, expenses and losses of every kind and character, whether direct or indirect, of any manner, or in anyway whatsoever arising on account of any action, claim or demand due to the incident and matters associated with the construction of the on-site improvements, including but not limited to

i) All claims for enforcement of liens; subrogation; and/or contribution to include but not to be limited to any and all mechanic's and contractor's liens associated with the construction of the on-site improvements;

ii) Any and all bills from any source associated with the construction of the on-site improvements;

iii) Any and all claims under any federal, state or local act or ordinance associated with the construction of the on-site improvements;

iv) Any and all claims for reimbursement; subrogation; and/or contribution associated with the construction of the on-site improvements;

v) Any and all claims for reimbursement, and/or subrogation of liens asserted by any insurance company or any party, that provides insurance coverage or benefits of any nature associated with the construction of the on-site improvements;

vi) Any and all claims, liens, reimbursement or subrogation under any contract or agreement with any group, organization, partnership or corporation associated with the construction of the on-site improvements;

vii) All actions, claims or demands whatsoever of any type or nature which may hereafter be brought or asserted against one another on account of and/or allegedly associated with the construction of the on-site improvements ;

f. This Agreement shall be effective upon proper execution by both parties hereto.

g. This Agreement shall be executed in several counterparts each of which if properly executed by both parties shall be considered an original.

h. Developer shall pay all amounts required under this agreement within 30 days after the Town of Lady Lake executes this agreement. Should Developer fail to pay all amounts required under this agreement within 30 days after the Town of Lady Lake executes this agreement, the Town, in its sole discretion may rescind and void this agreement in its entirety.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their names and their seals to be hereunto affixed, by their proper officers thereunto duly authorized, on the day and year first above written.

[signatures on following page]

Attest:

TOWN OF LADY LAKE

_____
Kristen Kollgaard, Town Clerk

_____
Ruth Kussard, Town Mayor

Approved as to form:

_____
Town Attorney
Derek A. Schroth, Esquire

Witnesses:

_____ Village Veranda at Lady Lake, LLC.

Print Name:

_____ By: _____

_____

Print Name: Name: Donovan Anderson
Title: President of Village Veranda

STATE OF FLORIDA
COUNTY OF LAKE

This is to certify that on this _____ day of _____, 2015, Before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared_____ on behalf of the company, S/he is personally known to me or has produced _____ as identification and did or did not take an Oath.

_____
Signature of Acknowledger

SEAL

_____
Name of Acknowledger Typed

EXHIBIT "A"

Legal Description and Map

DESCRIPTION FOR TRACT "A":

THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY OF HIGHWAY 27 & 441 (STATE ROAD 500) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, THENCE RUN N.89°46'08"W. ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 741.54 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 27 & 441 (STATE ROAD 500); THENCE RUN S.23°16'50"E. ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 637.86 FEET TO THE POINT OF BEGINNING; THENCE RUN S.89°48'40"E. 819.07 FEET TO THE EAST BOUNDARY LINE OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°08'30"W. ALONG SAID EAST LINE OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 504.50 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN O.R. BOOK 4120. PAGE 134, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN N.89°48'40"W. ALONG THE NORTH BOUNDARY OF SAID PARCEL, 600.45 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY; THENCE RUN N.23°16'50"W., ALONG SAID EASTERLY RIGHT OF WAY, 550.00 FEET TO THE POINT OF BEGINNING, CONTAINING 358,074 SQUARE FEET OR 8.22 ACRES MORE OR LESS.

EXHIBIT "B"

OFF-SITE IMPROVEMENT COSTS

NONE TO BE CONVEYED

EXHIBIT "C"
PROJECT SITE PLAN

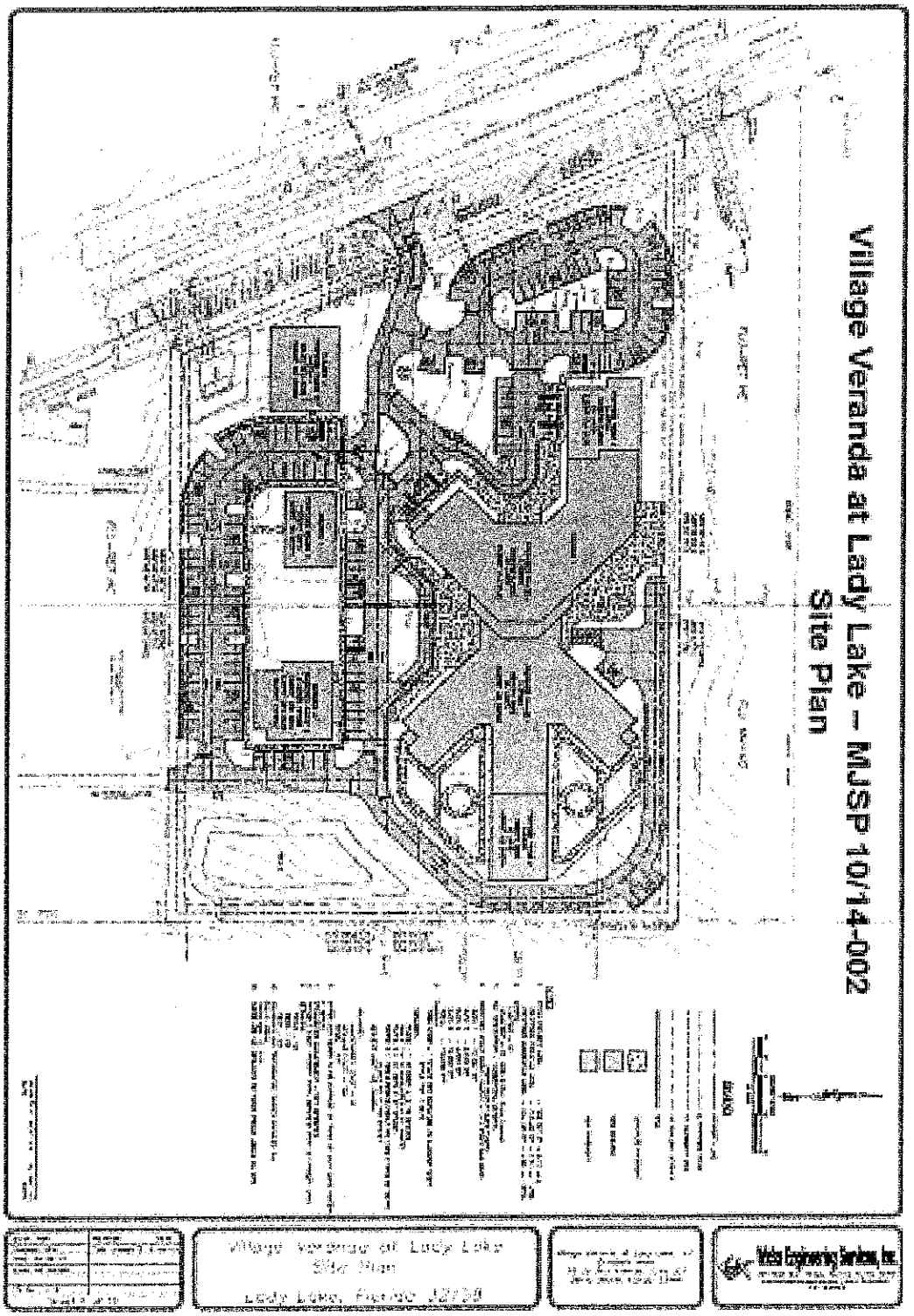

EXHIBIT "D"

ENGINEER'S ESTIMATED CONSTRUCTION COSTS

Village Veranda – Civil Improvements

Engineer's Cost Estimate

Item No.	Item / Description	Unit	Quantity	Unit Price	Total
1.	Asphalt	SY	10,300	$15.00	$154,500.
2.	Base	SY	11,330	10.00	113,300.
3.	Stabilized Subgrade	SY	12,500	4.00	50,000.
4.	6' Sidewalk	LF	1255'	13.20	16,566.
5.	5' Sidewalk	LF	915'	11.00	10,065.
6.	Concrete Slab	SY	1550	25.00	38,750.
7.	Type "D" Curb	LF	700	10.00	7,000.
					390,181.00
8.	8" Water	LF	1900	30.00	57,000.
9.	6" Water	LF	100	25.00	2,500.
10.	8" Gate Valves	EA	8	1,200.00	9,600.
11.	6" Gate Valves	EA	3	1,000.00	3,000.
12.	12" x 8" Tap	EA	1	5,500.00	5,500.
13.	Fire Hydrant	EA	5	2,750.00	13,750.
14.	Detecto Check Valve	EA	1	8,000.00	8,000.
15.	Double C.V. @ Fire Connection	EA	3	6,000.00	18,000.
16.	Fence	LF	180	15.00	2,700.
17.	Gate	EA	1	2,000.00	2,000.
					122,050.00
				SUB TOTAL	**$512,231.00**

SUMMARY

Water $122,050

Sewer $33,950

KH / MZB / 2014 MasterCost Est Form

Village Veranda – Civil Improvements

Engineer's Cost Estimate (cont.)

Item No.	Item / Description	Unit	Quantity	Unit Price	Total
1.	12" PVC Storm	LF	52	15.00	780.
2.	15" PVC Storm	LF	52	18.00	936.00.
3.	18" RCP	LF	775	25.00	19,375.00.
4.	24" RCP	LF	635	30.00	19,050.
5.	Inlet 0 – 6'	EA	6	6,250.00	37,500.
6.	Inlet 6 – 10'	EA	2	7,500.00	15,000.
7.	Inlet 10 – 14'	EA	6	14,000.00	84,000.
					176,6461.00
8.	8" Gravity Sewer	LF	570	20.00	11,400.
9.	6" Sewer Laterals	LF	170	15.00	2,550.
10.	Manhole 0 – 6'	EA	4	5,000.00	20,000.
					33,950.00
11.	Earthwork	CY	3,000	10.00	30,000.
12.	Sod	SY	10,000	4.00	40,000.;
13.	Seed	SY	12,000	1.50	18,000.
14.	Signs	EA	25	300.00	7,500.
15.	Clearing & Grubbing	AC	8	2,000.00	16,000.
16.	Silt Fence	LF	1,700	2.00	3,400.
					114,900.00
				Sub Total	$325,491.
				TOTAL	$837,722.00

Prepared By:
Wicks Engineering Services, Inc.

1

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: March 16, 2015

SUBJECT: **Consideration of Sewer and Water Utility Agreement for the Village Veranda at Lady Lake- MJSP 10/14-002- To be constructed along South Hwy 27/441, just north of the Too Your Health Spa (V) Project (Alternate Key 1699100).**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDED MOTION:

Staff Recommends Approval of the Sewer and Water Utility Agreement for the Village Veranda at Lady Lake- MJSP 10/14-002- To be constructed along South Hwy 27/441, just north of the Too Your Health Spa (V) Project (Alternate Key 1699100).

SUMMARY

Village Veranda at Lady Lake, LLC, is the fee simple owner of approximately 8.22 +/- acres of real property situated in Lady Lake, Lake County, Florida. The Developer has requested connection to Town Water Facilities and Sewer Facilities (Utility), and that the Utility allocate and reserve sufficient capacity in these facilities to serve and sustain the operation of seventeen (17) equivalent residential units (ERUs) or 4,250 gallons per day for Sewer and Water to be consumed by a proposed facility to be developed in three phases including three (3) outparcels with Office, Clinic, and Adult Day Care.

The proposed facility, which is expected to have a total of 22,000 square feet of commercial space and a proposed Multi-story Building with 90 Assisted Living units and 40 Memory Care Facility units requiring central water and central sewer services for this 8.22 +/- acre parcel located at 955 South Hwy 27/441. The Village Veranda at Lady Lake received Town Commission site plan approval on March 2, 2015, and Development Order issuance on March 4, 2015.

The Developer has agreed to connect to certain water distribution and sanitary sewer collection facilities that will benefit the Development, and has agreed to the use of the

Water and Sewer facilities on the terms and conditions set forth in the attached Agreement, as provided by the Town of Lady Lake. This agreement was reviewed by Town Attorney, Derek Schroth, on Monday, March 9, 2015, and determined correct in form for consideration and approval by the Town Commission.

FISCAL IMPACT: $ 79,407.00

[ ] Capital Budget
[ ] Operating
[X] Other

ATTACHMENTS: **[ ] Ordinance(s)** **[ ] Resolution** **[ ] Budget Resolution**

[X] Other – Utility Agreement

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

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DEPARTMENT HEAD 3-9-15	**Submitted** 3/9/15	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 3/16/15	**Date** 3/10/15

COMMISSION ACTION: **[ ] Approved as Recommended** **[ ] Disapproved**

[ ] Tabled Indefinitely **[ ] Continued to Date Certain**

[ ] Approved with Modification

I-8

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April 6, 2015

SUBJECT: **2015 Concurrency Management Report**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDATION:

2015 Concurrency Report is strictly informational and is provided to the Town Commission in accordance with the requirements of the Land Development Regulations, Chapter 4, Section 2, (d) 4 and Chapter 4, Section 6.

SUMMARY:

Concurrency is a finding that the public facilities and services necessary to support a proposed development are available, or will be made available, concurrent with the impacts of the development. No final development order shall be granted for a proposed development until there is a finding that all public facilities and services included in the Concurrency Chapter of the Land Development Regulations have sufficient capacity at or above their adopted level of service to accommodate the impacts of the development, or that improvements necessary to bring facilities up to their adopted level of service will be in place concurrent with the impacts of the development, as defined in the Land Development Regulations, Chapter 4, Section 2, (d) 4.

The Levels of Service (LOS) for the requisite concurrency items include sanitary sewer, solid waste, drainage, and potable water. Pursuant to legislative action via the enactment of HB7207 in 2011, state mandated concurrency for Transportation, Parks and Recreation, and Schools has been removed, but remain optional for local governments. The Town of Lady Lake has elected to continue the implementation of concurrency for these facilities.

The attached report is presented under the requirements of Chapter 4, Section 2, (d) 4 and Chapter 4, Section 6 of the Land Development Regulations stating that Town staff shall be responsible for annually reporting the status of all public facilities capacities covered under the Concurrency Management System to the Town Commission and the general public. This report is for the period March 1, 2014 through February 28, 2015.

FISCAL IMPACT: $ 0

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution

[X] Other – Informational Report

DEPARTMENT HEAD	Submitted 3/30/15	Date	
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date	3-30-15
TOWN ATTORNEY	Approved as to Form and Legality	Date	
TOWN MANAGER	Approved Agenda Item for: 4/6/15	Date	3/30/15

COMMISSION ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

2015 CONCURRENCY REPORT

To: Lady Lake Town Commission

From: Department of Growth Management

Date: April 6, 2015

This report is for the period of March 1, 2014 through February 28, 2015. In accordance with Chapter 163, Part II, Florida Statutes, and the Florida Administrative Code, jurisdictional entities are required to establish and adopt Levels of Service (LOS) for public facilities. It is the intent of the Legislature that public facilities and services needed to support development shall be available concurrent with the impacts of such development in accordance with s. 163.3180 F.S. The Levels of Service (LOS) for the requisite concurrency items include sanitary sewer, solid waste, drainage, and potable water, state mandated concurrency for Transportation, Parks and Recreation, and Schools has been removed, but remain optional for local governments; the Town of Lady Lake has retained concurrency for those items.

LAND DEVELOPMENT REGULATIONS CHAPTER 4, SECTION 3: ADOPTED LEVEL OF SERVICE STANDARDS

The adopted level of service standards for those public facilities for which concurrency is required shall be as established in the Town's Comprehensive Plan and as follows:

a) Roads/Traffic Circulation

Functional Classification	Level of Service
Principal Arterial	D
Minor Arterial	D
Major Collector	D
Minor Collector	D
Local	D

b) Sanitary Sewer (Town of Lady Lake municipal system)

One hundred (100) gallons per day, per resident.*

c) Solid Waste

Four (4) pounds per capita, per day.*

d) Stormwater Drainage

Compliance with Chapter 40C-42 and Chapter 40C-4, F.A.C. and Chapter 17-25, F.A.C.

e) Potable Water

One hundred (100) gallons per day, per resident for residential land uses.*

Eight hundred fifty (850) gallons per commercial acre for commercial land uses.*

* Adjustments to these estimates may be made based on special information supplied by the applicant.

f) Recreation Facilities

Four (4) acres per one thousand (1,000) residents.

g) Schools

The interlocal agreement states that, "The LOS standard to be used by the County and the School Board to implement school concurrency shall be as follows[1]:

(1) Elementary: 100% of permanent FISH capacity. If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to 125% of FISH capacity by adding seats located in temporary student stations so long as the total capacity does not exceed core dining capacity.

(2) Middle: 100% of permanent FISH capacity. If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to 125% of FISH capacity by adding seats located in temporary student stations so long as the total capacity does not exceed core dining capacity.

(3) High: 100% of permanent FISH capacity. If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to 125% of FISH capacity by adding seats located in temporary student stations so long as the total capacity does not exceed core dining capacity."

[1] Source: 2014-2018 Lake County Schools Five Year Facilities Master Plan

Transportation:

Nearly all roadway segments within the Town of Lady Lake are operating at a Level "C" as analyzed by the peak hour directional volumes. One segment is operating at a Level of Service D, that road is County Road 25/Teague Trail from Griffin Avenue to Highway 27/441. Two Segments of Rolling Acres Road exceed LOS Standards (Level of Service F). The segments of Rolling Acres Road from Highway 27/441 to Oak Street, and also from Oak Street to Hwy 466 are both operating beyond their capacity (see attached table). Town Staff has been coordinating with FDOT and Lake County/MPO to ensure that these segments are prioritized for future improvements. The following descriptions regarding LOS have been provided below (see attached segment analysis)[2].

- LOS A: Highest LOS which describes primarily free-flow traffic operations at average travel speeds. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Stopped delay at intersections is minimal.

- LOS B: Represents reasonably unimpeded traffic flow operations at average travel speeds. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tensions.

- LOS C: Represents stable traffic flow operations. However, ability to maneuver and change lanes may be more restricted than in LOS B, and longer queues and/or adverse signal coordination may contribute to lower average travel speeds. Motorists will experience an appreciable tension while driving.

- LOS D: Borders on a range in which small increases in traffic flow may cause substantial increase in approach delay and, hence, decrease in speed. This may be due to adverse signal progression, inappropriate signal timing, high volumes, or some combination of these.

- LOS E: Represents traffic flow characterized by significant delays and lower operating speeds. Such operations are caused by some combination of adverse progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing. For planning purposes, this LOS equals lane capacity.

- LOS F: Represents traffic flow characterized by extremely low speeds. Intersection congestion is likely at critical signalized locations, with resulting high approach delays. Adverse signal progression is frequently a contributor to this condition.

[2] Lake-Sumter County Transportation Management System Report – January 16, 2015.

Sanitary Sewer/Reuse:

The adopted LOS is 100 gallons per day, per resident. The Town has 250,000 gallons per day of "reserved" wastewater treatment capacity at Villages Center Community Development District (VCCDD). The Town also operates a 1 million gallons per day wastewater treatment plant (permitted capacity) which provides wastewater treatment capacity in addition to the reserve capacity with the VCCDD. The average daily "flow" produced by the Town was approximately 240,000 gallons per day during the last year[3]. The average daily flow of Reuse was 198,000 gallons per day.

Solid Waste:

The adopted LOS is 4.0 lbs./capita, per day. The Town of Lady Lake contracts with Waste Management, Inc. for collection and disposal of solid waste. Refuse is presently taken to the Lake County Incinerator which has more than sufficient capacity for solid waste generated by Lady Lake.

Potable Water:

The adopted LOS is 100 gallons per day, per resident, and 850 gallons per commercial acre. The Town has a capacity of 2.3580 million gallons a day for the three (3) municipal wells. Individual permitting by Department of Environmental Protect is as follows: Well #1 = 1,038,000 gal./day, Well #2 = 240,000 gal./day, and Well #3 = 1,080,000 gal./day. The amount permitted by SJRWMD is 1.188 million gal./day. The average daily demand (March 1, 2014 – Feb. 28, 2015) was 687,016 gallons per day[4]. Therefore, last year the Town utilized 57.82% of total capacity allotted by the Consumptive Use Permit (1,188,000 gpd allowed by CUP).

Recreation:

The 2030 Comprehensive Plan identifies three types of parks in the Lady Lake recreational system: Special use facilities; Community Parks; and, Regional Parks (Objective REC 1-2). The Parks, Recreation and Open Space Element provides for a comprehensive system of public and private sites for recreation. The Town provides community and special use facilities, totaling 54.9 acres of parks and recreation land. There are also 411.5 acres of privately owned recreational sites inside the town limits.

Between public and private recreation, there are 466.4 acres of land in Lady Lake identified as recreational. Policy Rec. 1-1.4 requires that new development provide recreational space, or money in lieu of sites, for the four (4) acres per 1,000 residents; the application of this policy has been successful in providing recreational sites within private residential developments. There is

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[3] Source: Town of Lady Lake Public Works – March 25, 2015
[4] Source: Town of Lady Lake Public Works – March 25, 2015

no shortfall of recreational acreage or facilities based on the combination of public and private recreation. The ratio of park space required by the Town is presently 56.59 acres (14,148 / 1000 = 14.148) 14.148 multiplied by the four (4) acre per 1,000 residents requirement yields 56.59 acres. As indicated above, the Town has 466.4 acres of park space.

Drainage:

All Developments must comply with St. Johns River Water Management District permitting procedures. At the time of site plan submission, compliance must be demonstrated with applicable SJRWMD criteria. The Town of Lady Lake has also formally adopted Impervious Surface Coverage Ratios (ISR) for individual properties. At the time of permit application, the ISR ratios are reviewed for compliance with adopted code.

The Town's facilities are concurrent with the impacts of development and there are no existing deficiencies that will affect the approval of development orders.

Schools[5]:

The Villages Elementary is currently operating under its core student capacity, meeting concurrency standards. Both Carver Middle School and Leesburg High School that serve Lady Lake's students have sufficient capacity to absorb more students at this time.

School Name	Student Enrollment	Core Capacity	Current % Core Utilized
Villages Elementary	841	904	93%
Carver Middle	852	1,129	75%
Leesburg High	1,560	1,982	79%

[5] Source: 2014-2015 Lake County Schools Student Enrollment as of February 2, 2015

Concurrency Analysis

CSA #8

School		Prior			40th Day			Projected											
	Concurrency Capacity	2013 / 2014			2014 / 2015			2015 / 2016			2016 / 2017			2017 / 2018			2018 / 2019		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %
Villages ES	904	809	904	89%	821	904	91%	832	904	92%	808	904	89%	813	904	90%	823	904	91%
Elementary Total	**904**	**809**	**904**	**89%**	**821**	**904**	**91%**	**832**	**904**	**92%**	**808**	**904**	**89%**	**813**	**904**	**90%**	**823**	**904**	**91%**

Capital and Non Capital Considerations

High School and Middle School – See CSA #9

Villages ES – No action required at this time

Concurrency Analysis

CSA #9

School		Prior			40th Day			Projected											
	Concurrency Capacity	2013 / 2014			2014 / 2015			2015 / 2016			2016 / 2017			2017 / 2018			2018 / 2019		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %
Leesburg HS	1982	1598	1982	81%	1585	1982	80%	1594	1982	80%	1614	1982	81%	1613	1982	81%	1608	1982	81%
High Total	**1982**	**1598**	**1982**	**81%**	**1585**	**1982**	**80%**	**1594**	**1982**	**80%**	**1614**	**1982**	**81%**	**1613**	**1982**	**81%**	**1608**	**1982**	**81%**
Carver MS	1129	841	1129	74%	850	1129	75%	863	1129	76%	834	1129	74%	840	1129	74%	855	1129	76%
Middle Total	**1129**	**841**	**1129**	**74%**	**850**	**1129**	**75%**	**863**	**1129**	**76%**	**834**	**1129**	**74%**	**840**	**1129**	**74%**	**855**	**1129**	**76%**
Beverly Shores ES	801	677	801	85%	681	801	85%	690	801	86%	710	801	89%	727	801	91%	727	801	91%
Fruitland Park ES	765	643	765	84%	648	765	85%	690	765	90%	620	765	81%	622	765	81%	617	765	81%
Rimes ES	403	211	403	52%	217	403	54%	208	403	52%	216	403	54%	216	403	54%	216	403	54%
Elementary Total	**1969**	**1531**	**1969**	**78%**	**1546**	**1969**	**79%**	**1588**	**1969**	**81%**	**1546**	**1969**	**79%**	**1565**	**1969**	**79%**	**1560**	**1969**	**79%**

Capital and Non Capital Considerations

Leesburg HS – No action required at this time

Carver MS – No action required at this time

Beverly Shores ES – No action required at this time

Fruitland Park ES – No action required at this time

Rimes School – Serves grades PK-2; no action required at this time

AVERAGE MONTHLY WATER FLOW 2010-2014
The average monthly flow from each well

H:\Water\[2015-01 Water Gallons Per Day 2010-2015.xls]Sheet2

Month/yr.		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL AVE.
2010	Well #1	112,742	205,571	210,452	186,567	177,290	195,433	216,355	203,258	206,267	218,194	228,333	212,323	197,732
	Well #2	30,355	46,786	30,677	32,567	39,161	47,067	66,323	73,032	69,133	74,129	66,733	70,419	53,865
	Well #3	427,097	289,357	358,387	404,633	471,968	439,167	354,645	314,484	342,000	370,387	368,733	350,710	374,297
Total	Gal/Day	570,194	541,714	599,516	623,767	688,419	681,667	637,323	590,774	617,400	662,710	663,799	633,452	**625,895**
	CUP	**1,255,000**	**1,255,000**	**1,255,000**	**1,255,000**	**1,255,000**	**1,255,000**	**1,255,000**	**1,255,000**	**1,255,000**	**1,255,000**	**1,255,000**	**1,255,000**	**1,255,000**
**Difference*		***-684,806***	***-713,286***	***-655,484***	***-631,233***	***-566,581***	***-573,333***	***-617,677***	***-664,226***	***-637,600***	***-592,290***	***-591,201***	***-621,548***	***-629,105***

Month/yr.		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL AVE.
2011	Well #1	186,129	168,643	173,000	214,967	169,290	166,067	171,032	160,871	169,600	170,710	177,867	181,355	175,794
	Well #2	78,903	89,571	78,645	58,867	82,871	98,367	101,484	89,774	95,233	89,742	90,833	87,516	86,817
	Well #3	339,935	361,393	452,290	447,400	566,194	519,700	431,903	438,258	433,800	390,742	369,100	383,323	427,837
Total	Gal/Day	604,967	619,607	703,935	721,234	818,355	784,134	704,419	688,903	698,633	651,194	637,800	652,194	**690,448**
	CUP	**1,224,000**	**1,224,000**	**1,224,000**	**1,224,000**	**1,224,000**	**1,224,000**	**1,224,000**	**1,224,000**	**1,224,000**	**1,224,000**	**1,224,000**	**1,224,000**	**1,224,000**
**Difference*		***-619,033***	***-604,393***	***-520,065***	***-502,766***	***-405,645***	***-439,866***	***-519,581***	***-535,097***	***-525,367***	***-572,806***	***-586,200***	***-571,806***	***-533,552***

Month/yr.		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL AVE.
2012	Well #1	171,194	172,517	178,968	183,833	199,355	177,133	187,419	184,645	185,500	188,097	192,233	180,677	183,464
	Well #2	87,258	86,759	85,516	73,000	77,935	66,300	49,871	59,290	70,467	73,258	70,200	68,677	72,378
	Well #3	425,161	452,000	456,129	514,033	525,032	418,667	472,097	440,226	406,667	433,645	460,267	388,640	449,380
Total	Gal/Day	683,613	711,276	720,613	770,866	802,322	662,100	709,387	684,161	662,634	695,000	722,700	637,994	**705,222**
	CUP	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**
**Difference*		***-504,387***	***-476,724***	***-467,387***	***-417,134***	***-385,678***	***-525,900***	***-478,613***	***-503,839***	***-525,366***	***-493,000***	***-465,300***	***-550,006***	***-482,778***

Month/yr.		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL AVE.
2013	Well #1	177,355	179,357	185,742	188,033	187,645	172,733	168,000	166,742	99,733	173,806	168,400	177,032	170,382
	Well #2	67,226	72,679	75,419	71,167	67,355	62,167	63,194	61,387	105,033	95,226	100,567	84,742	77,180
	Well #3	422,355	419,214	415,548	429,367	418,290	389,500	362,548	360,097	422,700	402,065	377,533	363,387	398,550
Total	Gal/Day	666,936	671,250	676,709	688,567	673,290	624,400	593,742	588,226	627,466	671,097	646,500	625,161	**646,112**
	CUP	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**
**Difference*		***-521,064***	***-516,750***	***-511,291***	***-499,433***	***-514,710***	***-563,600***	***-594,258***	***-599,774***	***-560,534***	***-516,903***	***-541,500***	***-562,839***	***-541,888***

Month/yr.		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL AVE.
2014	Well #1	167,806	166,714	179,968	183,400	205,290	193,667	217,742	181,290	179,833	189,677	203,833	178,903	187,344
	Well #2	81,419	82,929	74,065	72,400	87,452	59,600	51,452	66,000	66,533	67,290	60,000	66,806	69,662
	Well #3	372,516	387,107	417,548	457,500	468,355	479,667	396,129	438,677	424,933	442,323	413,800	404,226	425,232
Total	Gal/Day	651,581	636,750	671,581	713,300	761,097	732,934	665,323	685,967	671,299	699,290	677,633	649,935	**682,238**
	CUP	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**
**Difference*		***-536,419***	***-551,250***	***-516,419***	***-474,700***	***-426,903***	***-455,066***	***-522,677***	***-502,033***	***-516,701***	***-488,710***	***-510,367***	***-538,065***	***-505,763***

Month/yr.		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL AVE.
2015	Well #1	179,032	188,071											183,552
	Well #2	64,968	62,536											63,752
	Well #3	407,581	413,643											410,612
Total	Gal/Day	651,581	664,250	0	0	0	0	0	0	0	0	0	0	**657,916**
	CUP	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**	**1,188,000**

*Difference	-536,419	-523,750	-1,188,000	-1,188,000	-1,188,000	-1,188,000	-1,188,000	-1,188,000	-1,188,000	-1,188,000	-1,188,000	-1,188,000	-530,085

2007 CUP = 845,000 gallons per day, average	2010 CUP = 1,255,000 gallons per day, average
2008 CUP = 1,024,000 gallons per day, average	2011 CUP = 1,224,000 gallons per day, average
2009 CUP = 1,177,000 gallons per day, average	2012-2026 CUP = 1,188,000 gallons per day, avg.

* CUP stands for Consumptive Use Permit or the average gallons per day allocated by St. Johns under the Town's CUP
* Difference stands for the difference from the Town's CUP minus the actual average gallons per day

ROAD NAME	FROM	TO	NUMBER OF LANES	AREA TYPE	MAINTAINING AGENCY	JURISDICTION	FUNCTIONAL CLASSIFICATION	FDOT LOS STANDARD	LOS CAPACITY	SIS?	LOS CODE
ARLINGTON AVENUE	W LADY LAKE BOULEVARD	SOUTH TERMINI	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC
C.R. 25	GRIFFIN AVENUE	US 27 / US 441	2	U	COUNTY	TOWN OF LADY LAKE	ARTERIAL 2	D	750	N	2U2
C.R. 466	ROLLING ACRES ROAD	US 27	4	U	COUNTY	TOWN OF LADY LAKE	ARTERIAL 1	D	2,000	N	4U1
C.R. 466	SUMTER COUNTY LINE ROAD	ROLLING ACRES ROAD	4	T	COUNTY	UNINCORPORATED LAKE COUNTY	ARTERIAL 1	D	1,820	N	4T1
C.R. 466 / LAKE GRIFFIN ROAD	US 27/ US 441	GRAYS AIRPORT ROAD	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC
E LADY LAKE BOULEVARD	US 27/US441	BERCHFIELD ROAD	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC
E LADY LAKE BOULEVARD	US 27/US441	BERCHFIELD ROAD	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC
GRIFFIN AVENUE	US 27 / US 411	CR 25	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC
GRIFFIN AVENUE	CR 25	UNCLE DONALDS LANE	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC
GRIFFIN VIEW DRIVE	US 27	GRAYS AIRPORT ROAD	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC
ROLLING ACRES ROAD	US 27 / US 441	OAK STREET	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC
ROLLING ACRES ROAD	OAK STREET	CR 466	2	U	COUNTY	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC
US 27/US441	SUMTER COUNTY LINE	GRIFFIN AVENUE	6	U	STATE	TOWN OF LADY LAKE	ARTERIAL 1	D	3,020	N	6U1
US 27/US441	GRIFFIN AVENUE	ALT US 441 / ALT US 27	4	U	STATE	TOWN OF LADY LAKE	ARTERIAL 1	D	2,000	N	4U1
US 27/US441	ALT US 441 / ALT US 27	CR 466	4	U	STATE	TOWN OF LADY LAKE	ARTERIAL 1	D	2,000	N	4U1
US 27/US441	CR 466	LAKE ELLA ROAD	4	U	STATE	TOWN OF LADY LAKE	ARTERIAL 1	D	2,000	N	4U1
W LADY LAKE BOULEVARD	WEST TERMINI	US 27/US441	2	U	TOWN OF LADY LAKE	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC
W LADY LAKE BOULEVARD	WEST TERMINI	US 27/US441	2	U	TOWN OF LADY LAKE	TOWN OF LADY LAKE	COLLECTOR	D	675	N	2UC

	PEAK HOUR DIRECTION CAPACITIES								2014/15 LEVEL OF SERVICE									
ROAD NAME	A	B	C	D	E	AADT	PM PEAK HOUR TOTAL	PEAK HOUR / PEAK DIRECTION	EB/NB	RESERVED	TOTAL	V/C RATIO	LOS	WB/SB	RESERVED	TOTAL	V/C RATIO	LOS
ARLINGTON AVENUE	0	0	333	675	720	1,432	132	70	70	0	70	0.1	C	62	0	62	0.09	C
C.R. 25	0	0	370	750	800	7,633	692	383	383	37	420	0.56	D	309	67	376	0.5	D
C.R. 466	0	0	1,910	2,000	2,000	14,490	1,257	682	682	103	785	0.39	C	575	175	750	0.38	C
C.R. 466	0	0	1,740	1,820	1,820	24,272	2,188	1,136	1,052	120	1,172	0.64	C	1,136	157	1,293	0.71	C
C.R. 466 / LAKE GRIFFIN ROAD	0	0	333	675	720	3,027	290	190	190	8	198	0.29	C	100	4	104	0.15	C
E LADY LAKE BOULEVARD	0	0	333	675	720	633	58	41	41	0	41	0.06	C	17	0	17	0.03	C
E LADY LAKE BOULEVARD	0	0	333	675	720	633	58	41	41	0	41	0.06	C	17	0	17	0.03	C
GRIFFIN AVENUE	0	0	333	675	720	8,692	755	428	428	6	434	0.64	D	327	5	332	0.49	C
GRIFFIN AVENUE	0	0	333	675	720	2,336	209	110	110	0	110	0.16	C	99	1	100	0.15	C
GRIFFIN VIEW DRIVE	0	0	333	675	720	4,124	356	213	213	1	214	0.32	C	143	1	144	0.21	C
ROLLING ACRES ROAD	0	0	333	675	720	19,180	1,783	920	863	46	909	1.35	F	920	36	956	1.42	F
ROLLING ACRES ROAD	0	0	333	675	720	17,210	1,539	854	685	47	732	1.08	F	854	48	902	1.34	F
US 27/US441	0	0	2,940	3,020	3,020	33,086	2,769	1,391	1,378	114	1,492	0.49	C	1,391	119	1,510	0.5	C
US 27/US441	0	0	1,910	2,000	2,000	25,721	2,033	1,108	925	272	1,197	0.6	C	1,108	222	1,330	0.67	C
US 27/US441	0	0	1,910	2,000	2,000	25,721	2,033	1,108	925	303	1,228	0.61	C	1,108	230	1,338	0.67	C
US 27/US441	0	0	1,910	2,000	2,000	36,992	2,483	1,558	925	166	1,091	0.55	C	1,558	235	1,793	0.9	C
W LADY LAKE BOULEVARD	0	0	333	675	720	1,132	97	52	45	0	45	0.07	C	52	0	52	0.08	C
W LADY LAKE BOULEVARD	0	0	333	675	720	1,132	97	52	45	0	45	0.07	C	52	0	52	0.08	C

Lake County Schools

2014-2015 Student Enrollment as of February 2, 2015

(5th Month -- 100 Days of School)

		Female							Male							
Cost Center	School Name	White	Black	Asian	Hispanic	Indian	Multi Racial	Total Female	White	Black	Asian	Hispanic	Indian	Multi Racial	Total Male	Grand Total
0031	Beverly Shores ES	92	177	6	37	3	15	330	105	171	6	48	1	26	357	687
0041	Clermont ES	77	55	13	93	5	12	255	106	76	13	74	3	23	295	550
0061	Eustis ES	130	69	1	51	1	15	267	134	68	1	63	2	13	281	548
0067	Sawgrass Bay ES	206	72	26	267	7	24	602	242	87	10	286	13	26	664	1,266
0068	Grassy Lake ES	245	43	27	110	12	22	459	289	66	31	132	9	20	547	1,006
0069	Sorrento ES	261	16	4	94	3	20	398	259	14	5	91	4	20	393	791
0071	Eustis Heights ES	93	94	8	63		22	280	97	101	3	98		22	321	601
0080	East Ridge MS	281	71	31	148	2	26	559	305	81	34	112	5	32	569	1,128
0081	Eustis HS	347	124	11	106	3	27	618	417	116	8	95	4	22	662	1,280
0101	Fruitland Park ES	234	65	3	31	1	17	351	237	58	6	36	2	18	357	708
0113	Cecil E Gray MS	275	53	16	178	6	18	546	263	54	14	169	2	24	526	1,072
0119	Villages ES	264	39	5	61		33	402	269	50	13	80	1	26	439	841
0141	Seminole Springs ES	217	7		41	3	7	275	240	4	2	42		12	300	575
0149	Round Lake Charter ES	252	42	12	100	1	20	427	286	55	7	100	2	12	462	889
0161	Leesburg HS	413	218	21	95	6	30	783	415	221	22	95	3	21	777	1,560
0181	Mount Dora HS	313	68	8	91	4	13	497	348	86	10	86	1	12	543	1,040
0211	Tavares HS	399	69	17	95	2	26	608	436	69	19	80	4	21	629	1,237
0213	Tavares MS	350	67	3	66	1	27	514	345	59	11	63		20	498	1,012
0231	Umatilla HS	364	13	2	43	1	9	432	360	12		45	2	6	425	857
0241	Treadway ES	326	28	3	50	2	33	442	325	35	7	64	2	24	457	899
0251	Oak Park MS	94	93	8	39		13	247	100	82	6	38		10	236	483
0261	Minneola Charter ES	291	66	13	137	2	21	530	315	42	15	150	4	20	546	1,076
0271	Astatula ES	184	13	3	73	2	11	286	190	20	3	88	4	15	320	606
0281	Lost Lake ES	235	63	38	131	7	19	493	251	57	32	136	5	25	506	999
0291	Leesburg ES	153	137	5	66	3	21	385	179	127	4	73	2	21	406	791
0351	Carver MS	208	113	6	66	4	21	418	241	104	13	54	3	19	434	852
0382	Groveland ES	157	71	11	142	3	15	399	166	87	17	151	2	21	444	843
0401	Clermont MS	168	58	17	88	1	14	346	188	62	17	98	4	13	382	728
0411	Mount Dora MS	220	62	6	93	1	10	392	242	65	7	90	1	9	414	806
0421	Rimes Early Learning Center	24	34	2	13	2	8	83	45	44		31	1	7	128	211
0481	Windy Hill MS	278	79	41	220	3	15	636	293	87	29	215	5	27	656	1,292

Growth Planning
Source: LCS Skyward Student Management System
As of February 2, 2015

2/5/2015

Lake County Schools

2014-2015 Student Enrollment as of February 2, 2015
(5th Month -- 100 Days of School)

Cost Center	School Name	White	Black	Asian	Hispanic	Indian	Multi Racial	Total Female	White	Black	Asian	Hispanic	Indian	Multi Racial	Total Male	Grand Total
0521	Triangle ES	143	72	10	84		22	331	182	102	6	95		23	408	739
0533	Lake Hills	44	15	1	11	1	2	74	70	22	1	24		4	121	195
0536	Lake Academy-Eustis	8	2		1		2	13	32	17		8		2	59	72
0541	Mascotte Charter ES	144	31	9	210	5	10	409	121	31	14	264	7	5	442	851
0551	Tavares ES	272	83	12	55	1	16	439	287	78	9	53	1	23	451	890
0561	Umatilla ES	249	10	2	47		3	311	233	8	2	66		11	320	631
0571	Umatilla MS	228	6	3	22	1	5	265	242	8	1	45	1	8	305	570
0591	Pine Ridge ES	293	27	6	47	7	16	396	318	47	14	79	4	12	474	870
0597	Cypress Ridge ES	218	28	9	32	3	17	307	209	19	17	35	1	13	294	601
0631	Spring Creek Charter K-5	211			38		6	255	188	1		37	1	2	229	484
0632	Spring Creek Charter 6-8	43	1		10		1	55	46	2		6		2	56	111
0697	Eustis MS	291	84	3	86	1	20	485	275	108	4	72	1	24	484	969
0701	South Lake HS	401	100	25	188	22	27	763	435	94	29	212	17	25	812	1,575
0801	East Ridge HS	477	137	53	350	6	35	1,058	508	160	51	350	5	21	1,095	2,153
0901	Lake Minneola HS	542	141	48	254	6	34	1,025	558	199	61	227	7	38	1,090	2,115
7004	Lake County Virtual Franchise	48	5		5	1	3	62	28	2	1	1		1	33	95
7023	Lake County Virtual Ful-Time	7			1			8	8	1		1			10	18
9004	Exceptiona Education-Homebound	2	3	1				6	11	2		3			16	22
9010	Lake Academy-Leesburg	5	5		1			11	14	23		10		3	50	61
9013	ACER Jail School							0	1	5					6	6
9018	Alee Academy Charter School	32	34		12		1	79	40	41	1	10	1	3	96	175
9019	Milestones Community Charter School K-5	35	18	3	3		5	64	31	19		3		1	54	118
9020	Humanities & Fine Arts Charter ES	15	33	1	27		4	80	14	22		20		2	58	138
9021	ACER Night/Alee Academy Charter School	32	20		7	1		60	35	16		9		2	62	122
9022	Alternative Discipline Program @ East Ridge HS	3						3	2			1			3	6
9024	Milestones Community Charter School 6-8	28	14		3		3	48	23	19		2		4	48	96
9028	Altoona Charter ES	111	1		8		5	125	107	1	1	12		6	127	252
9031	Imagine Schools @ South Lake Charter K-5	255	37	22	58	1	9	382	231	35	6	42	2	8	324	706
9032	Imagine Schools @ South Lake Charter 6-8	89	13	13	32		3	150	91	14	14	27	3	6	155	305
	Grand Total	11,377	3,099	588	4,480	147	833	20,524	12,028	3,356	597	4,697	142	836	21,656	42,180

Growth Planning
Source: LCS Skyward Student Management System
As of February 2, 2015

2/5/2015

Lake County Schools
2014-2015 Student Enrollment -- as of February 2, 2015
(5th Month -- 100 Days of School)

Cost Center	School Name	PK	KG	01	02	03	04	05	06	07	08	09	10	11	12	Grand Total
0031	Beverly Shores ES	41	120	121	101	122	90	92								687
0041	Clermont ES	30	79	83	83	102	87	86								550
0061	Eustis ES	1	98	110	83	84	94	78								548
0067	Sawgrass Bay ES	44	210	200	219	200	191	202								1,266
0068	Grassy Lake ES	13	126	164	151	179	176	197								1,006
0069	Sorrento ES	35	138	130	123	124	127	114								791
0071	Eustis Heights ES	33	106	95	90	103	84	90								601
0080	East Ridge MS								358	391	379					1,128
0081	Eustis HS											377	327	300	276	1,280
0101	Fruitland Park ES	1	101	119	118	136	120	113								708
0113	Cecil E Gray MS								363	340	369					1,072
0119	Villages ES	23	148	143	151	133	138	105								841
0141	Seminole Springs ES	29	88	88	83	103	79	105								575
0149	Round Lake Charter ES	67	157	156	143	126	114	126								889
0161	Leesburg HS											430	399	367	364	1,560
0181	Mount Dora HS											282	264	253	241	1,040
0211	Tavares HS											357	309	293	278	1,237
0213	Tavares MS								344	320	348					1,012
0231	Umatilla HS											247	227	197	186	857
0241	Treadway ES	30	139	138	165	166	124	137								899
0251	Oak Park MS								154	159	170					483
0261	Minneola Charter ES	37	172	190	169	178	147	183								1,076
0271	Astatula ES	30	80	87	107	107	100	95								606
0281	Lost Lake ES	33	129	171	164	168	152	182								999
0291	Leesburg ES	4	128	140	134	159	105	121								791
0351	Carver MS								278	291	283					852
0382	Groveland ES	45	125	150	122	158	114	129								843
0401	Clermont MS								227	246	255					728
0411	Mount Dora MS								272	252	282					806
0421	Rimes Early Learning Center	96	51	31	33											211
0481	Windy Hill MS								405	440	447					1,292

Growth Planning
Source: LCS Skyward Student Management System
As of February 2, 2015

2/5/2015

Lake County Schools
2014-2015 Student Enrollment -- as of February 2, 2015
(5th Month -- 100 Days of School)

Cost Center	School Name	PK	KG	01	02	03	04	05	06	07	08	09	10	11	12	Grand Total
0521	Triangle ES	34	121	123	122	128	96	115								739
0533	Lake Hills	9	11	3	7	10	19	21	7	16	10	12	25	14	31	195
0536	Lake Academy-Eustis				2	9	5	2	5	15	9	13	7	3	2	72
0541	Mascotte Charter ES	41	138	151	150	149	117	105								851
0551	Tavares ES	49	140	159	143	129	126	144								890
0561	Umatilla ES	35	95	108	93	102	90	108								631
0571	Umatilla MS								182	186	202					570
0591	Pine Ridge ES	28	120	148	116	152	143	163								870
0597	Cypress Ridge ES	8	108	90	108	90	109	88								601
0631	Spring Creek Charter K-5	22	60	76	73	82	85	86								484
0632	Spring Creek Charter 6-8								44	34	33					111
0697	Eustis MS								313	344	312					969
0701	South Lake HS											435	417	374	349	1,575
0801	East Ridge HS											598	558	521	476	2,153
0901	Lake Minneola HS											573	497	549	496	2,115
7004	Lake County Virtual Franchise				1		1		9	13	16	7	14	16	18	95
7023	Lake County Virtual Ful-Time			2	5	2	3	6								18
9004	Exceptiona Education-Homebound	3		4	6		1	2	1	1			2		2	22
9010	Lake Academy-Leesburg		2	2	3	9	3	2	3	8	10	9	5	4	1	61
9013	ACER Jail School											2	3	1		6
9018	Alee Academy Charter School											46	50	47	32	175
9019	Milestones Community Charter School K-5		12	17	16	29	22	22								118
9020	Humanities & Fine Arts Charter ES		24	24	33	20	24	13								138
9021	ACER Night/Alee Academy Charter School											24	29	33	36	122
9022	Alternative Discipline Program @ East Ridge HS											3	3			6
9024	Milestones Community Charter School 6-8								24	38	34					96
9028	Altoona Charter ES		40	47	53	39	40	33								252
9031	Imagine Schools @ South Lake Charter K-5		108	117	105	156	106	114								706
9032	Imagine Schools @ South Lake Charter 6-8								111	87	107					305
	Grand Total	821	3,174	3,387	3,275	3,454	3,032	3,179	3,100	3,181	3,266	3,415	3,136	2,972	2,788	42,180

Growth Planning
Source: LCS Skyward Student Management System
As of February 2, 2015

2/5/2015

K-9

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April 6, 2015

SUBJECT: Consideration of Approval for the Amenity Authority Committee and the Village Center Community Development District to Utilize Kimley-Horn to Design Any Modifications to the Town's Infrastructure in the Proposed Expansion of the Del Mar Gate Configuration to a Two-Gate Entry System

DEPARTMENT: Town Manager

STAFF RECOMMENDED MOTION: Approval for the Amenity Authority Committee and the Village Center Community Development District to Utilize Kimley-Horn to Design Any Modifications to the Town's Infrastructure in the Proposed Expansion of the Del Mar Gate Configuration to a Two-Gate Entry System

SUMMARY: As per the attached letter dated March 16, 2015 from Janet Tutt, District Manager for the Village Center Community Development District, the Amenity Authority Committee and the Village Center Community Development District are requesting that the Town approve the use of the District's engineer, Kimley-Horn, to design any modifications to the Town's infrastructure for the proposed expansion of the Del Mar gate configuration to a two-gate entry system instead of the current single gate. The letter states that the District understands that final approval by the Town is required for any modifications and changes that may be suggested, and that all engineering, agreements, modifications and improvements will be at the expense of the District.

FISCAL IMPACT: N/A

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution

[ ] Other [X] Support Documents

DEPARTMENT HEAD	**Submitted**	**Date** 3/24/15
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 4/16/2015	**Date** 3-24-15

COMMISSION ACTION:

[ ] Approved as Recommended **[ ] Disapproved** **[ ] Tabled Indefinitely**

[ ] Continued to Date Certain **[ ] Approved with Modification**

Received
MAR 19 2015
Town of Lady Lake
Town Manager's Office

March 16, 2015

SENT VIA ELECTRONIC MAIL
kkollgaard@ladylake.org

Kris Kollgaard
Town Manager
409 Fennell Boulevard
Lady Lake, FL. 32159

Dear Ms. Kollgaard,

On behalf of the Amenity Authority Committee and the Village Center Community Development District, I am respectfully requesting to be placed on the first available meeting in April to address improvements to the District's Del Mar Gate.

Attached to this letter is a copy of the agenda item presented to the Amenity Authority Committee and Village Center Community Development District which outlines the District's interest in expanding the current single gate configuration at the Del Mar location to a two-gate entry system.

To accomplish the improvements, the first step will be to identify a scope of service for the District's transportation engineer, Kimley-Horn, to evaluate the options, develop a recommended plan and design improvements, and manage the construction project. Due to the proximity of the gate/road to the Town of Lady Lake's infrastructure, there may also be the need for easements, reconstruction and traffic marking modifications. As the due diligence has not been completed, it is premature to advise the specific issues involved. However, in light of the challenges this location has presented to both the District and the Town of Lady Lake, the District would like to move forward in its plan to improve the gate entrance.

It is respectfully requested the Town of Lady Lake approve the use of the District's engineer, Kimley- Horn, to design any modifications to the Town's infrastructure. The District understands final approval by the Town is required for any modifications and changes. All engineering, Agreements, modifications and improvements will be at the expense of the District.

Should you need any additional information or if you or any of your elected officials would like an opportunity to discuss this issue in advance of the meeting I will be more than glad to meet individually with each of them. Thank you in advance and please provide the date and time this item will be discussed by the Town Commission.

Sincerely,

Janet

Janet Y. Tutt
District Manager

984 Old Mill Run, The Villages, Florida 32162
Phone: 352-751-3939 ~ Fax: 352-753-6430

AGENDA REQUEST

TO:	Amenity Authority Committee
FROM:	Janet Y. Tutt, District Manager
DATE:	3/11/2015
SUBJECT:	**Del Mar Gate**

ISSUE: Improvements to and staffing of Del Mar Gate.

ANALYSIS/INFORMATION:
During the past and especially over the last year there has been an increased amount of concern regarding the traffic and access through the Del Mar Gate. In addition to this being a topic of discussion during AAC meetings, Mr. Bell and Ms. Forrester have both met with me (individually) a number of times to express their on-going concerns and issues related to this location.

As the AAC is aware, the District provides periodic staffing on high volume days and evenings to assist with moving traffic through the Del Mar gate and to help alleviate congestion. Unfortunately, this has accomplished only a minor improvement which has led to frustration on the part of both residents and Community Watch.

To address the issue and review the options relating to the gate, I and key members of staff (Chief Cain, Captain Morningstar-Twiss and Sam Wartinbee) have devoted time to observing the gate and exploring possible solutions to the challenges experienced. As a result of our review, and also after meeting with Lady Lake Police Chief McKinstry, it is clear the congestion issue will not be resolved with only staffing the gate.

However, staff has identified a possible option that we believe will help alleviate the congestion and improve resident access through the gate. There appears to be adequate room for the addition of a second gate. (This location would mirror the Cortez Gage configuration.) After installing a second gate and staffing at this location, it is anticipated the congestion/stacking could be, if not eliminated, greatly relieved.

However, to accomplish the installation of a second gate (roadway/cameras/gate house improvements/etc.), it will be necessary to work with the Town of Lady Lake to accomplish any marking changes across Avenida Central, sidewalk adjustments, and possible easements, and agreements to allow the improvements. Sam Wartinbee has "estimated" the cost of modifications, including engineering fees to be approximately $90,000.

Should the Amenity Authority Committee support the concept of a second gate and staffing (hours to be determined at a future date), it will be necessary to accomplish the following:

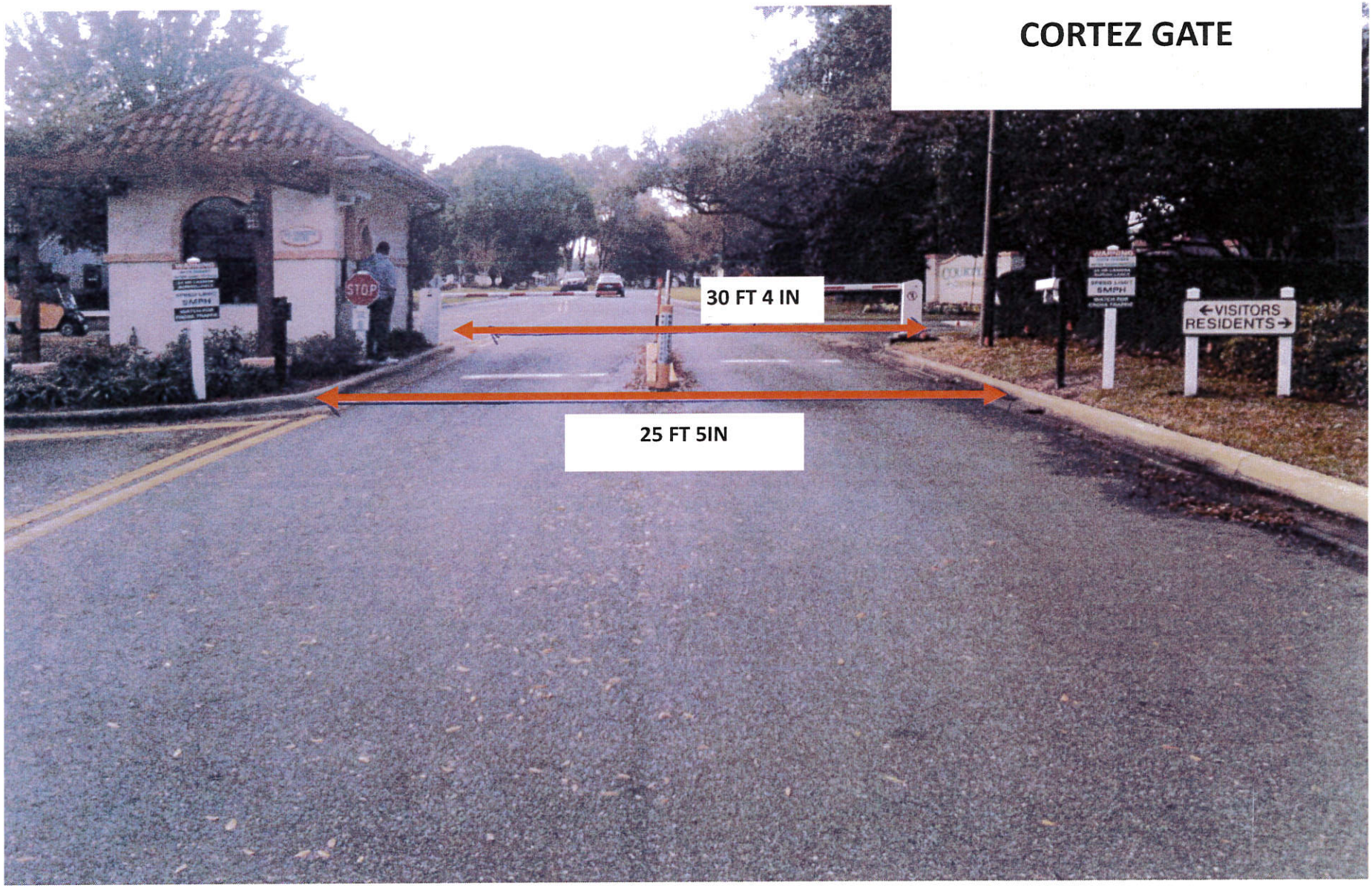
1. Approval to appear before the Lady Lake Town Commission to advise and request approval for the use of the District's engineer to develop a site plan (which would include modifying traffic markings (walk lines) on Avenida Central)
2. Secure a scope of services proposal from Kimley-Horn to accomplish the task of determining feasibility, site plan and construction drawings for the identified improvements.

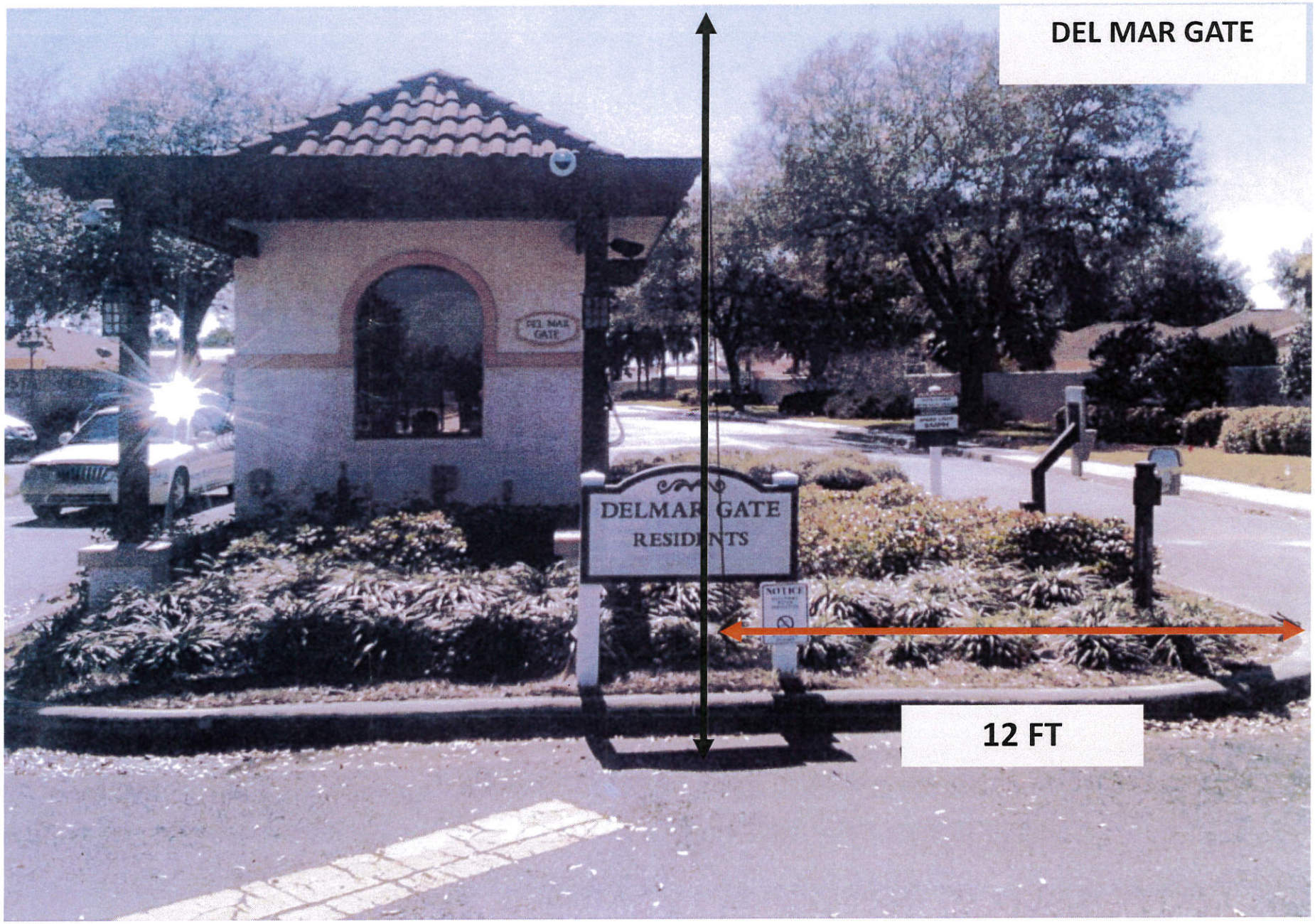
STAFF RECOMMENDATION:
Staff recommends the Amenity Authority Committee approve to move forward with the two action steps previously outlined.

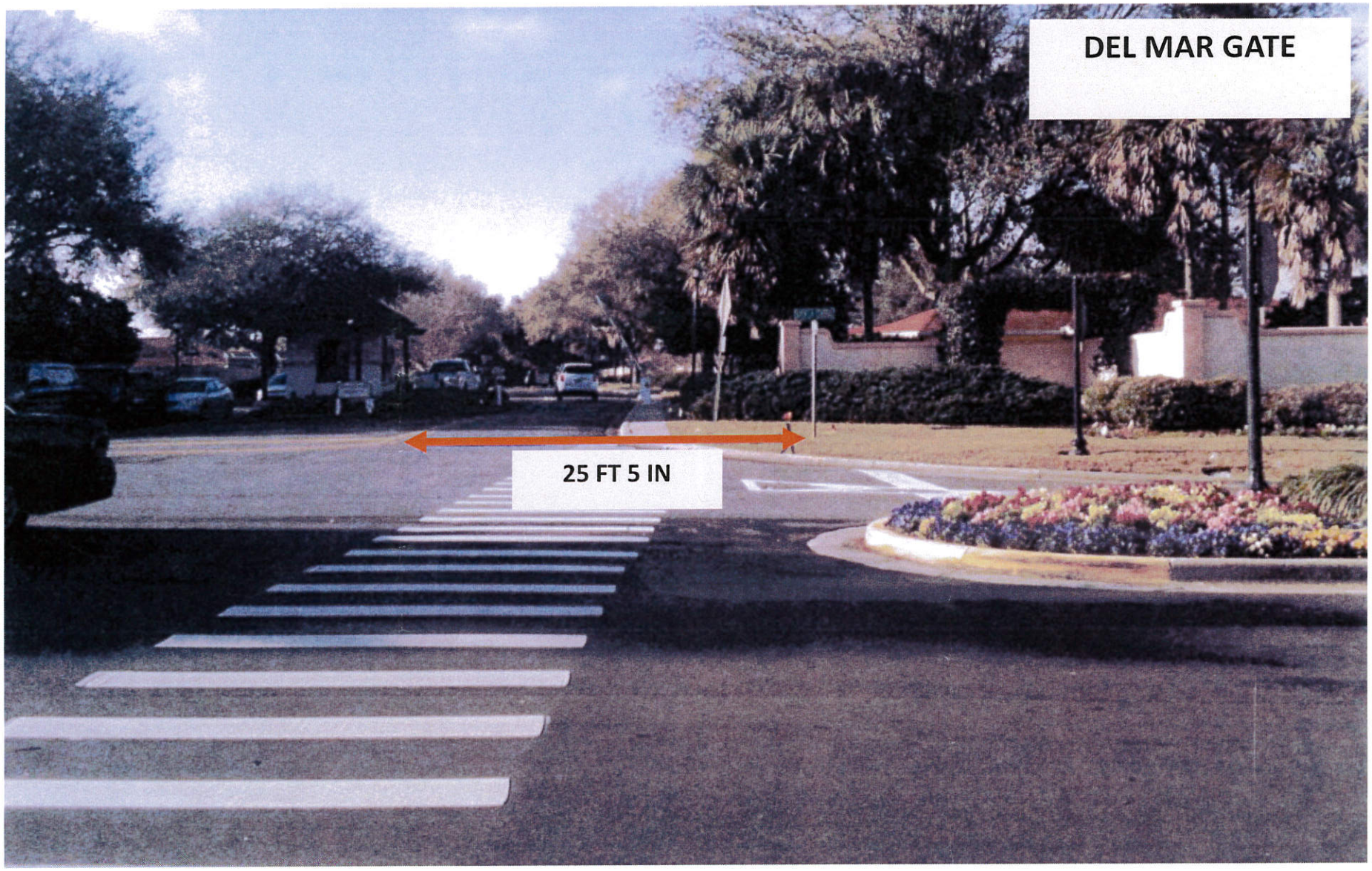
MOTION:
Motion to approve a request to the Lady Lake Town Commission to utilitze the District's engineer in the development of a site plan and direction to staff to work with Kimley-Horn to determine feasibility and then prepare a scope of services for the Amenity Authority Committee approval to construct a two-gate entry system at Avenida Central.

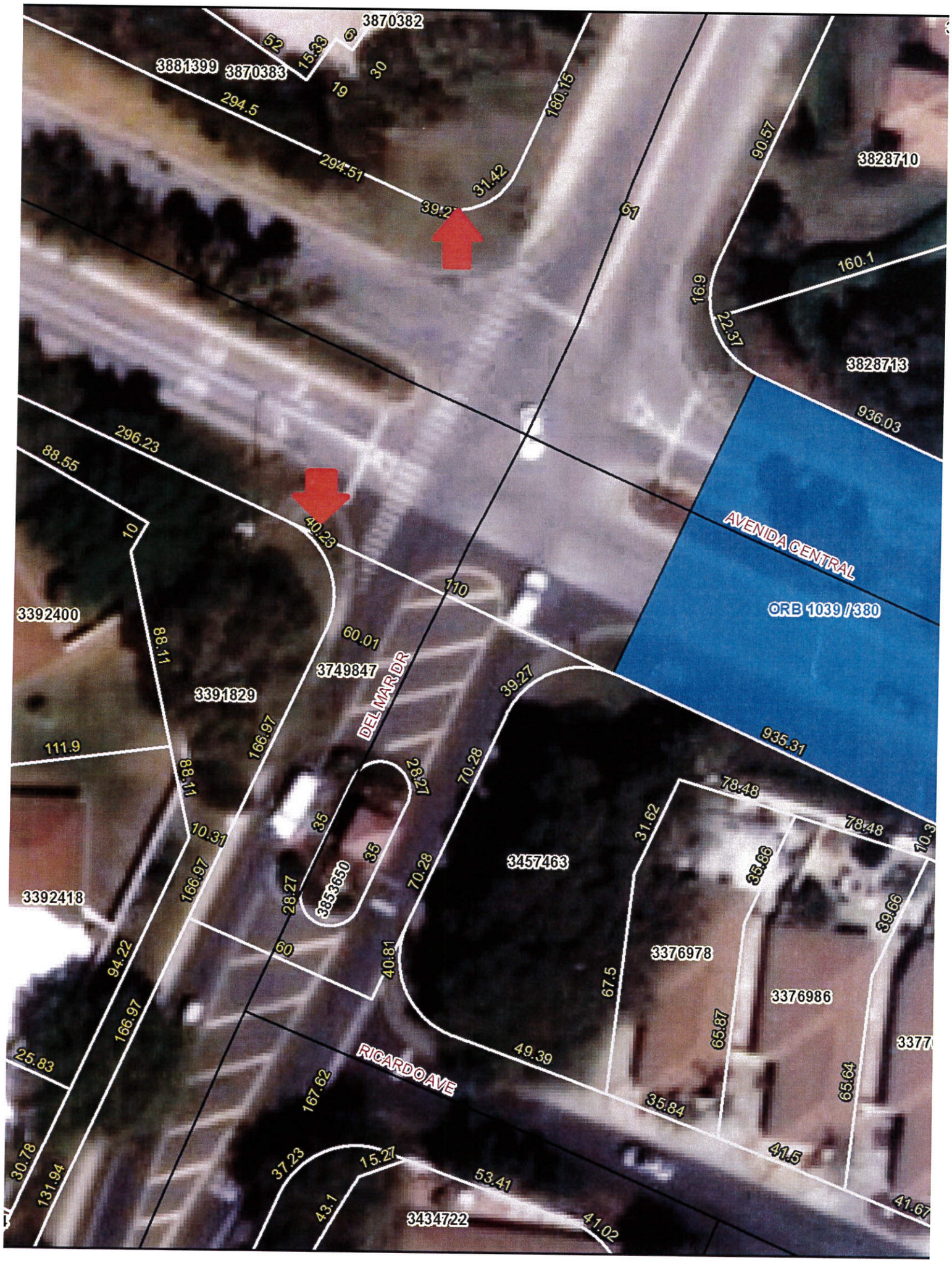
ATTACHMENTS:

Description	Type
Del Mar Gate Pictures	Cover Memo


CORTEZ GATE
30 FT 4 IN
25 FT 5IN
STOP
5MPH
←VISITORS
RESIDENTS→


DEL MAR GATE
DELMAR GATE
RESIDENTS
12 FT


DEL MAR GATE
25 FT 5 IN



30 60 Feet

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Town's ROW

K-10

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April 6, 2015

SUBJECT: Update on the Progress and Plans for the Traveling Vietnam Memorial Wall

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DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Update Only

SUMMARY: Sgt. Major Robert A. Sullivan will give a presentation on behalf of the D.A.V. to update the Commission on their plans for the traveling Vietnam Memorial Wall. He will discuss the opening ceremonies, food vendors, static displays and set-up. There will be other members from the D.A.V. that are also serving on the board for this project that will brief the Commission. Please see the attached documents for the notes given to me on what will be said.

FISCAL IMPACT: N/A

[ ] **Capital Budget**
[ ] **Operating**
[ ] **Other (Revenue)**

ATTACHMENTS: [ ] **Ordinance** [ ] **Resolution** [ ] **Budget Resolution**

[X] **Other** [X] **Support Documents**

DEPARTMENT HEAD MDB	**Submitted** 03/30/15	**Date** 04/06/15
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
HR	**Approved as to Form**	**Date**
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 3/30/15	**Date** 3/16/15

COMMISSION ACTION:

[ ] **Approved as Recommended** [ ] **Disapproved** [ ] **Tabled Indefinitely**

[ ] **Continued to Date Certain** [ ] **Approved with Modification**

Mike Burske
Parks & Recreation Director

Dear Mike,
Per Our Conversation
I thought I'd Outline
Items that we are
doing with the Vietnam
Traveling Wall.

1. We are going to have
a Helicopter on Display
with other Displays about
Vietnam. OH-1
Col. A.J. Welsh is working
the Issue
POC on Helicopter Display
is Tom Roundtree
tel 352-
352
This Helicopter will be
Trucked in. So far
I'm working the Fly In
Helicopter Mission no
commitment yet.

I have 5 Color Guards
and other Bands coming
in. Opening Ceremony.

I would like a Speaker
From LADY LAKE (at Meeting)

I have Beautification Committee Bringing in Potted Plants and Flowers to decorate the Wall. We have 5 Monuments that are part of the display.

We are Bringing Limited Food Vendors only 3.

DAV hot dogs ect.

Fried Dough.

Ice Cream

We will have Tents up for people to sit down and Cool off.

We have Our Own Security Patrols 24 Hrs a day.

We Expect a General and a Command Sergeant Major (Not Me) to Speak.

If there is Anything Else Stay in Touch

Thanks CSM Bob Sullivan

Subject: The Wall

For all of you who have friends or relatives affected by these statistics you might like to forward it along. Interesting especially for all who have stood in front of the wall and
read some of the long list of names.

CSM Sullivan

The Wall

A little history most people will never know.

Interesting Veterans Statistics off the Vietnam Memorial Wall.

There are 58,267 names now listed on that polished black wall, including those added in 2010.

The names are arranged in the order in which they were taken from us by date and within each date the names are alphabetized. It is hard to believe it is 57 years since the first casualty.

The first known casualty was Richard B. Fitzgibbon, of North Weymouth , Mass. Listed by the U.S. Department of Defense as having been killed on June 8, 1956. His name is listed on the Wall with that of his son, Marine Corps Lance Cpl. Richard B. Fitzgibbon III, who was killed on Sept. 7, 1965.

There are three sets of fathers and sons on the Wall.

39,996 on the Wall were just 22 or younger.

8,283 were just 19 years old.

The largest age group, 33,103 were 18 years old.

12 soldiers on the Wall were 17 years old.
5 soldiers on the Wall were 16 years old.
One soldier, PFC Dan Bullock was 15 years old.

997 soldiers were killed on their first day in Vietnam .

1,448 soldiers were killed on their last day in Vietnam .

31 sets of brothers are on the Wall.

Thirty one sets of parents lost two of their sons.

54 soldiers attended Thomas Edison High School in Philadelphia . wonder why so many from one school.

8 Women are on the Wall, Nursing the wounded.

244 soldiers were awarded the Medal of Honor during the Vietnam War; 153 of them are on the Wall.

Beallsville , Ohio with a population of 475 lost 6 of her sons.

West Virginia had the highest casualty rate per capita in the nation. There are 711 West Virginians on the Wall.

The Marines of Morenci - They led some of the scrappiest high school football and basketball teams that the little Arizona copper town of Morenci (pop. 5,058) had ever known and cheered. They enjoyed roaring beer busts. In quieter moments, they rode horses along the Coronado Trail, stalked deer in the Apache National Forest . And in the patriotic camaraderie typical of Morenci's mining families, the nine graduates of Morenci High enlisted as a group in the Marine Corps. Their service began on Independence Day, 1966. Only 3 returned home.

The Buddies of Midvale - Le Roy Tafoya, Jimmy Martinez, Tom Gonzales were all

boyhood friends and lived on three consecutive streets in Midvale, Utah on Fifth, Sixth and Seventh avenues. They lived only a few yards apart. They played ball at the adjacent sandlot ball field. And they all went to Vietnam . In a span of 16 dark days in late 1967, all three would be killed. Le Roy was killed on Wednesday, Nov. 22, the fourth anniversary of John F. Kennedy's assassination. Jimmy died less than 24 hours later on Thanksgiving Day. Tom was shot dead assaulting the enemy on Dec. 7, Pearl Harbor Remembrance Day.

The most casualty deaths for a single day was on January 31, 1968 ~ 245 deaths.

The most casualty deaths for a single month was May 1968 - 2,415 casualties were incurred.

For most Americans who read this they will only see the numbers that the Vietnam War created. To those of us who survived the war, and to the families of those who did not, we see the faces, we feel the pain that these numbers created. We are, until we too pass away, haunted with these numbers, because they were our friends, fathers, husbands, wives, sons and daughters. There are no noble wars, just noble warriors.

K-11

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April 6, 2015

SUBJECT: Consideration of Approval to Host the Annual Driving Range Volunteers Lunch at the Parks and Recreation Building on April 28, 2015

DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approval to Host the Annual Driving Range Volunteers Lunch at the Parks and Recreation Building on April 28, 2015

SUMMARY: The Lady Lake Driving Range holds a luncheon for the volunteers of the facility on an annual basis. Over the last couple of years, the Driving Range has utilized the Parks and Recreation building in order to hold the event without fear of weather being a factor, and tables and chairs from Public Works and Parks and Recreation are utilized. The Driving Range supplies all of the food and drinks and invites the driving range volunteers and many from the Town who assist them at the driving range. The event is scheduled for April 28, 2015 and they begin preparing food in the morning and start serving around 11:00 a.m. . Please note that they plan to use a grill in the fenced area of the building compound.

FISCAL IMPACT: N/A

[ ] **Capital Budget**
[ ] **Operating**
[ ] **Other (Revenue)**

ATTACHMENTS: [ ] **Ordinance** [ ] **Resolution** [ ] **Budget Resolution**

[X] **Other** [X] **Support Documents**

DEPARTMENT HEAD	**Submitted** March 30, 15	**Date** 3/4/
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
HR	**Approved as to Form**	**Date**
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 4/6/15	**Date** 3/30/15

COMMISSION ACTION:

[ ] **Approved as Recommended** [ ] **Disapproved** [ ] **Tabled Indefinitely**

[ ] **Continued to Date Certain** [ ] **Approved with Modification**

7 Mail Calendar People Tasks Mike Burske

Driving Range Annual Volunteer Luncheon

Kris Kollgaard
Thu 3/26/2015 12:34 PM

Mark as unread

Looking forward to it.

Sent from my Verizon Wireless 4G LTE DROID

Mike Burske
Thu 3/26/2015 11:22 AM
Kris FYI and will be on the next Commission agenda...mike

REPLY REPLY ALL FORWARD ...

Rjcorso <rjcorso@aol.com>
Thu 3/26/2015 8:22 AM

Mark as unread

To: mburske@LadyLakePW.org;

Cc: rjohnson6@comcast.net; alurban2001@yahoo.com; KRAJEMM@aol.com;

You forwarded this message on 3/26/2015 11:22 AM.

Action Items

Get more apps

Good Morning Mike Burske,
The Directors of the Lady Lake Driving Range would like to request the date of Tuesday, April 28, 2015 for our Annual Volunteer Luncheon Barbeque. The time: 11:00am to 1:00pm. As in the past all the Driving Range Volunteers, The Parks and Recreation staff and The Town of Lady Lake Employees are welcome to join us as we show our appreciation for their service to the Driving Range and our community.
Please advise if this date is open so I can display flyers at the range and in your facility.
Thank you in advance for your consideration.

Ralph Corso, Lady Lake Driving Range

K-12

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April 6, 2015

SUBJECT: Consideration and Approval to Upgrade Internet Service at the Lady Lake Library

DEPARTMENTS: Library, Information Technology

STAFF RECOMMENDED MOTION: Approval to upgrade Lake County Library Service Managed Area Network connection at the Lady Lake Library from 5 Mbps to 1,000 Mbps.

SUMMARY: Internet access has become one of the fundamental services we offer at the Lady Lake Library (LLL). In fact, during the past year, we estimate that our patrons have used the Internet service available through our Library provided computers approximately 45,000 times. This statistic doesn't include patron Wi-Fi usage, which by observation, we believe to be considerable and trending upward. Lastly, our circulation of e-books and digital content is also trending upward.

Unfortunately, the Internet service we currently provide at the Library is slow. While staff desires to provide a quality Internet experience to our patrons, our inability to access affordable broadband service to date has been a source of frustration.

Broadband service has been recently redefined by the FCC to be a minimum of 25 Mbps. Furthermore, the American Library Association recommends a minimum bandwidth of 1 Mbps per library computer.

Currently, the Internet service required through our inter-local agreement with the Lake County Library Service (LCLS) is a Century Link product that provides a 5 Mbps download and 5 Mbps upload speed. This service is LLL's connection to the larger LCLS Managed Area Network (MAN). This network provides connectivity to 16 member libraries in addition the Internet.

This Century Link product is a poor value, $525 per month before our Federal E-Rate rebate. It is slow and it has a maximum possible capacity of 10 Mbps, significantly less than the FCC Broadband standard.

Recently, the LCLS has negotiated an alternative Broadband solution through the Leesburg Communication Utility (LCU). The Leesburg product will provide a 1,000 Mbps connection to the LCLS MAN and a minimum 100 Mbps connection to the Internet for the LLL. The product also offers a possible future shared Internet connection of 10,000 Mbps.

LCLS is soliciting our approval to increase our cost for Internet service to $1,500 per month before our E-Rate rebate. The annual cost after rebate will be approximately $3,600. If approved, staff expects the transition period to be completed by the end of the summer. Following the transition, we anticipate the monthly cost increase after the E-Rate rebate to be approximately $80.

LCLS has informed the participating municipalities of an April 17, 2015 submission deadline for the following years E-Rate rebate submission.

FISCAL IMPACT:
Monthly cost after E-Rate discount: $300.

[X] **Capital Budget**

[ ] **Operating**
[ ] **Other**

ATTACHMENTS: [ ] **Ordinance** [ ] **Resolution** [ ] **Budget Resolution**

[ ] **Other**

[X] **Support Documents**

DEPARTMENT HEAD	**Submitted**	**Date** 4-2-15
FINANCE DEPARTMENT JRM	**Approved as to Budget Requirements**	**Date** 4/2/15
TOWN MANAGER	**Approved Agenda Item for:** 4-6-15	**Date** 4-2-15

COMMISSION ACTION:

[ ] **Approved as Recommended** [ ] **Disapproved** [ ] **Tabled Indefinitely**

[ ] **Continued to Date Certain** [ ] **Approved with Modification**

Service Provider	Mbps	Sub-Cost /M	Sub-Cost /Y	E-Rate Disco	Cost /Y
Current Configuration:					
Comcast	50/10	115	1380		1380
CenturyLink	5/5	525	6300	0.2	1260
					2640 - current yrly cost
Proposed Configuration:					
Leesburg	1000/1000	1500	18000	0.2	3600
					-960 - Proposed yrly cost

Increase of $960.00 a yr

John Pearl

From: Earl, Gary <gearl@lakeline.lib.fl.us>
Sent: Thursday, March 26, 2015 10:06 AM
To: John Pearl
Cc: Marsha Brinson
Subject: RE: Leesburg E-Rate Proposal
Attachments: Lake Co Lbry Sys Cagan Crossing Community Lbry.xps

John,

Frankly, that is not particularly the trend. Circulation has remained mostly static. It has been approximately 1.95 million in 2010-11 and 2011-12 and 1.85 million in 2012-13 and 2013-14. However, circulation of e-books and digital content has significantly trended upward. 2011-12: 78667, 2012-13: 110070, 2013-14: 138441

Computer sessions system wide has trended downward. For the last 3 years, it has decreased by about 10% per year. That is pretty much across the board. The trend around the country is that the decrease in PC usage at libraries is because people are using mobile devices rather than dedicated PCs. Unfortunately, our wireless routers do not track this data. It was not until this last year that the state started keeping track of wireless usage as part of the annual report. Our new routers will track this data. That is a large reason why the wireless upgraded needed to happen this year.

In other words, there are not a lot of statistics available to justify a bandwidth upgrade per se. Our best selling point so far is that bandwidth is maxed out at the libraries, which can be justified by simply using any of our PCs. Get on any PC anywhere in the County and try to download a YouTube video and you'll see what I mean. However, Century Link was able to provide us with a report from Cagan, who is on a 10 MB circuit and it shows that they are peaked pretty much all the time. Unfortunately, they were only able to provide us with Cagan and Cooper. They did not have the data for any other location. (I will attach the report).

On the bright side, most Commissioners and Administrators we have dealt with are surprisingly aware of the problems of low bandwidth and their implications. Simply stating that most of our libraries are on copper circuits has been enough to make them take notice. The ALA recommendation is that you allocate 1 Mbps of bandwidth per PC in the building. That is the standard at least in the library world. No library currently touches that level on our current allocation.

I know this only half helps, but hopefully it will give you some more compelling arguments. The best argument for commissioners is that this is good for the PUBLIC (which it is). If you want the public to continue to come in to the library, this is a necessity.

Gary

-----Original Message-----
From: John Pearl [mailto:jpearl@ladylake.org]
Sent: Thursday, March 26, 2015 9:40 AM
To: Earl, Gary
Cc: Brinson, Marsha
Subject: RE: Leesburg E-Rate Proposal

This is good. One more metric may help, do you have trend data on usage?

I would like to compare book circulation trends versus internet usage trends over the past few years.

Can we show that circulation is trending down while internet usage is trending up?

John

-----Original Message-----
From: Earl, Gary [mailto:gearl@lakeline.lib.fl.us]
Sent: Thursday, March 26, 2015 9:37 AM
To: John Pearl
Subject: RE: Leesburg E-Rate Proposal

Keep in mind that because you don't have SAM, we cannot track usage as accurately as we would like. Our usage is based on statcounter, which is essentially a tick mark whenever a browser is opened. It does not always work and is very vulnerable to service attacks. In other words, the stats are not accurate, but I'll send you what I have.

Your total number of sessions for 13-14 is 14291, but that is based on statcounter. Put in perspective, a library that is of similar size to yours, Cagan Crossings had a session number of 47711, but they are on SAM. They have 35 public computers. My opinion is that your number is probably closer to the Cagan number than the one reported by Statcounter.

Those are the best numbers I can give you guys because we don't track usage there per se.

If you need anything else, let me know.

Gary

-----Original Message-----
From: John Pearl [mailto:jpearl@ladylake.org]
Sent: Thursday, March 26, 2015 9:28 AM
To: Earl, Gary
Cc: Brinson, Marsha
Subject: RE: Leesburg E-Rate Proposal

Gary,

I am trying to quantify how many people use the service at LLL, this would be across both LANs, yours and ours.

Thanks,

John

-----Original Message-----
From: John Pearl
Sent: Thursday, March 26, 2015 9:26 AM
To: 'Earl, Gary'
Cc: Marsha Brinson
Subject: RE: Leesburg E-Rate Proposal

Gary,

If not too much trouble, I would like the stat for internet usage at LLL during the past year for our agenda item.

Thanks,

John

-----Original Message-----
From: Earl, Gary [mailto:gearl@lakeline.lib.fl.us]
Sent: Wednesday, March 25, 2015 4:04 PM
To: John Pearl
Cc: Marsha Brinson
Subject: RE: Leesburg E-Rate Proposal

Montverde is in a similar situation to yours. One suggestion might be to divert your Comcast to a location such as a lab or to create separate wireless access points, or to staff, or something like that.

Gary

-----Original Message-----
From: John Pearl [mailto:jpearl@ladylake.org]
Sent: Wednesday, March 25, 2015 3:26 PM
To: Earl, Gary
Cc: Brinson, Marsha
Subject: FW: Leesburg E-Rate Proposal

Gary,

When you have a couple of minutes, please take a look at the attached.

If we propose Option 1 to our Commission, we will have to work out the LAN issues at LLL prior to canceling our Comcast service.

John

-----Original Message-----
From: Earl, Gary [mailto:gearl@lakeline.lib.fl.us]
Sent: Wednesday, March 25, 2015 12:51 PM
To: John Pearl
Subject: RE: Leesburg E-Rate Proposal

Yes, the County will demand a non-appropriations clause in the contract.

-----Original Message-----
From: John Pearl [mailto:jpearl@ladylake.org]
Sent: Wednesday, March 25, 2015 12:49 PM
To: Earl, Gary
Cc: Brinson, Marsha
Subject: RE: Leesburg E-Rate Proposal

Gary,

If for whatever reason the E-Rate program went away at some point during the contract term with Leesburg, is there an escape clause?

In other words, how is LLL protected from an obligation to pay Leesburg $1,500 /M without access to the E-Rate rebate?

John

-----Original Message-----
From: Earl, Gary [mailto:gearl@lakeline.lib.fl.us]
Sent: Wednesday, March 25, 2015 12:23 PM
To: John Pearl
Subject: RE: Leesburg E-Rate Proposal

The core speed is 1 Gig at each location, yes. So each library would be connecting with one another at 1 Gig. The switches that we have at each location are currently equipped to handle that capacity, so no upgrade would be necessary at this time. If the capacity were to go past a Gig in the future, though, yes we would have to upgrade.

The cost is $1500 a month, so $18,000 a year; 80% of which is e-rateable, which amounts to $300 a month or $3,600 a year total cost. I am handling the e-rate paperwork, but yes, the rebate comes directly to the library in the form of a check, which I assume is turned over to the Town in your case. For us, it is put back in the County's general fund.

The interlocal agreement does not have to be amended. The County is negotiating a contract with a new service provider. Technically speaking, you are not "signing" anything new, but your costs are increasing. The interlocal agreement states that member libraries are responsible for maintaining a circuit between them and us and simply put, whatever those costs might be. If there is any negotiating to be done, it would be at the level of the interlocal agreement. For example, if the Town could not afford the cost, that would be taken up at the level of the interlocal agreement and not at the negotiation of this particular contract. In other words, all we need from you is a yes or no that you can pay for it at this point and we'll do the rest.

I hope that makes sense. It is not a bother at all, I appreciate that you are sincerely looking into every angle of this.

Gary

-----Original Message-----
From: John Pearl [mailto:jpearl@ladylake.org]
Sent: Wednesday, March 25, 2015 12:10 PM
To: Earl, Gary
Cc: Brinson, Marsha
Subject: RE: Leesburg E-Rate Proposal

Gary,

I am attempting to write a clear agenda item for our 4/6 Commission meeting, trying to articulate the details...

The way I understand it, the proposed network will consist of single point-to-point fiber connections from each of the member libraries to a central location managed by your department from which a single shared 1 Gbps connection will be available to connect to the internet.

What will be the speed of the core switch ports? Can we anticipate a 1 Gbps connect with the Leesburg Library for example?

Also, I understand that each of the member libraries will be paying approximately $1,500 /y to the City of Leesburg for their individual point-to-point circuits and that County Library System will manage the Federal E-rate program on the member libraries behalf and that we expect an 80% annual rebate on our cost paid directly to the member municipalities.

Lastly, what exactly are we agreeing to? An updated interlocal agreement?

Sorry to be a pest. Details, details, details.

John
(352) 751-1539

-----Original Message-----
From: Earl, Gary [mailto:gearl@lakeline.lib.fl.us]
Sent: Tuesday, March 24, 2015 4:17 PM
To: John Pearl
Subject: RE: Leesburg E-Rate Proposal

Yes, we had to move quickly because of the e-rate deadline. If we miss it, we will have to wait until July 2016 to do it again. It's too important to wait, in my opinion. I don't see the member libraries waiting that long to upgrade bandwidth. If the libraries had to go out on their own, the network would probably have to be disbanded.

Currently, the agreement is being reviewed by the County Attorney. I'll let you know when there is something for the city to sign.

The way the interlocal agreement is written, the County is responsible for internet charges, so if we upgrade the bandwidth, the County would absorb that cost. It is not likely that each site would have to upgrade to 10 gig, just the host site here in Tavares, so we would pay that as well. I'm hopeful that a 1 gig circuit should set you guys up nicely for at least the next three years. If we have to go beyond that, we'll consider it when we renew the contract.

Thanks,

Gary

-----Original Message-----
From: John Pearl [mailto:jpearl@ladylake.org]
Sent: Tuesday, March 24, 2015 4:04 PM
To: Earl, Gary
Cc: Brinson, Marsha
Subject: RE: Leesburg E-Rate Proposal

Gary,

The timeframe is aggressive.

Our next Commission meeting is 4/6. Please provide a copy of anything Lady Lake is expected to agree to for legal review.

Will the member libraries cost increase should you be able to upgrade the circuit to 10 Gbps?

John

-----Original Message-----
From: Earl, Gary [mailto:gearl@lakeline.lib.fl.us]
Sent: Tuesday, March 24, 2015 3:18 PM
To: John Pearl
Subject: RE: Leesburg E-Rate Proposal

John,

My comments will be next to your questions below. If you need anything else let me know. Thanks for all your hard work.

Thanks,
Gary

-----Original Message-----
From: John Pearl [mailto:jpearl@ladylake.org]
Sent: Tuesday, March 24, 2015 2:50 PM
To: Earl, Gary
Cc: Brinson, Marsha; Tony Wilson
Subject: RE: Leesburg E-Rate Proposal

Gary,

Conversation with TM was favorable.

Several questions though:

1. Can you say if this is a shared bandwidth allocation, or dedicated bandwidth?

The contract with Leesburg is for 1 Gig of dedicated bandwidth, paid for by the County. Initially, we had talked about sharing bandwidth, which works out to about 60 MB per location. However, there are other factors at play. For example, Cooper receives their bandwidth from the college, so they will not need their allocation. Likewise, smaller locations such as Minneola and Montverde will not need 60. At that point, we would reallocate the bandwidth based on need. Our preliminary findings would probably be to allocate on a per computer basis. For example, if Lady Lake has 50 computers, you would get 100 MB, etc. Another option we have discussed is kind of a "self policing" policy that would send the bandwidth where it is needed rather than to strictly allocate it per location.

2. Are you going to be taking care of canceling the Century Link contract?

Yes, that is all me. Leesburg's offer provisions a rebate for getting out of our existing contract. It's a very sweet deal.

3. I am assuming you will be taking care of the E-Rate process? Yup.

4. How long will the contract with Leesburg be for? Can we assume that the bandwidth allocation will be 'locked-in' for the term of the contract?

It is a 3 year contract, but unlike our contract with Century Link, I have put in a provision that will allow us to upgrade to as much as 10 Gigs during the life of the contract, if we need it. At this point in time, we can't do more than 1 Gig

because the switch at our Host circuit cannot exceed that. However, I am putting in for a larger switch in next year's budget.

5. How will the decision proceed? What are next steps? At some point we will need to solicit approval from our Commission.

Time is a factor here. The only thing left on our end is to get approval from the Board of County Commissioners on April 7th, which seems likely. We will need unanimous approval from all member library municipalities for this to go forward. A lot has gone into this process up to this point, and many people at the County level are excited to see this happen. If it were to fall apart at the municipal level, I don't have to tell you, it would have harsh political consequences for the offender. The last day to apply for e-rate is April 16th. I would say approval from the Town should be in place before April 7th.

6. I am fairly certain, but need to confirm that we have satisfied our Comcast term and are eligible to terminate that contract.

No problem. I'm sure we can work around that. Montverde is actually still in a contract with Comcast. The interlocal agreement specifies that member libraries must maintain a circuit even if they have a supplemental ISP.

7. We are assuming that we will be moving forward with the converged network that we spoke about previously, a single network at LLL.

That would be great. I look forward to making that happen!

John
(352) 751-1539

-----Original Message-----
From: Earl, Gary [mailto:gearl@lakeline.lib.fl.us]
Sent: Tuesday, March 24, 2015 9:12 AM
To: John Pearl
Cc: Marsha Brinson
Subject: RE: Bandwidth Powerpoint

Yes. There are no installation costs.

-----Original Message-----
From: John Pearl [mailto:jpearl@ladylake.org]
Sent: Tuesday, March 24, 2015 8:45 AM
To: Earl, Gary
Cc: Brinson, Marsha
Subject: RE: Bandwidth Powerpoint

Sorry, one more.

Is it $1,500 all in? Does this include the local loop and the installation?

Thanks,

John

-----Original Message-----
From: John Pearl
Sent: Tuesday, March 24, 2015 8:43 AM
To: 'Earl, Gary'
Cc: 'Brinson, Marsha'
Subject: RE: Bandwidth Powerpoint

Gary,

Thanks for calling back.

One last question, is it 1 Gbps dedicated per facility?

John

-----Original Message-----
From: Brinson, Marsha [mailto:mbrinson@lakeline.lib.fl.us]
Sent: Friday, March 20, 2015 10:59 AM
To: John Pearl
Subject: FW: Bandwidth Powerpoint

John,

Please find attached a power point that Gary Earl prepared. Can you please attend the meeting with Kris on Tues the 24th at 9:00 A.M. Gary and Paul Alford said they could attend also if necessary. There is a deadline of April 17 for e-Rate and they would like to move on this soon. The Directors had a meeting with Paul and Gary Thursday the 19th stressing the importance of the service and how it will move us into the future. I would appreciate your expertise. I also have a spreadsheet that Gary prepared for all the libraries explaining what we are currently paying and what future costs will be.

Thank you,

Marsha

From: Earl, Gary
Sent: Friday, March 20, 2015 9:01 AM
To: Tara Hall (thall@howey.org); Brinson, Marsha; kgifford@mymontverde.com; Diane Merchant
Subject: Bandwidth Powerpoint

I'm sending along a presentation that I put together for the County Manager. This may give you some useful information for your City Managers, but you may need to adapt some of it accordingly.

As always, I'd be happy to meet with anybody that you feel would make a difference.

Thanks,

Gary Earl
Support Services Manager
Lake County Library System
2401 Woodlea Rd.

Report to the Library Directors

Problem: The Internet is Slow

Slow performance at the Public Internet computers has long been an issue at all of the libraries. With the addition of Koha as our ILS, the staff have now been suffering as well.

Speed and bandwidth are often used interchangeably, but do not necessarily mean the same thing.

Bandwidth refers to the amount of data that can be transferred in a given time. An example of how bandwidth relates to speed is during downloads. Larger bandwidth means that more of a file can be transferred at a time. Therefore, the file is downloaded faster.

Latency refers to the response time of the data and is separate from bandwidth. You will hear this in conjunction with online gaming and other real-time applications (like an ILS). Latency is a function of how far (literally) you are from the information you are accessing.

Our problem over the last few months with Koha was related more to a latency issue than a bandwidth issue. Here's why:

1. The Symphony Application Server was located in Tavares. The Koha server is in Texas. Obviously, it takes longer for data to travel to Texas and back than to Tavares and back.
2. The initial server we got from Bywater was not strong enough to handle the data load that we were sending. This caused the server to crash on several occasions and created increased lag times.

Bywater moved our data to a stronger server and the performance issues appear to have subsided. Still, any loss of performance needs to be reported to Bywater immediately to insure we do not have a repeat of last Tuesday.

More bandwidth will not solve latency issues. Latency issues are solved by upgrading circuits, upgrading servers, upgrding network appliances, or closer proximity to a server.

So what will more bandwidth do?

More bandwidth will allow patrons to access a larger amount of information faster. Downloads and web pages will load faster and streaming video will buffer faster. You are less likely to experience slowdowns during peak times.

The impact of more bandwidth on Koha will be positive, but likely not significant.

How did we get in this situation?

In 2013, the libraries signed a 3 year contract with Century Link to provide an Ethernet circuit and 100 MB of internet to all of the libraries. We did this in conjunction with our applying for e-rate. To be eligible for the e-rate discount, we must comply with the stipulations in the contract that runs through July, 2016.

Bandwidth for the entire County is capped at 100 MB. It is divvied out to all the libraries based on the capability of their circuit. The interlocal agreement stipulates that libraries pay for their circuits and The County will provide the internet service. Because of e-rate, we cannot simply "Up" the bandwidth and still be eligible. The rate of 100 MB was specifically written into the contract.

When we had Symphony, we required a dedicated Ethernet circuit because Symphony cannot be used over an internet connection. Century Link was the only company that could provide a circuit to all locations because they are the phone utility for Lake County. Therefore, all of our internet is being pushed through phone lines. The maximum amount any library can get through a copper phone line is 10 MB.

> *With Koha, we no longer need a dedicated (Ethernet) circuit. The copper phone circuits hold us back from obtaining more bandwidth. If we upgraded to fiber lines, we could make significant leaps in bandwidth.*

What do we do?

We would like to upgrade as many locations as possible to a fiber connection and hopefully keep them on a managed area network. The need for bandwidth is urgent.

To be eligible for e-rate, we need to create a bid and then post a 470 form asap.

There are several considerations at the System Level:

1. How many locations are even able to upgrade to fiber?
2. What is the cost if any, to upgrade a location to fiber?
3. Those that cannot upgrade to fiber will need to find an ISP that can give them cable internet service.
4. What will be an ongoing circuit charge for a fiber line to each library? Will it be cheaper to run directly from the ISP or from a hub in Tavares?
5. Upgrading to fiber means we will have to upgrade our wireless hardware
6. We may also need to upgrade some switches
7. To be eligible for e-rate in the 15-16 year, each library needs to know what they are going to do by the end of February.

Individual Libraries may choose to go out on their own with this. It would certainly eliminate the red tape involved on the County level and you could be in more control of what happens at your library. For some of you, the cost involved to upgrade to fiber may be too much to bear.

Before going out on your own, however, remember:

1. To be eligible for e-rate, all services must go out to bid. The bids must be posted 28 days prior to the last day to sign a contract (March 26th). If you simply get a quote from an ISP and go with them, you are not eligible for e-rate.
2. Because the other libraries do not benefit, you would be on your own in filing for e-rate. I could train you on some of the do's and don'ts, but I could not fill out the forms or be involved in your contract.
3. Service interruptions and network difficulty would not fall under the County's jurisdiction. You would be on your own with regards to internet issues.

Benefits of staying on the same contract:

1. We would handle all e-rate issues
2. We could connect libraries together via a local network connection
3. We would handle all service requests

As a final thought, I have no recommendation for you other than to do what you feel is best for your individual situation. I DO recommend that if you want to upgrade your bandwidth, do it for the patrons and not for Koha. You will need to determine the urgency of your situation.

Lake County Library Services Bandwidth Report

Problem: The Internet is Slow

Slow performance at the Public Internet computers has long been an issue at all of the libraries. With the addition of Koha as our ILS, the staff is feeling the effects of the bandwidth deficiencies as well.

Problem: The Internet is Slow

For public Internet access, the amount of bandwidth available needs to be high enough to allow simultaneous users to use online applications that are bandwidth intensive, like streaming videos, cloud computing, or conference calling. These days, websites are also often very bandwidth intensive with many sites having multiple photos and other elements that take a lot of bandwidth to load quickly.

Problem: The Internet is Slow

If the amount of bandwidth is too low, much of the public access technology users' time will be spent waiting for websites to load and many videos may play so poorly that they are essentially unviewable.

Ultimately, low bandwidth has a negative impact on patrons–it can be very frustrating and prevent them from accomplishing their goals. To be certain this does not happen, a library will need a fairly high bandwidth—both to ensure continuous adequate connections during high traffic periods, as well as to continue to meet ever increasing demand as bandwidth-intensive applications continue to grow.

The ALA recommends that the minimum amount of bandwidth per library computer be 1 Mbps. No LCLS library even comes close to this benchmark.

Problem: The Internet is Slow

Inadequate bandwidth also constrains the types of technology services you may offer to your community in the future—including interactive online tutoring, digital learning labs that allow patrons to upload their creative content, and videoconferencing.

Why are we slow?

Our current circuit speeds vary from T-1 lines (1.5 Mbps) at rural locations to 10 Mbps at locations like Mt. Dora and Cagan Crossings.

Why are we slow?

Furthermore, we are only allotted 100 Mbps of data to spread across 16 locations. So even if we could increase the circuits, we have no internet to give the libraries.

Internet Speeds at the Libraries

AST: 5 Mbps
CAG: 10 Mbps
CML: 5 Mbps (staff only)
ELC: 5 Mbps
FPL: 3 Mbps
GRO: 5 Mbps
HLM: 1.5 Mbps
HOW: 10 Mbps
HDQ: 6 Mbps
LEE: 22 Mbps
LLL: 5 Mbps
MDP: 10 Mbps
MIN: 1.5 Mbps
PAI: 5 Mbps
TAV: 3 Mbps
UMA: 3 Mbps

- *A device running 4G LTE, can download between 5 and 12 Mbps with peaks up to 50 Mbps.*
- An internet service provider like Comcast offers the average consumer basic broadband that begins at 25 Mbps.

Internet Speeds at the Libraries

- In January, 2015, the FCC redefined broadband to services that supplied internet at rates above 25 Mbps.
- No library in Lake County currently provides internet service above that threshold.

The Network

- The library system currently has a Managed Area Network that provides dedicated services to our 16 locations.
- The library system uses its network to provide internet, file storage, server access and remote service to our 16 locations.
- This network runs through phone lines, which are comprised of copper wiring (except for Leesburg and Headquarters).
- The maximum amount of data that can be pushed through copper is 10 Mbps.
- In order to upgrade the bandwidth, we must upgrade our circuits to Fiber.

Fiber Circuit Upgrade

- By upgrading the circuits to Fiber, we have the potential to push up to 1 Gbps of data to every library.
- A 1 Gig fiber circuit can handle 100 times more data than a copper wire .

Increase in Circuit Speeds with Fiber

- *HDQ, LEE: 10X*
- *CAG, MDP, HOW: 100X*
- *AST, CML, ELC, GRO, LLL, PAI: 200X*
- *FPL, TAV, UMA: 333X*
- *HLM, MIN: 667X*

What will more bandwidth do?

More bandwidth will allow patrons to access a larger amount of information faster. Downloads and web pages will load faster and streaming video will buffer faster. You are less likely to experience slowdowns during peak times.

What will a larger circuit do?

A larger circuit will put the County ahead of the curve with regards to future upgrades. In other words, if bandwidth had to be increased in the coming years, we would not have to incur the costs of upgrading the circuit as well, which is our current predicament.

What are the costs?

Fiber is not as cheap as copper. However, we have been given an affordable offer by the City of Leesburg. Included in this offer:

1. All locations will be upgraded to a 1 Gig fiber circuit.
2. All construction costs will be absorbed by the City of Leesburg.
3. 1 Gig of dedicated internet to be allocated to all 16 locations, with the potential to be upgraded at any time during the life of the contract.
4. All monthly costs are eligible for the 80% reimbursement through the Federal e-rate program.
5. Overall costs will run from 2.5X to 3X current costs depending on location.

Costs vs. Benefits

Put in perspective, although costs will run at most 3X their current level, most locations will see 20X the amount of internet and 100X increase in the capacity of their circuit.

Recommendation

- The Library System is eligible for an 80% rebate on their telecommunications and internet services through the e-rate program. This makes the upgrade more affordable.
- The ongoing problems with patron dissatisfaction and staff frustration make this upgrade an urgent matter.

- As long as it is financially feasible for the library system to upgrade their network infrastructure, it is highly recommended that the library system do so.
- The upgrade will have an immediate impact on library patron satisfaction.
- The upgrade will put the library system ahead of current library technology standards and keep us there for many years to come.

K-13

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April 6, 2015

SUBJECT: **Consideration of the Water Oak Drainage Improvement Plans Major Modification to Site Plan 01/15-001- Proposing substantial drainage improvements, landscaping upgrades, exterior building elevations upgrades, adding forty-six (46) golf cart parking spaces and ten (10) regular parking spaces at 415 Water Oak Blvd., within the Water Oak Estates Country Club (AK 1698570).**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDED MOTION:

Staff recommends approval of the Major Modification – 01/15-001, to the Water Oak Drainage Improvement Plans Major Modification as presented.

SUMMARY:

Justin Wolcott with Cape Signature Homes, Inc., in representation of property owner Sun Communities Finance LP, has submitted a major modification to site plan for the Water Oak Country Club Estates Site as per Town of Lady Lake Land Development Regulations, Chapter 7, Section 11.b.1, where a 10% or more change in the project acreage or square footage requires the submittal and approval of a Major Modification application. The site has been developed as gated adult Mobile Home Park community located at the intersection of County Road 25 and North Hwy 27/441 and exhibits multiple active retirement lifestyle amenities including club house, restaurant, golf courses, tennis courts, and Ball Park. All improvements under this project are confined exclusively within the Clubhouse Site and includes substantial drainage improvements, landscaping upgrades, and exterior building elevations upgrades. The proposed improvements consist of adding ten (10) regular parking spaces and forty-six (46) golf car parking spaces around the Clubhouse. The impervious surface area is proposed to increase 8,306 in square feet; bringing the total proposed impervious surface ratio to 53.4 which meets the requirements of the Land Development Regulations. Additionally, landscaping requirements for the parking lot expansion proposal have been met. Lastly, no utility changes/upgrades were proposed for this project.

The property is zoned "MH-9", which is Manufactured Home High Density, and permits the drainage and site improvements proposed for recreational facilities within residential developments. The Future Land Use Map designation for the property is Manufactured Home High Density (MH-HD). Site plans have been submitted by Robert L. Rogers, of Rogers Engineering, LLC, and the landscaping plans by Scott R, Vaughn, Professional

Engineer. Applicant has complied with all requirements of the Land Development Regulations (LDRs) for the site plans, and has met Chapter 10 – Landscaping & Tree Protection and Chapter 20 Commercial Design Standards of the LDRs. Reviews were completed for the Town by Town staff, Neel-Schaffer Engineering, Kerry Barnett for fire, and Building Official Dallas Foss. Attached are following items in the packet:

1. Site Plan Review completed by Growth Management and Public Works, dated 03/13/2015 (satisfied).
2. Fire Review for the site plan, dated 02/03/2015 (satisfied).
3. Review No. 4 for the general site development completed by Neel-Schaffer Engineering, dated 03/13/2015 (satisfied).
4. St. Johns Water Management District Modification Letter No. 19000-4 dated 12-2-2014 (Satisfied).

Latest revisions to the site plan were received on Friday, March 6, 2015 addressing sidewalk connectivity and internal traffic circulation access to comply with the Town's LDRs.

Past Actions:

The **Technical Review Committee** members individually reviewed the application and provided comments regarding the Site Plan application on Friday, March 13, 2015.

The **Planning and Zoning Board** does not review Site Plan Modifications.

FISCAL IMPACT: $ 0

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution

[X] Other – Site Plan Modification

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

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DEPARTMENT HEAD **Submitted** 3/30/15 **Date**

3-30-2015
FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date**

TOWN ATTORNEY **Approved as to Form and Legality** **Date**

TOWN MANAGER **Approved Agenda Item for:** 4/6/15 **Date** 3/30/15

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

TECHNICAL REVIEW COMMITTEE COMMENTS
4th & Last Review 3/13/2015

Project: Water Oak Drainage Project- Major Modification to Site Plan- MJM 01/15-001

Proposal: 4th & Last Round of Comments for Site

Description:

On 12/31/2014, Town Staff received an application for a Major Modification to Site Plan proposing substantial drainage improvements, landscaping upgrades, and exterior building elevations upgrades. Additionally, the applicant seeks to add forty-six (46) golf cart parking spaces and ten (10) regular parking spaces all around the Clubhouse site along Water Oaks Boulevard, within the Water Oak Estates Country Club, identified by Alternate Key number 1698570. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards.

The subject area reviewed is approximately 3.68 +/- acres and is located within the Water Oak Estates Country Club. The property is zoned "MH-9" (Manufactured Home High Density; which permits development and construction of the proposed improvements in accordance with the Manufactured Home Rental Park Land Use and the project adopted Development of Regional Impact (DRI). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

GENERAL INFORMATION

The engineering plans submitted, consisting of six (6) sheets, are drawn on 24"x36" sheets and certified by Robert L. Rogers, **Professional Engineer with Rogers Engineering, LLC,** dated March 6, 2015.

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

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. All comments satisfied under the GM Review Report dated 03-13-2015.

POLICE

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

1. No comments at this time from the Police Dept.

FIRE

Questions may be directed to Kerry Barnett, Fire Inspector at 813-778-4981 or k-15122@peoplepc.com

1. All comments satisfied as per report dated 02-03-2015.

BUILDING

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

1. All comments satisfied as per email dated 01-26-2015.

PUBLIC WORKS

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

1. No comments by Lady Lake Public Works at this time (Water Oak provides own Sewer Utility).

ENGINEERING CONSULTANT

Questions may be directed to Chris Schultz, P.E., at chris.schultz@neel-schaffer.com

1. All comments satisfied as per report dated 03-13-2015.

TOWN OF LADY LAKE
APPLICATION FOR MAJOR SITE PLAN MODIFICATION

RECEIVED
DEC 29 2014
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

1. Applicant's Name: Waterloaks Country Club Estates
   Address: 106 Engineers Ln Lady Lake, FL 32159
   Telephone/Email: (352) 753-3000
   Applicant is: Owner X Developer ___ Lessee ___ Agent ___ Optionee ___
2. Owner's Name: SUN Communities Finance LLC
   Address: 27777 Franklin Rd St. 200 Southfield, MI 48034
   Telephone/Email: (248) 977-0123
3. Project Name: Waterloaks Clubhouse Remodel
   Physical Location/Address: 415 Waterloak Blvd. Lady Lake, FL 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: See PRC attached
5. The property is currently zoned: _____
6. Briefly describe the proposed modification New Landscaping, Drainage, Paving
   If for storage, what type of material will be stored? N/A
7. Have any development reviews and/or approvals been granted to this property?
   Yes X No ____ If yes, list the type, date and result: St. Johns Water Mgmt. Drainage/Paving (Approved)

SVP
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 RGULATIONS, ADOPTED AUGUST 15, 1994.

Office Use:
Date Application Received: 12-31-14 Received by: Wthen

Major Site Plan Modification -Major (circled) $2,495.00
Major Site Plan Modification -Minor

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Dec. 29, 2015, 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 MODIFICATION

(3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

SVP

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 29 day of December 2014, by Justin Wolcott, who is personally known to me or who has produced Florida Drivers License as identification and who did (did not) take an oath.

Michele Diane McEachern

Notary Public

MICHELE DIANE MCEACHERN
MY COMMISSION #FF088334
EXPIRES February 2, 2018
(407) 398-0153 FloridaNotaryService.com

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Dec. 29, 2015, 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:
MAJOR MODIFICATION

(3) That he has appointed Justin Wolcott / Cora Signature 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.

Kathy Nasher
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 29 day of December 2014, by KATHY ALEASHAM, who is personally known to me or who has produced Florida Drivers license as identification and who did (did not) take an oath.

Michele Diane McEachern
Notary Public

MICHELE DIANE MCEACHERN
MY COMMISSION #FF088334
EXPIRES February 2, 2018
(407) 398-0153 FloridaNotaryService.com

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.

PROPERTY RECORD CARD

General Information

Owner Name:	SUN COMMUNITIES FINANCE LP	**Alternate Key:**	1698570
Mailing Address:	27777 FRANKLIN RD STE 200 SOUTHFIELD, MI 48034-8205 *Update Mailing Address*	**Parcel Number:**	16-18-24-000200002100
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	17.6629
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	406 PALMER DR LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	WATER OAK ESTATES *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	BEG 1219.34 FT S OF NW COR OF SEC, RUN S 82DEG 27MIN 20SEC E| 161.53 FT, N 89DEG 14MIN E 599 FT, N 38DEG 54MIN 20SEC E | 324.1 FT, N 01DEG 35MIN 30SEC W 135.6 FT, N 84DEG 13MIN | 30SEC E 210.5 FT, N 51DEG 38MIN 10SEC E 562.1 FT, N 01DEG | 39MIN 20SEC W 300.4 FT, N 27DEG 20SEC W TO N LINE OF SEC TO | A PT 1528.77 FT E OF NW COR OF SEC, E TO N 1/4 COR, S TO SE | COR OF NE 1/4 OF NE 1/4 OF NW 1/4, W 660 FT, S TO SE COR OF | SW 1/4 OF NE 1/4 OF NW 1/4, W 210.5 FT, S TO S LINE OF BAKER| ST W TO W LINE OF SE 1/4 OF NW 1/4, S TO SE COR OF N 1/2 OF | SE 1/4 OF SW 1/4 OF NW 1/4, W 660 FT, S TO LAKE GRIFFIN ST, | W TO SEC LINE, N TO PT 91.09 FT S OF W 1/4 COR, S 89DEG | 43MIN 16SEC E 321.31 FT, N 28DEG 53MIN 58SEC W 349.39 FT, S | 87DEG 48MIN 04SEC W TO SEC LINE, N TO POB-- LESS BEG AT N | 1/4 COR OF SEC, RUN S 0DEG 37MIN 08SEC E 652.20 FT, S 88DEG | 50MIN 55SEC W 624.63 FT, N 00DEG 51MIN 39SEC W 552.36 FT, N | 88DEG 57MIN 57SEC E 255.80 FT, N 0DEG 55MIN 26SEC W TO N | LINE OF SEC, E ALONG SAID N LINE OF SEC TO POB-- | ORB 1265 PG 1069 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	(2810)	0	0		219	LT	$0.00	$3,066,000.00
2	WASTELANDS (9600)	0	0		4.93	AC	$0.00	$222.00
3	NON AGRICULTURAL ACREAGE (9900)	0	0		24.97	AC	$0.00	$137,335.00

4	CLUBS, LODGES, UNION HALLS (7700)	0	0	4.22	AC	$0.00	$54,607.00

Commercial Building(s)

Building 1

Commercial | Building Value: $815,991.00

Summary

Year Built: 1982
Total Square Footage: 16623
Full Bathrooms: 2
Half Bathrooms: 3
Elevators: 0
Elevator Landings: 0
Escalators: 0
Residential Units: 0
Kitchens: 0
Fireplaces: 0
Structure Type: Concrete Block or Masonry Walls
Exterior Walls:
06 : 100.00 %

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	10	1	8069	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(77B)	100.00 %	No	Yes

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
2	FINISHED LIVING AREA (FLA)	24	1	8554	43%	0%	

Interior Finish	Percent	Sprinkler	A/C
(77B)	100.00 %	No	Yes

Building 2

Commercial | Building Value: $11,808.00

Summary

Year Built: 1982
Total Square Footage: 324

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color

Full Bathrooms: 0
Half Bathrooms: 0
Elevators: 0
Elevator Landings: 0
Escalators: 0
Residential Units: 0
Kitchens: 0
Fireplaces: 0
Structure Type: Concrete Block or Masonry Walls
Exterior Walls:
02 : 50.00 %
07 : 50.00 %

1	FINISHED LIVING AREA (FLA)	8	1	324	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(17C)	100.00 %	No	No

Building 4

Commercial | Building Value: $53,165.00

Summary

Year Built: 1999
Total Square Footage: 2436
Full Bathrooms: 2
Half Bathrooms: 0
Elevators: 0
Elevator Landings: 0
Escalators: 0
Residential Units: 0
Kitchens: 0
Fireplaces: 0
Structure Type: Wood or Steel Open Stud Frame

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	8	1	2436	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(17D)	93.00 %	No	Yes
(48C)	7.00 %	No	No

Exterior Walls:
02 : 100.00 %

Building 5

Commercial	Building Value: $27,066.00

Summary

Year Built:	1999
Total Square Footage:	1206
Full Bathrooms:	2
Half Bathrooms:	0
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 %

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	8	1	1206	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(17D)	97.00 %	No	Yes
(48C)	3.00 %	No	No

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	TENNIS COURT (TCT)	13200	SF	1983	$8,184.00
0002	SHUFFLE BOARD COURT (SBC)	7656	SF	1983	$5,512.00
0003	PAVING (PAV)	16800	SF	1982	$23,520.00
0004	POOL DECKING (PLD)	4990	SF	1982	$18,792.00
0005	COMMERCIAL SWIMMING POOL (CPL)	3520	SF	1982	$89,012.00
0006	HOT TUB / SPA (HTB)	1	UT	1987	$2,060.00
0007	PAVING (PAV)	84480	SF	1988	$118,272.00
0008	UTILITY BUILDING - UNFINISHED (UBU)	120	SF	2009	$346.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
1265 / 1069	12/1/1993	WD	M	I	$1.00

Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	$4,431,892	$4,431,892	$4,431,892	5.38560	$23,868.40
LAKE COUNTY MSTU AMBULANCE	$4,431,892	$4,431,892	$4,431,892	0.46290	$2,051.52
LAKE COUNTY MSTU FIRE	$4,431,892	$4,431,892	$4,431,892	0.47040	$2,084.76
SCHOOL BOARD STATE	$4,431,892	$4,431,892	$4,431,892	5.74600	$25,465.65
SCHOOL BOARD LOCAL	$4,431,892	$4,431,892	$4,431,892	1.50000	$6,647.84
TOWN OF LADY LAKE	$4,431,892	$4,431,892	$4,431,892	3.75000	$16,619.60

ST JOHNS RIVER FL WATER MGMT DIST	$4,431,892	$4,431,892	$4,431,892	0.31640	$1,402.25
LAKE COUNTY VOTED DEBT SERVICE	$4,431,892	$4,431,892	$4,431,892	0.16000	$709.10
LAKE COUNTY WATER AUTHORITY	$4,431,892	$4,431,892	$4,431,892	0.25540	$1,131.91
NORTH LAKE HOSPITAL DIST	$4,431,892	$4,431,892	$4,431,892	1.00000	$4,431.89
				Total: 19.0467	**Total:** $84,412.92

The values displayed above may NOT reflect certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The estimated tax totals are based on prior year adopted millage rates until each taxing authority certifies proposed rates (annually in mid-August) and adopts final millage rates (late September) of each year. Estimated tax totals do not reflect non-ad valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

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Property data last updated on 19 December 2014.

Property Record Card

THE PARCEL YOU HAVE SELECTED TO VIEW IS A TANGIBLE PERSONAL PROPERTY ACCOUNT. THE PROPERTY RECORD CARD DISPLAYED IS FOR THE ASSESSMENT OF BUSINESS EQUIPMENT OR LEASEHOLD IMPROVEMENTS ON LEASED PROPERTY.

General Information

Owner Name:	WATER OAK COUNTRY CLUB ESTATES	**Alternate Key:**	2579161
Mailing Address:	SUN COM FINANCE LLC 27777 FRANKLIN RD STE 200 SOUTHFIELD, MI 48034-8205 *Update Mailing Address*	**Parcel Number:**	00-00-00-000000080160
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	17.6629
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	EVERGREEN LN 106 LADY LAKE *Update Property Location?*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:			

Land Data

There is no land data information to display.

Miscellaneous Improvements

There is no improvement information to display.

Sales History

There is no sales history information to display.

Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	$488,190	$488,190	$463,190	5.38560	$2,494.56
LAKE COUNTY MSTU AMBULANCE	$488,190	$488,190	$463,190	0.46290	$214.41
LAKE COUNTY MSTU FIRE	$488,190	$488,190	$463,190	0.47040	$217.88
SCHOOL BOARD STATE	$488,190	$488,190	$463,190	5.74600	$2,661.49
SCHOOL BOARD LOCAL	$488,190	$488,190	$463,190	1.50000	$694.79
TOWN OF LADY LAKE	$488,190	$488,190	$463,190	3.75000	$1,736.96
ST JOHNS RIVER FL WATER MGMT DIST	$488,190	$488,190	$463,190	0.31640	$146.55
LAKE COUNTY VOTED DEBT SERVICE	$488,190	$488,190	$463,190	0.16000	$74.11
LAKE COUNTY WATER AUTHORITY	$488,190	$488,190	$463,190	0.25540	$118.30
NORTH LAKE HOSPITAL DIST	$488,190	$488,190	$463,190	1.00000	$463.19

	Total:	Total:
	19.0467	$8,822.24

The values displayed above may NOT reflect certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The estimated tax totals are based on prior year adopted millage rates until each taxing authority certifies proposed rates (annually in mid-August) and adopts final millage rates (late September) of each year. Estimated tax totals do not reflect non-ad valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

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Property data last updated on 1 December 2014.

NEEL-SCHAFFER
Solutions you can build upon

engineers
planners
surveyors
environmental scientists
landscape architects

March 13, 2015
NS Proj. No. 11785.018

Mrs. Wendy Then
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

REFERENCE: WATER OAK CLUBHOUSE - ENGINEERING REVIEW NO. 4

Dear Wendy;

Pursuant to your request, Neel-Schaffer, Inc. (NSI) has reviewed the revised improvement plans submitted by Water Oaks Country Club Estates for the above referenced project. Our review of the improvement plans focused on reviewing general site development issues based on the standards provided in the Land Development Regulations (LDR) of the Town of Lady Lake. Based on our review of the subject improvement plan submittal and documents provided by the Town, the following comments are submitted for the Town's review and consideration:

Based on our review of the updated plans provided by your office, NSI has found the development plans satisfactory and in compliance with the Lady Lake LDRs. If you have any questions or comments, please do not hesitate to contact me at 407-647-6623.

Sincerely,

Steven R. Cockerham, P.E.
Senior Project Manager

2301 Lucien Way, Suite 300 • Maitland, FL 32751 • 407-647-6623 fax: 407-539-0575

Kerry Barnett Fire Safety Consulting

43951 CR 54E, Kathleen, FL 33849

Fire Safety Inspector
Kerry Barnett

Cell (813) 778-4981
E-mail: k-l5122@peoplepc.com

Plan Review #: 15-004B
Project: Site Plan/Major Mod (Water Oaks Clubhouse)
Location: Lady Lake
Address of Job: 415 Water Oaks Blvd
Pages: 1

Review For: Water Oaks Country Club
Contact: Sun Communities Finance, LLC
Telephone: 248-977-0123

February 3, 2015

I have received and reviewed the revised site plan for the major modification at the site where a large assembly occupancy exists which is known as the Water Oaks clubhouse. Review was to ensure the current/proposed site is compliant to the Florida Fire Prevention Code, Lady Lake Land Development Code and any other applicable codes, standards, rules, and statutes. Comments pertaining to the review are noted below in bold. At this time plans are approved. Should the engineer and/or architect have any additional comments, he or she shall contact this authority to resolve before approval of permit is allowed.

1. Plans submitted are not complete based on this authority's understanding of a major site modification. There are no elevation pages or not utilities page. I also believe a landscaping page is required. Resubmit correct plans. It is known that work has been completed to outside of building, roof was painted, parking lot redone/laid out, landscaping changed, drainage to be installed, etc…Contact the Town Planner to ensure plans are complete before resubmitting. NFPA 1 **Information only. Comment Satisfied.**

2. Based on the size of the building, as well as construction type, water flow requirements will be 1750 gallons per minute at 20 psi residual for a duration of 2 hours. A water flow test shall be conducted from the closest hydrant to see the available water flow. If the system is a private system on its own well, an area fire flow shall be obtained. Based on the water flow obtained, additional fire hydrant(s) may be required and/or additional water supply source. The Town allows a maximum credit of 1000 gpm's per hydrant, which means a minimum of at least two (2) hydrants within 400 feet of the building is required. No utility plans were included in this submittal, therefore it is unknown if current hydrants are within that distance or the number of current hydrants in the immediate area. NFPA 1: Chapter 18 A flow test was conducted. Flow of 1670 gpms was obtained from the 2 closest hydrants at same time. Flow was conducted through 2.5" ports of hydrants. If test was conducted through 4.5" port, maximizing the capability of the hydrants, it is believed (by this authority) that the 1750 requirement could be obtained. Further, the cost of adding the additional water supply source versus the minor flow deficiency would result in a hardship on ownership. Therefore, no additional water supply source will be required. However, an additional fire hydrant will be required near the entrance of the clubhouse to meet the requirement of hydrant distance to the building. Revised plans do show a new hydrant. Comment Satisfied.

3. Excluding flow requirements and hydrant distances, refer to Lady Lake LDC, 14.9 for water distribution and hydrant requirements, if additional hydrant(s) is required. Informational, comment satisfied.

4. If hydrant(s) are installed, they shall be properly color coded based on the flow, shall be unobstructed, and proper signage and road markings shall be in place. NFPA 1: Chapter 18. Refer to NFPA 1 Handbook for signage and pavement markings. In addition to markings, there shall be a blue roadway reflector installed indicating the hydrant location. Informational, see comment #6. Comment satisfied.

5. Separate plans shall be submitted for all underground fire protection (if necessary) which will include water mains with fire hydrants to obtain a permit for install. Plans shall include all details, cut sheets and any calculations. Informational only, comment satisfied.

6. Fire department access shall be provided to within 150 feet of the proposed building. This is currently available on site. The location that shall be designated as fire apparatus parking and/or the "fire lane" shall be the west area of the parking lot on the south side of the canopy entrance. This was already discussed the main contractor, who also agreed this would be the best location because this area is no longer a drive through area. Refer to NFPA 1 Handbook, Chapter 18 for examples to mark the space. Typically space is diagonally lined 4" yellow with "Fire Lane Parking" (also in yellow) located in the center of the lines. NFPA 1: Chapter 18 Plans show a fire lane location, but no details of how it is to be completed. Detail should show striped diagonal lines with the verbiage. Further, there is a loading zone next to the fire lane. The loading zone is an obstruction and shall be removed and possibly relocated to the opposite side of the canopy entrance. **Loading zone removed and area was fully striped and labeled as a fire lane. Comment satisfied.**

Inspections Required:

1. Site Final
2. Additional inspections will be associated with the underground but will be listed with that review.

Kerry Barnett

KERRY BARNETT, Fire Safety Inspector & Plans Examiner

***Please be advised this review of plans submitted is a cursory review to assist the contractor in compliance with applicable fire safety codes. This review is not intended to be a final approval of the submitted plans. It is the contractor's sole responsibility to ensure that the plans are in complete compliance with all applicable NFPA codes State Statutes and local ordinances. In the event that further examination or site inspection reveals areas of non-compliance, it shall be the contractor's sole responsibility, at their sole expense to bring those areas in compliance. Kerry Barnett Fire Safety Consulting assumes no responsibility for the contractor's failure to be in compliance with all applicable NFPA codes, State Statutes and local ordinances.

Kerry Barnett Fire Safety Consulting

43951 CR 54E, Kathleen, FL 33849

Fire Safety Inspector
Kerry Barnett

Cell (813) 778-4981
E-mail: k-l5122@peoplepc.com

Plan Review #: 15-004
Project: Site Plan/Major Mod (Water Oaks Clubhouse)
Location: Lady Lake
Address of Job: 415 Water Oaks Blvd
Pages: ~~8~~ 2

Review For: Water Oaks Country Club
Contact: Sun Communities Finance, LLC
Telephone: 248-977-0123

February 3, 2015

I have received and reviewed the revised site plans for the major modification at the site where a large assembly occupancy exists which is known as the Water Oaks clubhouse. Review was to ensure the current/proposed site is compliant to the Florida Fire Prevention Code, Lady Lake Land Development Code and any other applicable codes, standards, rules, and statutes. Comments pertaining to the review are noted below in bold. Comment #6 requires an additional detail and change on the plans, therefore plans not approved at this time. Should the engineer and/or architect feel comments are not enforceable, he or she shall contact this authority to resolve before approval of permit is allowed.

1. Plans submitted are not complete based on this authority's understanding of a major site modification. There are no elevation pages or not utilities page. I also believe a landscaping page is required. Resubmit correct plans. It is known that work has been completed to outside of building, roof was painted, parking lot redone/laid out, landscaping changed, drainage to be installed, etc…Contact the Town Planner to ensure plans are complete before resubmitting. NFPA 1

2. Based on the size of the building, as well as construction type, water flow requirements will be 1750 gallons per minute at 20 psi residual for a duration of 2 hours. A water flow test shall be conducted from the closest hydrant to see the available water flow. If the system is a private system on its own well, an area fire flow shall be obtained. Based on the water flow obtained, additional fire hydrant(s) may be required and/or additional water supply source. The Town allows a maximum credit of 1000 gpm's per hydrant, which means a minimum of at least two (2) hydrants within 400 feet of the building is required. No utility plans were included in this submittal, therefore it is unknown if current hydrants are within that distance or the number of current hydrants in the immediate area. NFPA 1: Chapter 18 **A flow test was conducted. Flow of 1670 gpms was obtained from the 2 closest hydrants at same time. Flow was conducted through 2.5" ports of hydrants. If test was conducted through 4.5" port, maximizing the capability of the hydrants, it is believed (by this authority) that the 1750 requirement could be obtained. Further, the cost of adding the additional water supply source versus the minor flow deficiency would result in a hardship on ownership. Therefore, no additional water supply source will be required. However, an additional fire hydrant will be required near the entrance of the clubhouse to meet the requirement of hydrant distance to the building. Revised plans do show a new hydrant. Comment Satisfied.**

3. Excluding flow requirements and hydrant distances, refer to Lady Lake LDC, 14.9 for water distribution and hydrant requirements, if additional hydrant(s) is required. **Informational, comment satisfied.**

4. If hydrant(s) are installed, they shall be properly color coded based on the flow, shall be unobstructed, and proper signage and road markings shall be in place. NFPA 1: Chapter 18. Refer to NFPA 1 Handbook for signage and pavement markings. In addition to markings, there shall be a blue roadway reflector installed indicating the hydrant location. **Informational, see comment #6. Comment satisfied.**

5. Separate plans shall be submitted for all underground fire protection (if necessary) which will include water mains with fire hydrants to obtain a permit for install. Plans shall include all details, cut sheets and any calculations. **Informational only, comment satisfied.**

6. Fire department access shall be provided to within 150 feet of the proposed building. This is currently available on site. The location that shall be designated as fire apparatus parking and/or the "fire lane" shall be the west area of the parking lot on the south side of the canopy entrance. This was already discussed the main contractor, who also agreed this would be the best location because this area is no longer a drive through area. Refer to NFPA 1 Handbook, Chapter 18 for examples to mark the space. Typically space is diagonally lined 4" yellow with "Fire Lane Parking" (also in yellow) located in the center of the lines. NFPA 1: Chapter 18 **Plans show a fire lane location, but no details of how it is to be completed. Detail should show striped diagonal lines with the verbiage. Further, there is a loading zone sown next to the fire lane. The loading zone is an obstruction and shall be removed and possibly relocated to the opposite side of the canopy entrance.**

KERRY BARNETT, Fire Safety Inspector & Plans Examiner

***Please be advised this review of plans submitted is a cursory review to assist the contractor in compliance with applicable fire safety codes. This review is not intended to be a final approval of the submitted plans. It is the contractor's sole responsibility to ensure that the plans are in complete compliance with all applicable NFPA codes State Statutes and local ordinances. In the event that further examination or site inspection reveals areas of non-compliance, it shall be the contractor's sole responsibility, at their sole expense to bring those areas in compliance. Kerry Barnett Fire Safety Consulting assumes no responsibility for the contractor's failure to be in compliance with all applicable NFPA codes, State Statutes and local ordinances.

Wendy Then

From: Dallas Foss <dfoss@usanova.com>
Sent: Monday, January 26, 2015 8:08 PM
To: Wendy Then
Subject: Water Oak

The plans appear to comply with requirements of water management district and town directions.

Dallas Foss
Town of Lady Lake
Building Official

Sent from Samsung RUGBY® Smart.

116 SE 23rd Ter
Cape Coral, FL 33990

Scott R, Vaughn, PE, LLC
FL 59531

srvpeinc@yahoo.com
Tel:239-494-2806

December 23, 2014

Town of Lady Lake
Building Service Division
409 Fernnell Blvd.
Lady Lake, FL 32159
Tel: 352-751-1511

Re: Water Oak Country Club
415 Water Oak Blvd
Lady Lake, FL 32159

I, Scott R. Vaughn, PE hereby certify that the Spa and Pool Pergolas are per 2010 Florida Building Code.

The Pool Pergola is 12' x 60' constructed with 4" x 4" cedar posts at 10' on center. The posts at the bottom are attached into existing 6" thick concrete slab with Simpson ABA 44Z with Epoxy set ½" x 5" galvanized anchor bolt and two (2) 3/8" x 5 ½" galvanized bolts, nut and loc washer into 4" x 4" post. The 2" x 10" Beam is attached to the 4" x 4" post with two (2) 3/8" x 5 ½" galvanized bolts, nut and loc washer. The 2" x 10" rafters are attached to the 2" x 10" beam with Simpson H-3 18- gauge (four (4) 8d into beam and four (4) 8d into rafters) at 15" on center.

The Spa Pergola is 20' x 20' constructed with 4" x 4" cedar posts at 10' on center. The posts at the bottom are attached into existing 6" thick concrete slab with Simpson ABA 44Z with Epoxy set ½" x 5" galvanized anchor bolt and two (2) 3/8" x 5 ½" galvanized bolts, nut and loc washer into 4" x 4" post. The 2" x 10" Beam is attached to the 4" x 4" post with two (2) 3/8" x 5 ½" galvanized bolts, nut and loc washer. The 2" x 10" rafters are attached to the 2" x 10" beam with Simpson H-3 18- gauge (four (4) 8d into beam and four (4) 8d into rafters) at 15" on center.

Please call me at 239-494-2806 or email at srvpeinc@yahoo.com if there are any questions.

Sincerely,

12/23/14

Scott R. Vaughn, PE
FL 59531

VIEW CART
HOME

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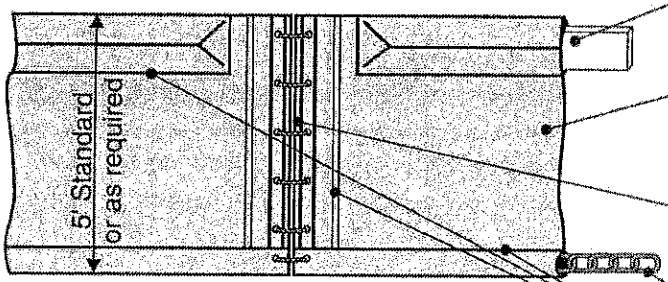
Type I

Standard Specifications*



Floatation: Closed cell solid foam with buoyancy of 16 lbs/ft

Fabric: 18 Ounce/sy, polyester reinforced, 320 lbs/in vinyl laminate with lacing grommets

Rope: 5/8" Polypropylene with 800 lbs erecting strength

Chain: 1/4" Galvanized

Seams: Heat welded

Available in 50' (standard) and 100' lengths with depths as needed (5 feet standard)

Uses: Type I Floating Turbidity Barriers should be used in areas with light or no current, such as small lakes or ponds.

FAQ's
Contact Us
Locations
Hours of Operation

Request Catalog
Site Map
Return Policy
Terms & Conditions

Phone: 813.677.4000
Toll Free: 800.677.4710
Fax: 800.734.0335

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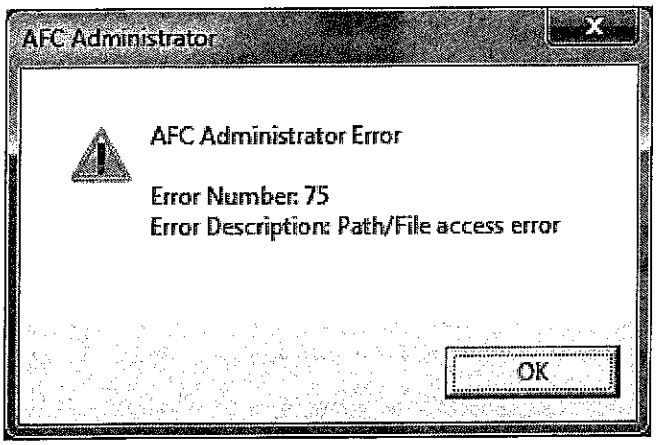
Prices shown are in U.S. Dollars and do not include freight, applicable federal, state or local taxes, customs duties or export packing charges.
Prices, specifications and availability of items are subject to change without notice. All orders are subject to our Terms & Conditions.


AFC Administrator
AFC Administrator Error
Error Number: 75
Error Description: Path/File access error
OK

St. Johns River
Water Management District
Hans G. Tanzler III, Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
On the Internet at floridaswater.com.

December 2, 2014

Sun Communities, Inc
2777 Franklin Road
Southfield, MI 48034

SUBJECT: Permit Number 19000-4
Water Oaks Reserve Clubhouse Area

Dear Sir/Madam:

Enclosed is your permit issued by the St. Johns River Water Management District on December 2, 2014. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:
If you wish to review a copy of the Technical Staff Report (TSR) that provides the District's staff analysis of your permit application, you may view the TSR by going to the Permitting section of the District's website at floridaswater.com/permitting. Using the "search applications and permits" feature, you can use your permit number or project name to find information about the permit. When you see the results of your search, click on the permit number.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become nonfinal and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at floridaswater.com/permitting. Under the "Apply for a permit or submit compliance data" section, click to sign-in to your existing account or to create a new account. Select the "Compliance Submittal" tab, enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select the compliance item that you are ready to submit and then attach the appropriate information or form.

The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Bureau of Regulatory Support at (386) 329-4570.

Transferring Your Permit:
As required by a condition of your permit, you must notify the District in writing within 30 days of any sale, conveyance or other transfer of a permitted system or facility, or within 30 days of any transfer of ownership or control of the real property where the permitted system or facility is

GOVERNING BOARD

John A. Miklos, CHAIRMAN ORLANDO | Fred N. Roberts Jr., VICE CHAIRMAN OCALA | Chuck Drake, SECRETARY ORLANDO | Carla Yetter, TREASURER FERNANDINA BEACH
Douglas C. Bourrique | Douglas Burnett | Lad Daniels | Maryam H. Ghyabi | George W. Robbins

located. You will need to provide the District with the information specified in District rule 40C-1.612, Florida Administrative Code (name and address of the transferee and a copy of the instrument effectuating the transfer). Please note that a permittee remains liable for any corrective actions that may be required as a result of any permit violations that occur before the sale, conveyance, or other transfer of the system or facility, so it is recommended that you request a permit transfer in advance.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,

M. Daniels

Margaret Daniels, Bureau Chief
Bureau of Regulatory Support
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177-2529
(386) 329-4570

Enclosures: Permit with As-built Certification Form
Notice of Rights
List of Newspapers for Publication

cc: District Permit File

Engineering Consultant: Robert Rogers
Rogers Engineering, LLC
1105 SE 3rd Ave
Ocala, FL 34471-3725

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 19000-4 **DATE ISSUED:** December 2, 2014

PROJECT NAME: Water Oaks Reserve Clubhouse Area

A PERMIT AUTHORIZING:
Modification of Permit No. 4-069-19000-1 for Water Oaks Estates to include the construction and operation of a 3.8 - acre project known as Water Oaks Clubhouse Area, as per plans received by the District on November 21, 2014.

LOCATION:

SECTION(S): 16 TOWNSHIP(S): 18S RANGE(S): 24E
Lake County

ISSUED TO:
Sun Communities, Inc
2777 Franklin Road
Southfield, MI 48034

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated December 2, 2014

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory, Engineering and Environmental Services

By: David Dewey

David Dewey
Service Center Director

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 19000-4
Sun Communities, Inc, Kevin Bennett
DATE ISSUEDDecember 02, 2014

1. Prior to lot or unit sales, or upon completion of construction of the system, whichever occurs first, the District must receive the final operation and maintenance document(s) approved by the District and recorded, if the latter is appropriate. For those systems which are proposed to be maintained by county or municipal entities, final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final document will result in the permittee remaining personally liable for carrying out maintenance and operation of the permitted system.

2. All construction, operation and maintenance shall be as set forth in the plans, specifications and performance criteria as approved by this permit.

3. District authorized staff, upon proper identification, will have permission to enter, inspect and observe the system to insure conformity with the plans and specifications approved by the permit.

4. The permittee must implement and maintain all erosion and sediment control measures (best management practices) required to retain sediment on -site and to prevent violations of the water quality criteria and standards in chapters 17-4, 17-302, F.A.C. All practices must be in accordance with the guidelines and specifications in section 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988) unless a project - specific erosion and sediment control plan is approved as part of the permit in which case the practices must be in accordance with the plan. If site specific conditions require additional measures during any phase of construction or operation to prevent erosion or control sediment, beyond those specified in the erosion sediment control plan, the permittee must implement additional best management practices as necessary, in accordance with the specifications in section 6 of the Florida Land Development Manual: A guide to sound Land and Water Management (Florida Department of Environmental Regulation, 1988).

5. Stabilization measures shall be indicated for erosion and sediment control on disturbed areas as soon as practicable in or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.

6. The operation phase of the permit shall not become effective until a Florida registered Professional Engineer certifies that the system, or independent portion of a system, has been constructed in accordance with the permit issued by the District, and the permittee receives written notification by District staff that the construction, alteration or maintenance has been completed according to the permit. Within 30 days after completion of construction of the surface water management system, or independent portion of the system, the permittee shall submit the certification or one set of plans which reflect the surface water management system as actually constructed. This submittal shall serve to notify the District that the system is ready for inspection. The permit may not be transferred to an operation and maintenance entity approved by the District until the operation phase of the permit becomes effective.

7. If any other regulatory agency should require revisions or modification to the permitted project, the District is to be notified of the previsions so that determination can be made whether a permit modification is required.

8. The District must be notified, in writing, within 30 days of any sale, conveyance or other transfer of a permitted system or facility or within 30 days of any transfer of ownership or control of the real property at which the permitted system or facility is located. All transfers of a permit are subject to the requirements of section 40C-1.612, F.A.C.

9. The permittee must require the contractor to review and maintain a copy of this permit, complete with all conditions, attachments, exhibits, and modifications in good condition at the construction site. The complete permit shall be available for review upon request by District representatives.

10. Construction or alteration of each phase or independent portion of the permitted surface water management system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be complete in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to local government or other responsible entity.

11. To the extent permitted by Florida law, the permittee must hold and save the District harmless from any and all liability arising from property damage or personal injury as a result of the permitted, activities.

12. Nothing contained herein relieves the permittee from timely complying with applicable laws of other federal, state or local governments.

13. If and entity other than the permittee has been approved as the operation and maintenance entity the permittee may request transfer of the permit for a completed system or independent portion of a system to the District approved operation and maintenance entity at the time of submittal of the as - builts or Professional Engineer certification for construction of the permitted surface water management system.

14. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.

15. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.

16. Prior to construction, the permittee must clearly designate the limits of construction on-site. The permittee must advise the contractor that any work outside the limits of construction, including clearing, may be a violation of this permit.

17. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name, address, and telephone number of the

inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 14 days the entity shall submit an Exceptions Report to the District, on form number 40C-42.900(6), Exceptions Report for Stormwater Management Systems Out of Compliance.

18. The proposed stormwater management system shall be constructed and operated in accordance with the plans received by the District on November 21, 2014.

19. This permit for construction will expire two years from the date of issuance.

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.

2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.

3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

Notice Of Rights

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at floridaswater.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).

6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.

7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.

9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

Notice Of Rights

Certificate of Service

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent to the permittee:

Sun Communities, Inc
2777 Franklin Road
Southfield, MI 48034

This 2th day of December, 2014.

M. Daniels

Margaret Daniels, Bureau Chief
Bureau of Regulatory Support
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177-2529
(386) 329-4570

Permit Number: 19000-4

NOTICING INFORMATION

Dear Permittee:

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to *compliancesupport@sjrwmd.com* (preferred method) **or** send a copy of the original affidavit to:

Margaret Daniels, Bureau Chief
Bureau of Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Bureau of Regulatory Support at (386) 329-4570.

Sincerely,

M. Daniels

Margaret Daniels, Bureau Chief

Bureau of Regulatory Support

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for
_____ known as
_____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at floridaswater.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://floridaswater.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING

ALACHUA
The Alachua County Record, Legal Advertising
P. O. Box 806
Gainesville, FL 32602
352-377-2444/ fax 352-338-1986

BRAFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

CLAY
Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

FLAGLER
Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

LAKE
Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

NASSAU
News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

ORANGE
Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM
Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

SEMINOLE
Seminole Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

BAKER
Baker County Press, Legal Advertising
P. O. Box 598
Maclenny, FL 32063
904-259-2400/ fax 904-259-6502

BREVARD
Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

DUVAL
Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

INDIAN RIVER
Vero Beach Press Journal, Legal Advertising
P. O. Box 1268
Vero Beach, FL 32961-1268
772-221-4282/ fax 772-978-2340

MARION
Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

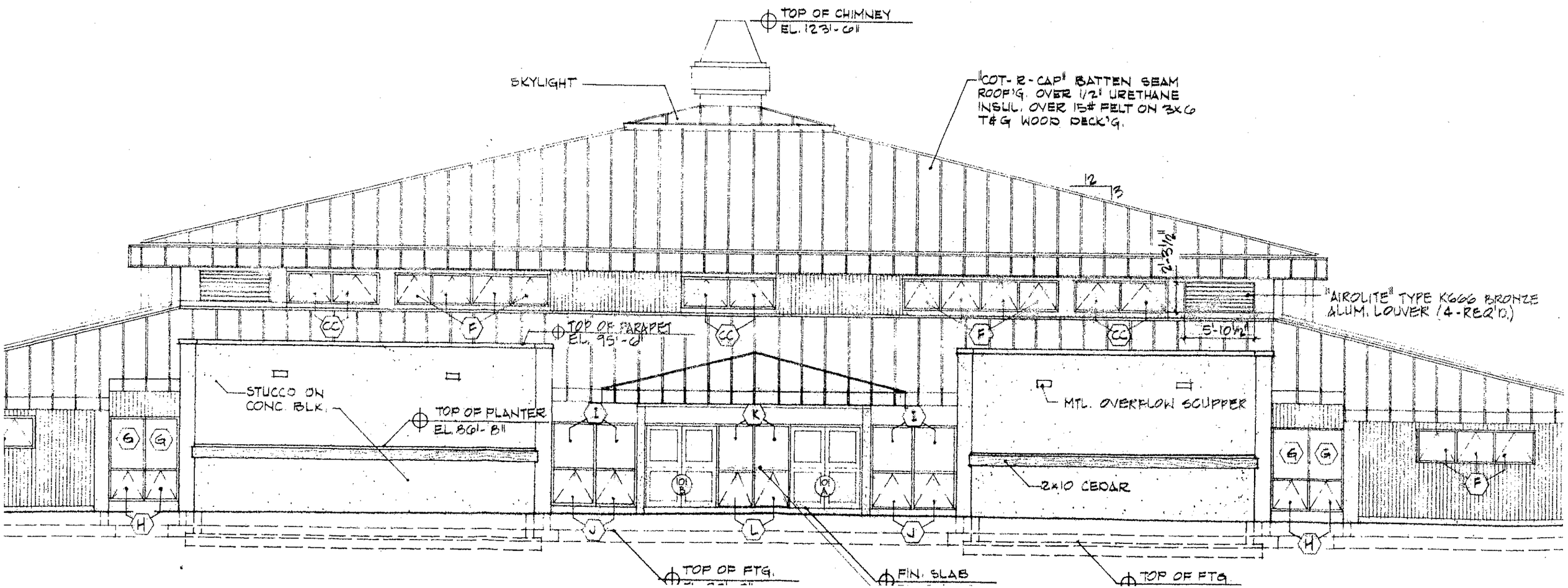
OKEECHOBEE
Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

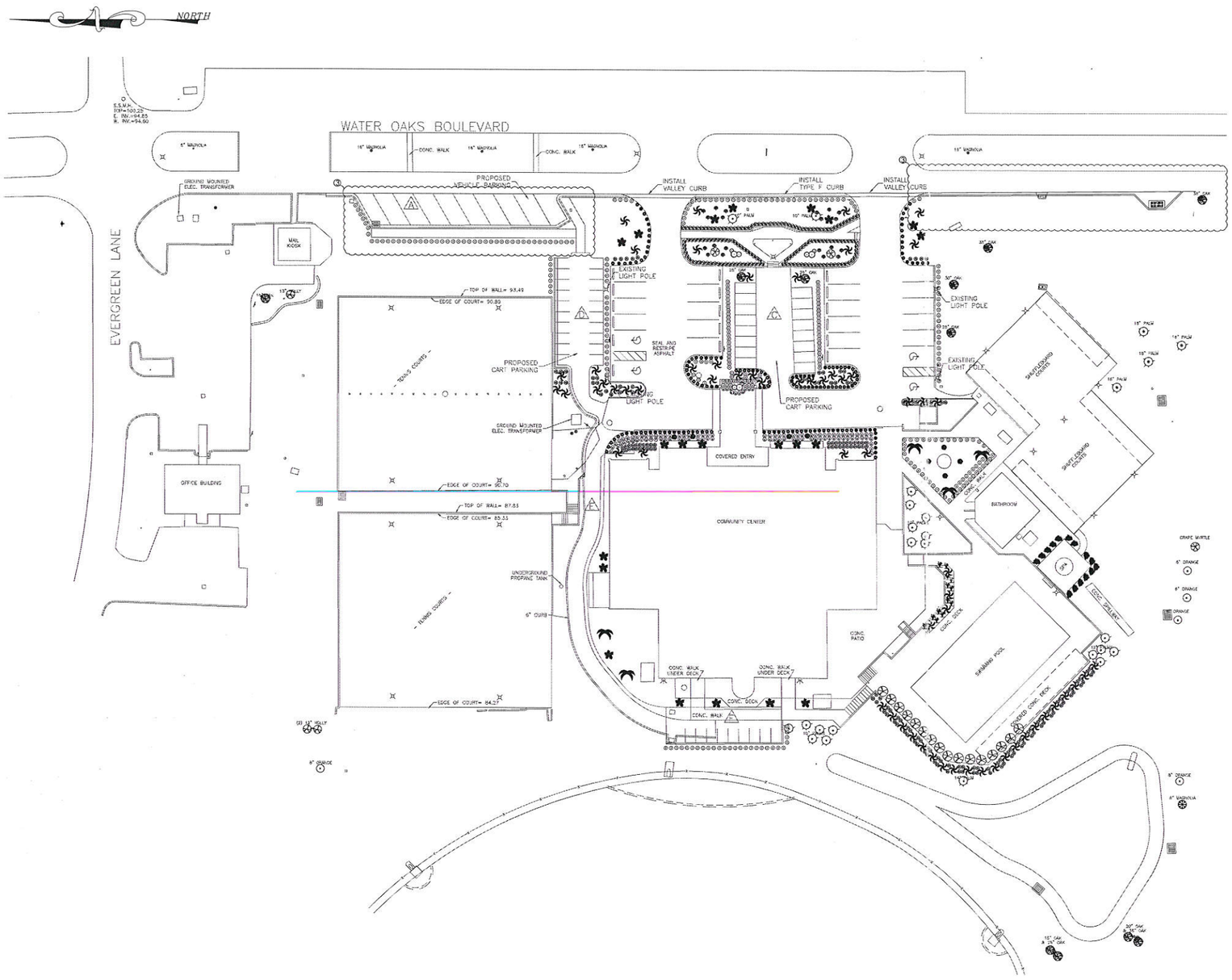
OSCEOLA
Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

ST. JOHNS
St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3436

VOLUSIA
News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

CONST
ZO
Please
KEEP


TOP OF CHIMNEY
EL. 123'-0"
SKYLIGHT
"COT-R-CAP" BATTEN SEAM ROOF'G. OVER 1/2" URETHANE INSUL. OVER 15# FELT ON 3x6 T&G WOOD DECK'G.
12
3
2'-3 1/2"
"AIROLITE" TYPE K666 BRONZE ALUM. LOUVER (4-REQ'D.)
5'-10 1/2"
TOP OF PARAPET
EL. 95'-0"
STUCCO ON CONC. BLK.
TOP OF PLANTER
EL. 86'-8"
MTL. OVERFLOW SCUPPER
2x10 CEDAR
CC
F
G
H
I
K
J
L
101 B
101 A
TOP OF FTG.
FIN. SLAB
TOP OF FTG.



SITE DATA
TOTAL SITE 163,785.6 S.F., 3.76 ACRES

GENERAL LANDSCAPE REQUIREMENTS
160 TREE CALIPER INCHES/ ACRE
160 CALIPER INCHES/1 ACRE x 3.76 =602 CALIPER INCHES
655 CALIPER INCHED EXISTING
355 CALIPER INCHES PROPOSED

LANDSCAPE BUFFERS

NORTH PROPERTY LINE BUFFER REQUIREMENTS
WATER OAK BLVD TO RIGHT-OF-WAY
NO BUFFER REQUIRED
35 SHRUBS

EAST PROPERTY LINE BUFFER REQUIREMENTS
NO BUFFER REQUIRED

WEST PROPERTY LINE BUFFER REQUIREMENTS
NO BUFFER REQUIRED

SOUTH PROPERTY LINE BUFFER REQUIREMENTS
NO BUFFER REQUIRED

BUILDING FRONTING ROAD BUFFER REQUIREMENTS
4 LF LANDSCAPE AREA / LF OF BLDG FACING ROAD
4 LF / LF OF BLDG x 115 LF = 460 SF

1,225 SF LANDSCAPED AREA PROVIDED

SINGLE PARKING ROW REQUIREMENTS
200 SF / SINGLE ROW
1 TREE / 200 SF
5 SHRUBS / 200 SF

DOUBLE PARKING ROW REQUIREMENTS
400 / DOUBLE ROW
2 TREE / 400SF
10 SHRUBS / 200 SF

PALM TREE TO CANOPY TREE RATIO = 3:1 RATIO

NORTH SINGLE GOLF CART PARKING
200 SF PROVIDED
3 PALM TREES PROVIDED
6 SHRUBS PROVIDED

NORTH DOUBLE GOLF CART/CAR PARKING
400 SF PROVIDED
6 PALM TREES PROVIDED
14 SHRUBS PROVIDED

NORTH DOUBLE CAR/GOLF CART PARKING
694 SF PROVIDED
6 PALM TREES PROVIDED
16 SHRUBS PROVIDED

SOUTH DOUBLE GOLF CART/CAR PARKING
400 SF PROVIDED
6 TREES PROVIDED
12 SHRUBS PROVIDED

SOUTH SINGLE CAR PARKING
200 SF PROVIDED
3 TREES PROVIDED
7 SHRUBS

EXISTING TREE SYMBOLS

TREES	CALIPER	COUNT	CALIPER	COUNT	CALIPER	COUNT	CALIPER	COUNT	CALIPER	COUNT
ORANGE (O)	8"	3	6"	2						
HOLLY (H)	12"	2	13"	1						
OAK (O)	15"	2	25"	1	28"	2	30"	1	38"	2
OAK (O), CONT.	26"	1	20"	1	36"	1				
PALM (P)	10"	16	12"	5	14"	1	16"	2	18"	2
MAGNOLIA (M)	8"	1								
CRAPE MYRTEL (C)	6"	1								

LANDSCAPE SYMBOLS

TREES	SHRUBS / GROUNDCOVER
PAUROTIS PALM (PP)	LOROPETALUM (LO)
CRAPE MYRTEL (CP)	MEXICAN PETUNIA (MP)
ARECA PALM (AP)	WHITE AFRICAN IRIS (WAI)
ROBELLINI PALM (RP)	RED RUFFLE AZALEAS (RRA)
SYLVESTER PALM (SP)	LIRIOPE GRASS (LG)
QUEEN PALM (QP)	RED FOUNTAIN GRASS (RFG)
DRIFT ROSE TREE (DR)	FAKAHATCHEE GRASS (FG)
	PHILODENDRON (PH)

PLANT MATERIAL SCHEDULE

TREES

KEY	BOTANICAL NAME	COMMON NAME	QTY.	HT.	SPRD.	SPACE	NATIVE	DROUGHT	MULCH	NOTES / REMARKS
PP	ACCELORRHAPHE WRIGHTII	PAUROTIS PALM	3	25'-30'	4' MIN.	15' O.C.	YES	YES	HARDWOOD	3" CALIPER MIN. @ 12" ABOVE GRADE
AP	REYSTDYPSIS LUTESCENS	ARECA PALM	16	20'-40'	4' MIN.	10' O.C.	YES	YES	HARDWOOD	3" CALIPER MIN. @ 12" ABOVE GRADE
RP	PHOENIX ROEBELENII	ROBELLINI PALM	21	8'-10'	4' MIN	10' O.C.	NO	YES	HARDWOOD	3" CALIPER MIN. @ 12" ABOVE GRADE
DR	ROSA MEIJOCOS	DRIFT ROSE TREE	8	3'-4'	2'-3'	4' O.C.	NO	YES	HARDWOOD	3" CALIPER MIN. @ 12" ABOVE GRADE
SP	PHOENIX SYLVESTRIS	SYLVESTER PALM	60	25'-30'	4' MIN	15' O.C.	NO	YES	HARDWOOD	3" CALIPER MIN. @ 12" ABOVE GRADE
QP	SYAGRUS ROMANZOFFIANA	QUEEN PALM	5	15'-25'	4' MIN.	10' O.C.	NO	YES	HARDWOOD	5" CALIPER MIN. @ 12" ABOVE GRADE
CP	LAGERSTROEMIA INDICA	CRAPE MYRTEL	2	40'	4' MIN.	10' O.C.	NO	YES	HARDWOOD	3" CALIPER MIN. @ 12" ABOVE GRADE

SHRUBS & GROUNDCOVERS

WAI	DIETIS IRIDIOIDS	WHITE AFRICAN IRIS	359	36"	24"	4' MAX.	NO	MODERATE	HARDWOOD	1 GAL; MAINTAIN @ 24" HT. MIN. AFTER 12 MONTHS
MP	RUELLIA SIMPLEX	MEXICAN PETUNIA	316	36	24"	4' MAX.	NO	MODERATE	HARDWOOD	1 GAL; MAINTAIN @ 36" HT. MIN. AFTER 12 MONTHS
LO	LOROPETALUM CHINENSIS	LOROPETALUM	170	4'-5'	24"-48"	4' MAX.	NO	MODERATE	HARDWOOD	3 GAL; MAINTAIN @ 24" HT. MIN. AFTER 12 MONTHS
RFG	RENNISETUM SETACEUM	RED FOUNTAIN GRASS	27	36"	24"	4' MAX.	NO	YES	HARDWOOD	1 GAL; MAINTAIN @ 24" HT. MIN. AFTER 12 MONTHS
A	RUTHERFORDIANA HYBRID	AZALEA - RED RUFFLE	130	24-48"	24-48"	4' MAX.	NO	MODERATE	HARDWOOD	1 GAL; MAINTAIN @ 24" HT. MIN. AFTER 12 MONTHS
P	PHILODENDRON	PHILODENDRON	20	36"	24"	4' MAX.	NO	MODERATE	HARDWOOD	3 GAL; MAINTAIN @ 36" HT. MIN. AFTER 12 MONTHS
FG	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	15	5'	4'	4' MAX.	YES	NO	HARDWOOD	3 GAL; MAINTAIN @ 36" HT. MIN. AFTER 12 MONTHS
LG	LIRIOPI MUSCARI	LIRIOPI GRASS	431	10"-18"	1'-5'	4' MAX.	NO	MODERATE	HARDWOOD	1 GAL; MAINTAIN @ 10" HT. MIN. AFTER 12 MONTHS

THIS ENGINEERING DRAWING IS GIVEN IN CONFIDENCE. NO USE OR DISSEMINATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER. ALL RIGHTS ARE HEREBY RESERVED.

WRITTEN DIMENSIONS ON DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSION. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE PROJECT. SCOTT R. VAUGHN, P.E. MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. WHERE REQUIRED, SHOP DETAILS AND DRAWINGS MUST BE SUBMITTED TO SCOTT R. VAUGHN, P.E. FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.
PLANS ARE DESIGNED PER 2010 FLORIDA BUILDING CODE AND 2008 NATIONAL ELECTRIC CODE, UNLESS NOTED OTHERWISE.

NO.	DATE	REVISIONS	BY
1	1.29.15	PER CITY OF LADY LAKE	CO
2	2.06.15	PER CITY OF LADY LAKE	CO
3	3.18.15	PER CIVIL ENGINEER	CO
4			
5			
6			

LANDSCAPE PLAN

WATER OAK COUNTRY CLUB
106 EVERGREEN LANE
LADY LAKE, FL 32159

ENGINEER OF RECORD:

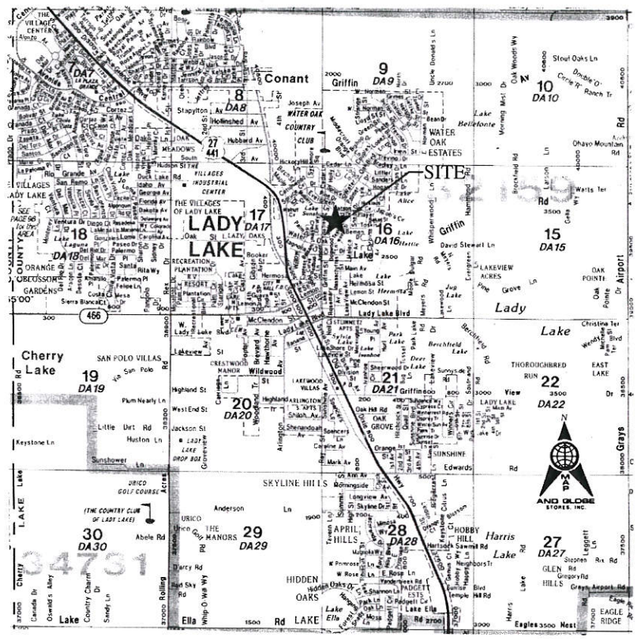
SCOTT R. VAUGHN, P.E.

FL LICENSE # 59531
116 SE 23rd TER
CAPE CORAL FLORIDA 33990
PH: 239-494-2806

DATE	12-30-14
SCALE	1"=30'
DRAWN BY	CO
CHECKED BY	SRV
INT. JOB NO.	NA

L1.0

A DRAINAGE PLAN
FOR
WATER OAKS COMMUNITY CENTER



VACINITY MAP
(NOT TO SCALE)

SITE DATA

ZONNING

PROPERTY OWNERS:	SUN COMMUNITIES, INC.
PROPOSED USE:	COMMUNITY CENTER
SITE ACREAGE:	160309 SQUARE FEET (3.68 ACRES)
EXISTING ZONING:	MANUFACTURED HOMES HIGH DENSITY (MH-9)
ADJACENT ZONING EAST:	MANUFACTURED HOMES HIGH DENSITY (MH-9)
ADJACENT ZONING WEST:	MANUFACTURED HOMES HIGH DENSITY (MH-9)
ADJACENT ZONING NORTH:	MANUFACTURED HOMES HIGH DENSITY (MH-9)
ADJACENT ZONING SOUTH:	MANUFACTURED HOMES HIGH DENSITY (MH-9)

SITE LAYOUT DATA

VEHICULAR	
MINIMUM DRIVE AISLE WIDTH:	24'
STANDARD PARKING STALL:	9'x18'
PARKING SETBACK/BUFFER:	0' FRONT 0' SIDE 0' REAR
GOLF CART	
MINIMUM DRIVE AISLE WIDTH:	12'
STANDARD PARKING STALL:	6'x8'
PARKING SETBACK/BUFFER:	0' FRONT 0' SIDE 0' REAR
BUILDING SETBACK:	140' FRONT 300' SIDE 1300' REAR
LOADING ZONE:	NOT APPLICABLE
PAVED PARKING AREA	
VEHICULAR:	9240 SQUARE FEET
GOLF CARTS:	2712 SQUARE FEET
DRIVEWAY AREA	
VEHICULAR:	6160 SQUARE FEET
GOLF CARTS:	2872 SQUARE FEET

PARKING DATA

REQUIRED: 1 PER 200 SQUARE FEET GROSS FLOOR AREA	
GROSS FLOOR AREA:	16250 SQUARE FEET
REQUIRED:	81 SPACES
PROVIDED	
VEHICULAR:	44 SPACES
GOLF CART:	46 SPACES
TOTAL:	90 SPACES
HANDICAP SPACES: 1 PER 25 VEHICULAR	
REQUIRED:	2 SPACES
PROVIDED:	4 SPACES

LANDSCAPE DATA

OPEN SPACE	
EXISTING:	83341 SQUARE FEET (51.8%)
PROPOSED:	74738 SQUARE FEET (46.6%)
IMPERVIOUS AREA	
EXISTING:	76968 SQUARE FEET (48.0%)
PROPOSED:	85571 SQUARE FEET (53.4%)
LANDSCAPE REQUIREMENTS	
10% OF GROSS PAVED AREA SHALL BE LANDSCAPED	
GROSS PAVED AREA:	23520 SQUARE FEET
2352 SQUARE FEET REQUIRED	
2352 SQUARE FEET PROVIDED	

BUILDING DATA

BUILDING PROTOTYPE:	EXISTING CLUBHOUSE
BUILDING AREA:	16250 SQURAE FEET
SEATING:	N/A
BUILDING HEIGHT:	40'
NUMBER OF STORIES:	2
EMPLOYEES:	N/A

TABLE OF CONTENTS

1 COVER SHEET
2 EXISTING CONDITION
3 SITE LAYOUT & LIGHTING
4 GRADING & DRAINAGE
5 EROSION CONTROL PLAN
6 CONSTRUCTION DETAILS

PROPERTY IMFORMATION:

OWNERS:
SUN COMMUNITIES, INC.
2777 FRANKLIN ROAD SUITE 200
SOUTHFIELD, MI 48034

CONTACT:
KATHY KNEASHAM, MANAGER
PHONE: (352) 255-4499
E-MAIL: kneasham@suncommunities.com

AREA OWNED: 326.2 ACRES
PROJECT AREA: 3.68 ACRES
ADDITIONAL IMPERVIOUS AREA: 0.19 ACRES

ROBERT L. ROGERS — DATE 4/20/15
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 10027

DATE	REVISION
2-05-15	SHOWN ADDITIONAL LANDSCAPE IN PARKING AREA.
12-30-14	REVISED AS PER COMMENTS BY WEIL-SCHAFFER.
12-17-14	ADDED SITE DATA INFORMATION

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DRAINAGE PLAN
FOR
WATER OAKS COMMUNITY CENTER
COVER SHEET

DATE 12-17-2014

SCALE

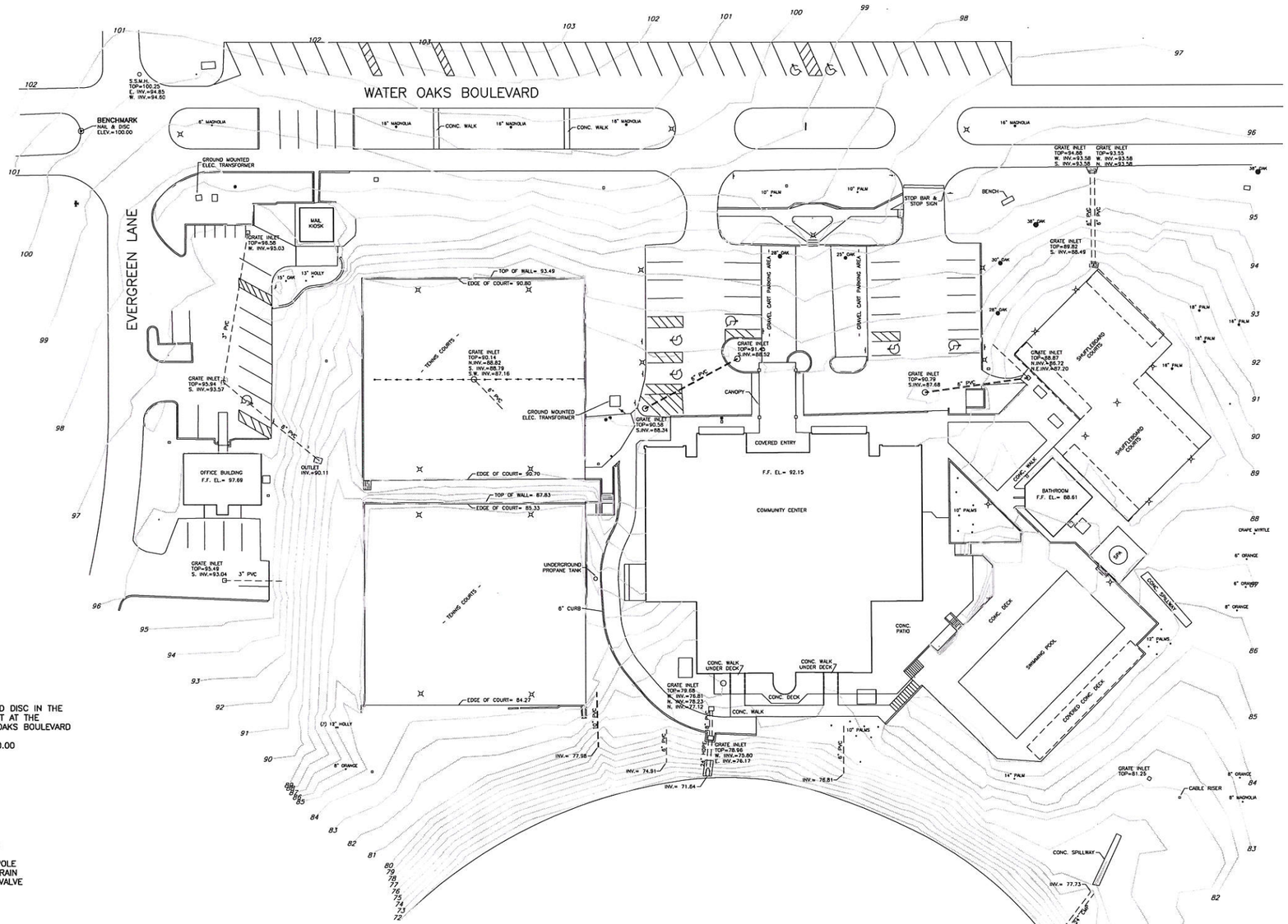
SHEET 1 OF 6

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



NOTE:

BENCHMARK IS A NAIL AND DISC IN THE NORTH EDGE OF PAVEMENT AT THE INTERSECTION OF WATER OAKS BOULEVARD AND EVERGREEN LANE.
ASSUMED ELEVATION= 100.00

LEGEND

- LIGHT POLE
- YARD DRAIN
- WATER VALVE

ROBERT L. ROGERS
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 10027

DATE 2/26/15

DATE	REVISION
1-26-15	REVISED AS PER COMMENTS BY MEEL-SCHAFFER

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Rodney K. Rogers, PSM
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DRAINAGE PLAN
OF
WATER OAKS COMMUNITY CENTER
EXISTING CONDITION

DATE
12-17-2014

SCALE
1" = 30'

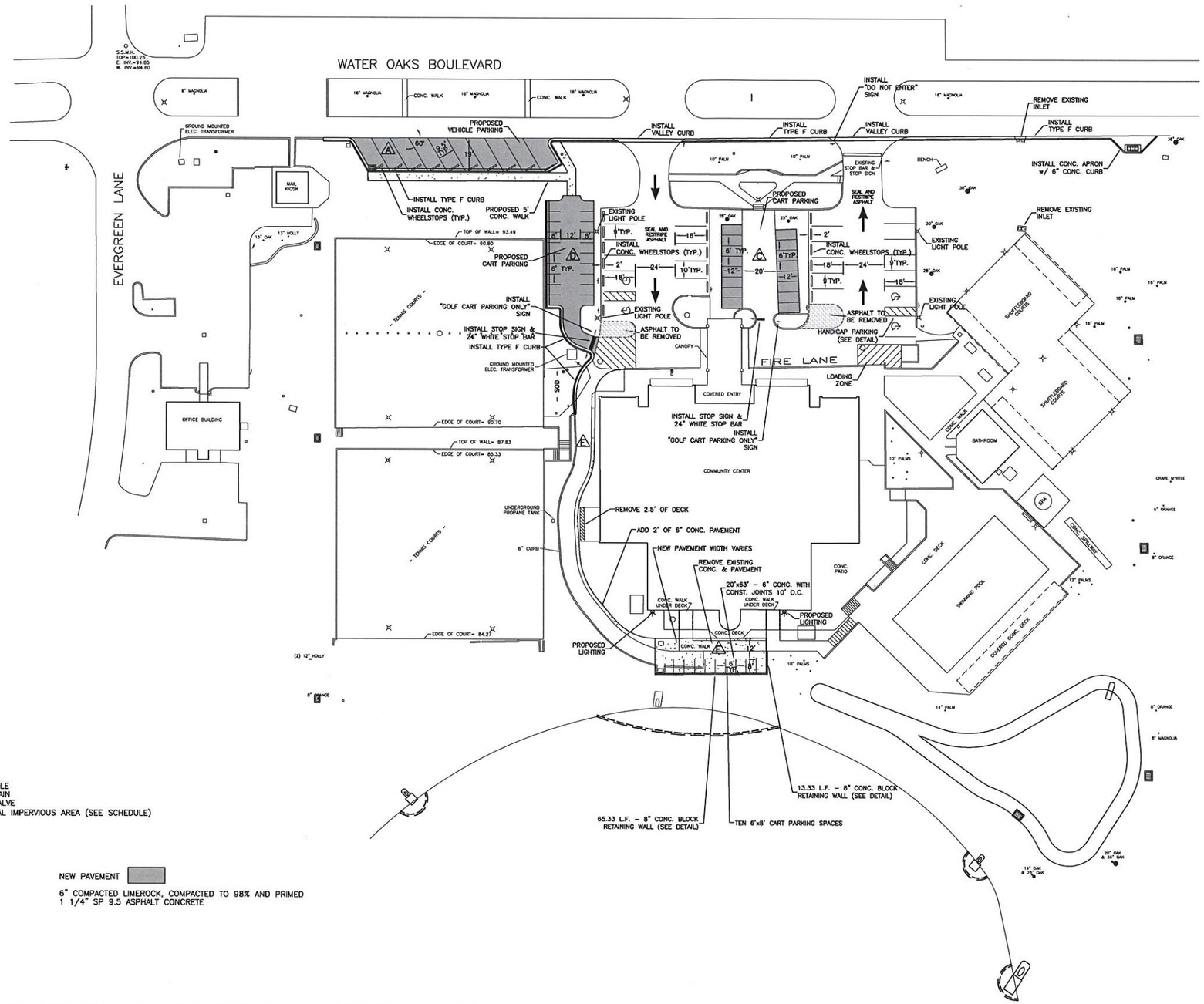
SHEET
2 OF 6

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



SITE DATA

ZONING

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PROPOSED USE:	COMMUNITY CENTER
SITE ACREAGE:	160309 SQUARE FEET (3.68 ACRES)
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ADJACENT ZONING SOUTH:	MANUFACTURED HOMES HIGH DENSITY (MH-9)

SITE LAYOUT DATA

VEHICULAR	
MINIMUM DRIVE AISLE WIDTH:	24'
STANDARD PARKING STALL:	9'x18'
PARKING SETBACK/BUFFER:	0' FRONT 0' SIDE 0' REAR
GOLF CART	
MINIMUM DRIVE AISLE WIDTH:	12'
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PARKING SETBACK/BUFFER:	0' FRONT 0' SIDE 0' REAR
BUILDING SETBACK:	140' FRONT 300' SIDE 1300' REAR
LOADING ZONE:	NOT APPLICABLE
PAVED PARKING AREA	
VEHICULAR:	9240 SQUARE FEET
GOLF CARTS:	2712 SQUARE FEET
DRIVEWAY AREA	
VEHICULAR:	6160 SQUARE FEET
GOLF CARTS:	2872 SQUARE FEET

PARKING DATA

REQUIRED: 1 PER 200 SQUARE FEET GROSS FLOOR AREA	
GROSS FLOOR AREA:	16250 SQUARE FEET
REQUIRED:	81 SPACES
PROVIDED	
VEHICULAR:	35 SPACES
GOLF CART:	46 SPACES
TOTAL:	81 SPACES
HANDICAP SPACES: 1 PER 25 VEHICULAR	
REQUIRED:	2 SPACES
PROVIDED:	4 SPACES

LANDSCAPE DATA

OPEN SPACE	
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PROPOSED:	74738 SQUARE FEET (46.6%)
IMPERVIOUS AREA	
EXISTING:	76968 SQUARE FEET (48.0%)
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10% OF GROSS PAVED AREA SHALL BE LANDSCAPED	
GROSS PAVED AREA:	23520 SQUARE FEET
2352 SQUARE FEET REQUIRED	
2352 SQUARE FEET PROVIDED	

BUILDING DATA

BUILDING PROTOTYPE:	EXISTING CLUBHOUSE
BUILDING AREA:	16250 SQUARE FEET
SEATING:	N/A
BUILDING HEIGHT:	40'
NUMBER OF STORIES:	2
EMPLOYEES:	N/A

LEGEND

- LIGHT POLE
- YARD DRAIN
- WATER VALVE
- (A) ADDITIONAL IMPERVIOUS AREA (SEE SCHEDULE)

NEW PAVEMENT

6" COMPACTED LIMEROCK, COMPACTED TO 98% AND PRIMED
1 1/4" SP 9.5 ASPHALT CONCRETE

ADDITIONAL IMPERVIOUS AREA

(A) 114'x20'	2280 S.F.
(B) 2x(48'x12')	1152 S.F.
(D) 26'x66'+(22.5'x13')	2009 S.F.
(E) 187.5'x2'	375 S.F.
(F) 36'x12'+(3'x25')	507 S.F.
TOTAL	6323 S.F.

ROBERT L. ROGERS
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 10027

3/26/15
DATE

DATE	REVISION
3-26-15	REVISED AS PER COMMENTS BY NEEL-SCHAFFER
2-05-15	REVISED SITE TO SHOW ADDITIONAL LANDSCAPE AREAS
1-29-15	ADDED FIRE LANE AND LOADING ZONE
1-29-15	SHOW SIDEWALKS FOR PARKING AREAS A & B
1-26-15	REVISED AS PER COMMENTS BY NEEL-SCHAFFER

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DRAINAGE PLAN
OF
WATER OAKS COMMUNITY CENTER
SITE LAYOUT & LIGHTING

DATE
12-17-2014

SCALE
1" = 30'

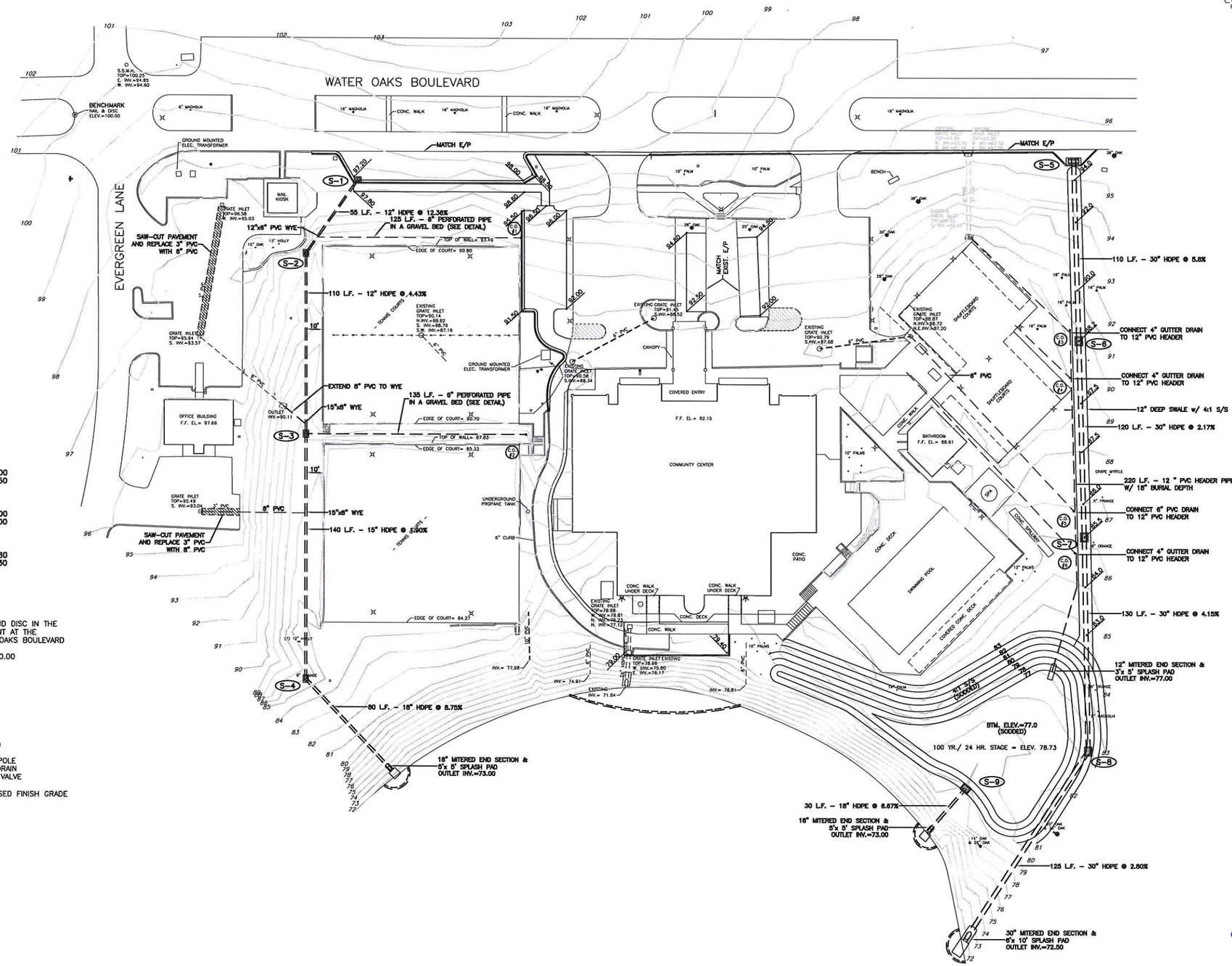
SHEET
3 OF 6

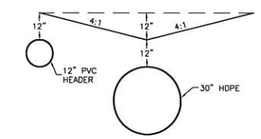
NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.





1 FOOT DEEP SWALE DETAIL

S-1
TYPE E GRATE INLET
GRATE ELEV.=97.20
N.E. INV.=95.20

S-2
TYPE E GRATE INLET
GRATE ELEV.=92.80
S.E. INV.=88.40
W. INV.=88.35

S-3
TYPE E GRATE INLET
GRATE ELEV.=87.80
E. INV.=83.48
S. INV.=83.65
W. INV.=83.23

S-4
TYPE E GRATE INLET
GRATE ELEV.=86.60
INLET INV.=80.57
OUTLET. INV.=80.00

CLEAN-OUT SCHEDUAL

CO 1 TOP=93.80 INV.=91.00	CO 4 TOP=89.00 INV.=86.50
CO 2 TOP=88.00 INV.=85.00	CO 5 TOP=87.00 INV.=85.00
CO 3 TOP=89.00 INV.=87.50	CO 6 TOP=85.80 INV.=84.30

NOTE:

BENCHMARK IS A NAIL AND DISC IN THE NORTH EDGE OF PAVEMENT AT THE INTERSECTION OF WATER OAKS BOULEVARD AND EVERGREEN LANE.
ASSUMED ELEVATION= 100.00

LEGEND

- LIGHT POLE
- YARD DRAIN
- WATER VALVE
- 95.00 PROPOSED FINISH GRADE

S-5
TYPE H GRATE INLET
GRATE ELEV.=93.58
W. INV.=91.08

S-6
TYPE E GRATE INLET
GRATE ELEV.=88.20
E. INV.=84.70
W. INV.=84.60

S-7
TYPE E GRATE INLET
GRATE ELEV.=85.50
E. INV.=82.00
W. INV.=81.90

S-8
TYPE E GRATE INLET
GRATE ELEV.=80.00
E. INV.=76.50
W. INV.=76.00

S-9
OVERFLOW INLET
TYPE E GRATE INLET
GRATE ELEV.=78.70
OUTLET ELEV.=75.00

SEE SHEET 6 FOR DETAILS OF GRATE INLETS, MITERED END SECTIONS AND TYPE F CURBING.

ROBERT L. ROGERS
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 10027
DATE 3/26/15

DATE	REVISION
3-26-15	REVISED AS PER COMMENTS BY NEEL-SCHAFFER
1-26-15	REVISED AS PER COMMENTS BY NEEL-SCHAFFER

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DRAINAGE PLAN
OF
WATER OAKS COMMUNITY CENTER
GRADING & DRAINAGE

DATE 12-17-2014

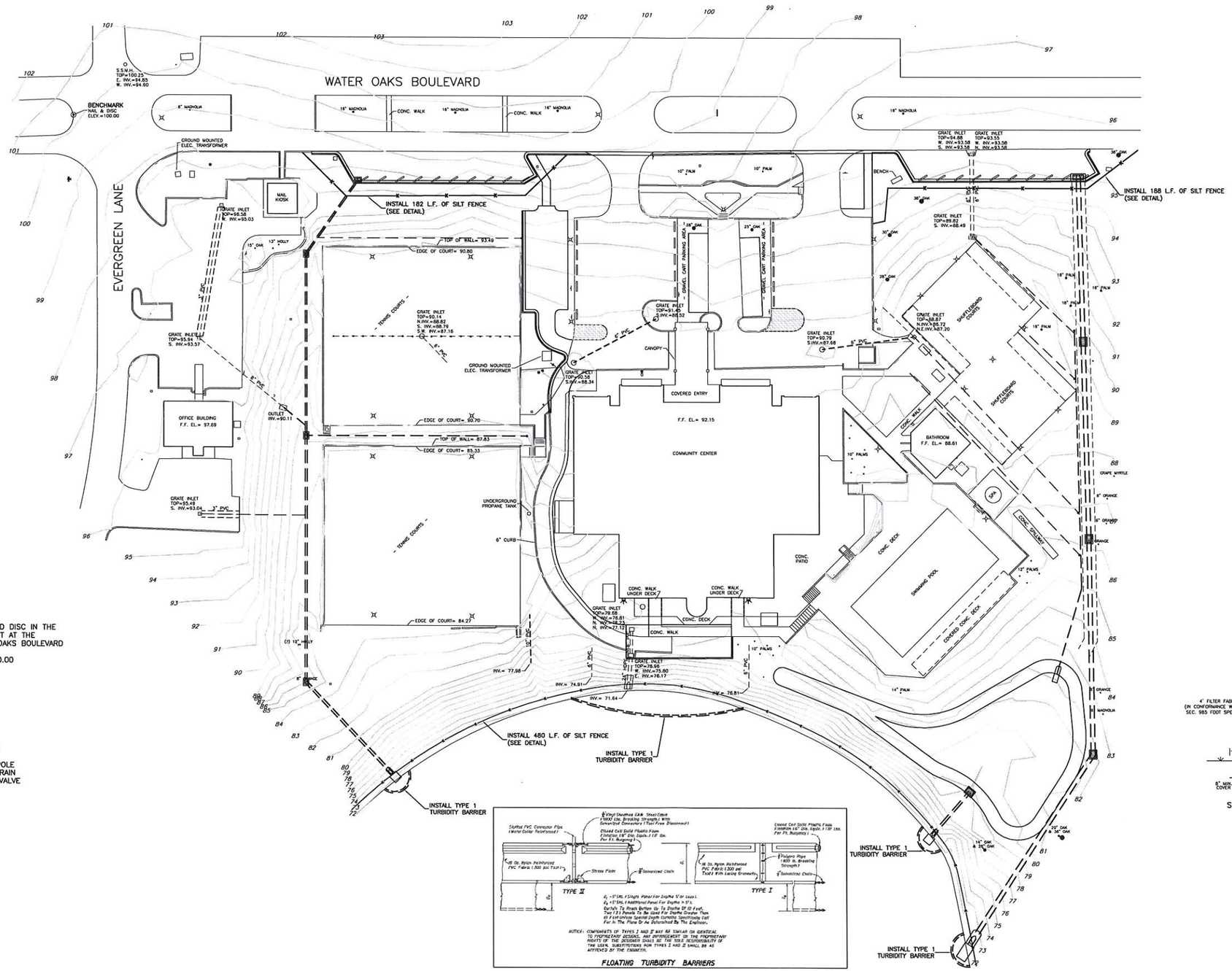
SCALE 1" = 30'

SHEET 4 OF 6

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

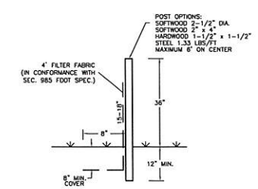


NOTE:

BENCHMARK IS A NAIL AND DISC IN THE NORTH EDGE OF PAVEMENT AT THE INTERSECTION OF WATER OAKS BOULEVARD AND EVERGREEN LANE.
ASSUMED ELEVATION= 100.00

LEGEND

- LIGHT POLE
- YARD DRAIN
- WATER VALVE



SILT FENCE DETAIL
NOT TO SCALE

ROBERT L. ROGERS
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 10027

3/26/15
DATE

DATE	REVISION
1-28-15	REVISED AS PER COMMENTS BY MEL-SCHAFFER

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mmenadier@rogerseng.com

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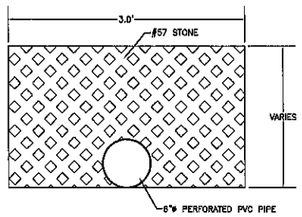
DRAINAGE PLAN
OF
WATER OAKS COMMUNITY CENTER
EROSION CONTROL PLAN

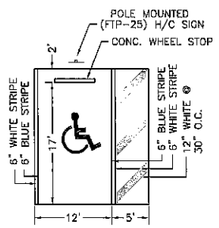
DATE
12-17-2014

SCALE
1" = 30'

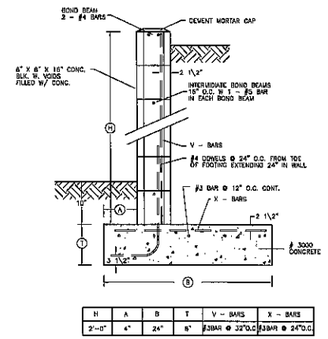
SHEET
5 OF 6



PERFORATED PIPE DRAIN DETAIL



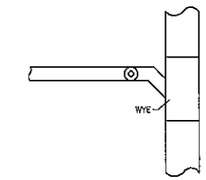
HANDICAP SPACE DETAIL



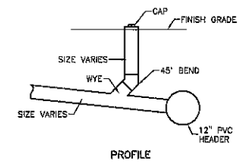
H	A	B	T	V - BARS	X - BARS
2'-0"	4"	24"	8"	#3BAR @ 32"O.C.	#3BAR @ 24"O.C.

CONCRETE BLOCK RETAINING WALL

N.T.S.

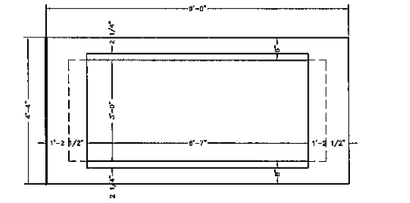


PLAN

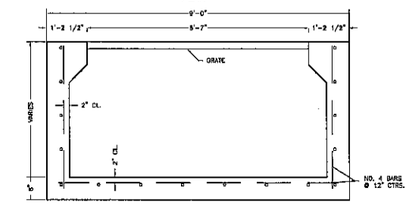


PROFILE

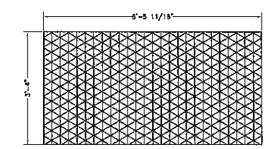
CLEANOUT DETAIL



PLAN

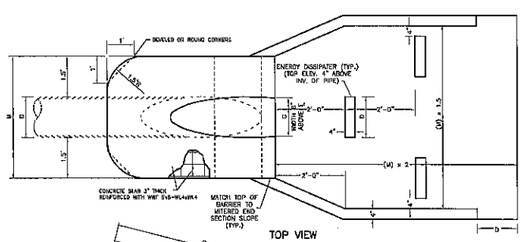


SECTION

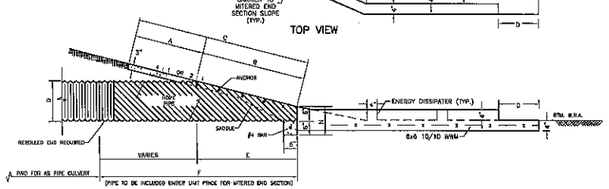


GRATE

TYPE H INLET



TOP VIEW

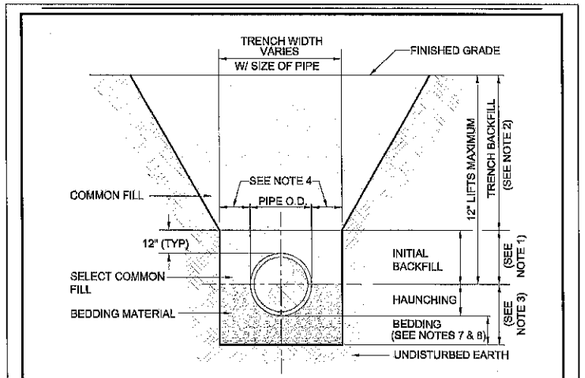


SECTION

DIMENSIONS

D	A	B	C	E	F	G	M	N
15"	2.5'	2.92'	4.14'	2.00'	5'	1.42'	1.58'	1.04'
30"	3.5'	4.67'	6.07'	3.00'	5'	2.00'	2.50'	1.04'

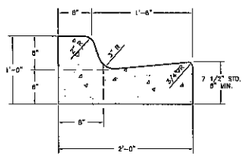
CONCRETE MITERED END SECTION AND SECTION



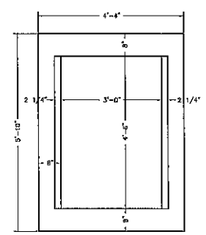
NOTES:

1. INITIAL BACKFILL: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. TYPE A BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN TOWN OF LADY LAKE RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF R/W UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

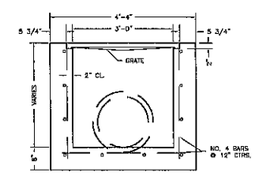
TOWN OF LADY LAKE	TOWN OF LADY LAKE CONSTRUCTION STANDARD DETAILS	BEDDING AND TRENCHING - TYPE A DATE: FEB. 2010 FIGURE E101



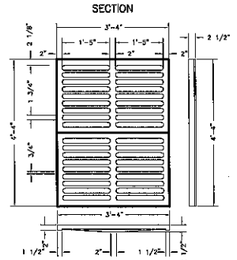
TYPE "F" CURB



PLAN



SECTION



TYPE E INLET

ROBERT L. ROGERS DATE
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 10027

DATE	REVISION
1-26-15	REVISED AS PER COMMENTS BY HEBL-SCHAFFER

Robert L. Rogers, PE
Fl. Reg. No. 10027
rrogers@rogersengineering.com
Rodney K. Rogers, PSM
Fl. Reg. No. 5276
rkrogers@rogersengineering.com
William A. Menendez, ME, PE
Fl. Reg. No. 74581
menendez@rogersengineering.com

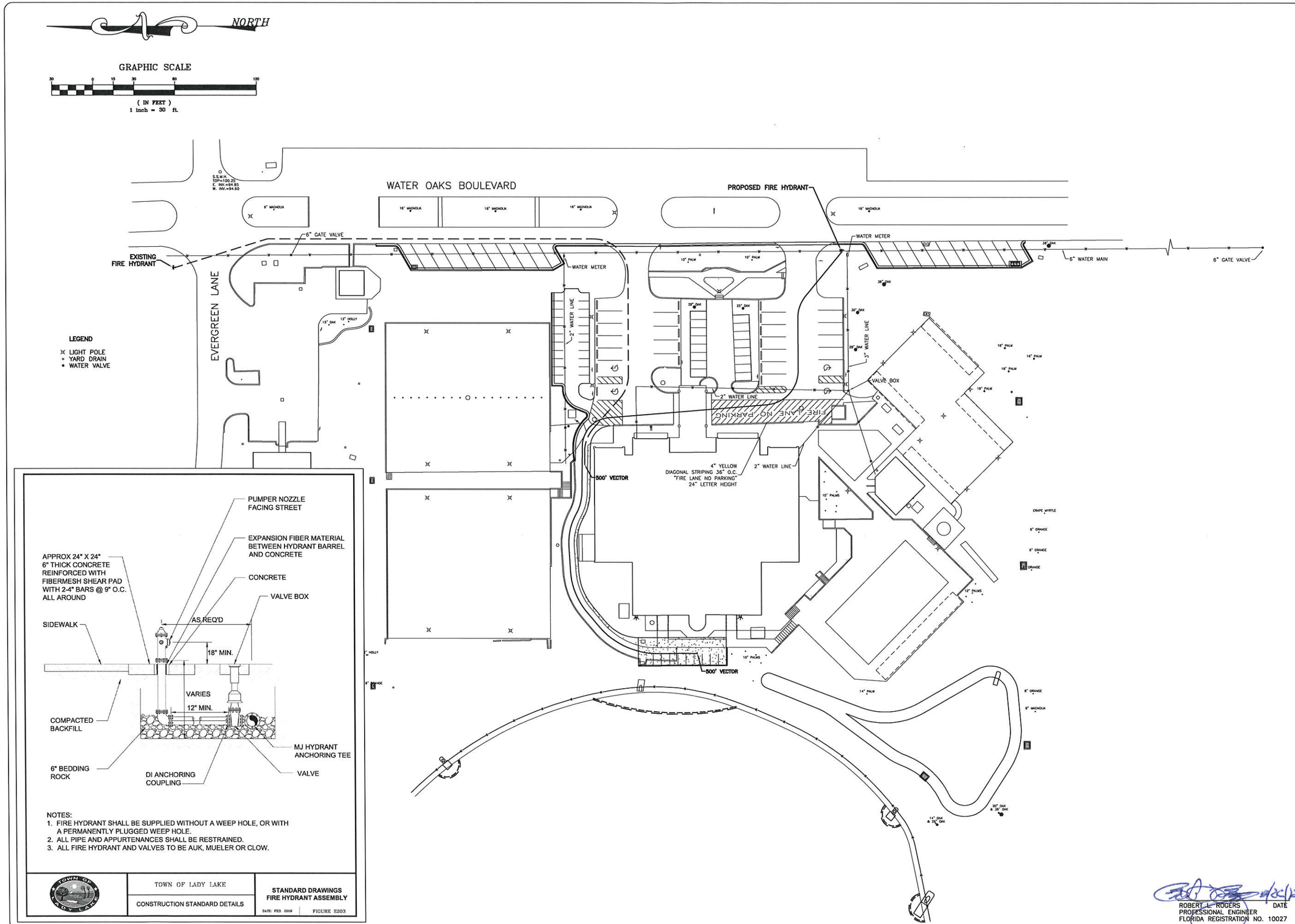
ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

DRAINAGE PLAN
FOR
WATER OAKS COMMUNITY CENTER
CONSTRUCTION DETAILS

DATE
12-17-2014

SCALE

SHEET
6 OF 6



NOTES:
1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. ALL PIPE AND APPURTENANCES SHALL BE RESTRAINED.
3. ALL FIRE HYDRANT AND VALVES TO BE AUK, MUELER OR CLOW.

TOWN OF LADY LAKE	STANDARD DRAWINGS FIRE HYDRANT ASSEMBLY
CONSTRUCTION STANDARD DETAILS	DATE: FEB. 2009 FIGURE E203

DATE	REVISION
1-26-15	SHOW ADDITIONAL FIRE HYDRANT AND WATER SUPPLY LINES

Robert L. Rogers, PE
Fl. Reg. No. 10027
rlrogers@rogerseng.com
Rodney K. Rogers, PSM
Fl. Reg. No. 5274
rkrogers@rogerseng.com
William A. Menadier, ME, PE
Fl. Reg. No. 74581
menadier@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

WATER SUPPLY AND FIRE HYDRANT PLAN
FOR
WATER OAKS COMMUNITY CENTER

DATE 1-12-2015
SCALE 1" = 30'
SHEET 1 OF 1

ROBERT L. ROGERS DATE
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 10027

K-14

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April 6, 2015

SUBJECT: **Consideration of the Rolling Acres Self Storage Major Modification to Site Plan MJM 01/15-005- Removing twelve (12) mini storage buildings totaling 41,000 square feet and proposing two (2) Indoor Motor Vehicle/RV/Boat Storage Buildings totaling 41,400 square feet, eliminating phase 3, and reducing project approximately 9,548 square feet from originally approved plans (AK 3250290).**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDED MOTION:

Staff recommends approval of the Major Modification - 01/15-005, to the Rolling Acres Self Storage (formerly known as the Tree Tops Site).

SUMMARY:

On December 16, 2013, Tree Tops Golf Inc., received site plan approval for the construction of a development consisting of three (3) phases with thirty-two (32) buildings on a 12.65-acre parcel located at 175 S. Rolling Acres Road (referenced by Alternate Key # 3250290). On December 17, 2014, the Development Order for the first phase of MJSP 10/13-003 was issued consisting of eight (8) buildings, being 110,289 square feet of Mini-Storage Space.

The Memorandum of Agreement of Ordinance 2015-01 was recently adopted to permit the following improvement changes:

- A manager's residence was not constructed in Phase 1. This is now proposed in Phase 2 in an existing building near the secondary egress drive on West Lady Lake Boulevard, approximately 763 square feet in size.

- Phase 2 changes the originally planned twelve (12) mini storage buildings totaling 41,000 square feet to two (2) proposed Indoor Motor Vehicle/RV/Boat Storage Buildings totaling 41,400 square feet.

- Phase 2 includes a proposed RV sewage dump station approximately 40' inside the gate at the secondary egress drive.

- Phase 3 is no longer proposed. Six (6) mini storage buildings will not be planned in Phase 3.

- A new total of 152,452 square feet of buildings are planned for the site with a net reduction of 9,548 square feet from the originally approved development. The originally approved building coverage on-site was 162,000 square feet.

The Future Land Use Map designation for the site is Commercial General-Retail Sales & Services (RET) and property is zoned Planned Commercial (CP). The proposed changes are consistent with the directives of the Comprehensive Plan and under the revised Memorandum of Agreement Ordinance 2015-01.

The Civil and Landscaping Plans have been submitted by David W. Springstead, Professional Engineer of Springstead Engineering, Inc. Applicant has complied with all requirements of the Land Development Regulations (LDRs) for the site plans, and has met Chapter 10 – Landscaping & Tree Protection and Chapter 20 Commercial Design Standards of the LDRs. Reviews were completed for the Town by Town staff, Neel-Schaffer Engineering, Kerry Barnett for fire and Lake County Public Works. Attached are following items in the packet:

1. Site Plan Review completed by Growth Management and Public Works, dated 03/19/2015 (satisfied).
2. Fire Review for the site plan, dated 03/11/2015 (satisfied).
3. Review No. 3 for the general site development completed by Neel-Schaffer Engineering, dated 03/30/2015 (satisfied).
4. Lady Lake Building Official, Dallas Foss comment dated 03/16/2015 (Satisfied).
5. St. Johns Water Management District Modification Letter No. 109078-8 dated 09/19/2014 (Satisfied).
6. Lake County Public Works Department comments dated 03/30/2015 (Satisfied).
7. Dump Station Waste Water Treatment Agreement.

The site has previously been granted the following waivers; which will be transferred to the new development order to continue with the project:

- **Chapter 20- Section 20-3C.)3).A) - Commercial Design Standards**
- **Chapter 10, Section 10-3, a). 2) – Caliper Inches Requirement - Landscape & Tree Protection**
- **Chapter 10, Section 10-3, b).B).1) - North Landscaping Buffer- Landscape & Tree Protection**
- **Chapter 10, Section 10-3, b).B).1) - South Landscaping Buffer-Landscape & Tree Protection**

Past Actions:

On December 15, 2014, the **Special Conceptual Workshop Meeting of the Town Commission** reviewed this application at their regular meeting and it was the consensus of the Commission to move the project forward as presented.

The **Technical Review Committee** members will individually reviewed the application and provided comments regarding the Site Plan application on Thursday, March 19, 2015.

The **Planning and Zoning Board** does not review Site Plan Modifications.

FISCAL IMPACT: $ 0

[ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution

[X] Other – Site Plan Modification

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

---

3-30-15 **DEPARTMENT HEAD**		**Submitted** 3/30/15	**Date**
FINANCE DEPARTMENT		**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY		**Approved as to Form and Legality**	**Date**
TOWN MANAGER		**Approved Agenda Item for:** 4/6/15	**Date** 3/30/15

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

TECHNICAL REVIEW COMMITTEE COMMENTS
3rd & Last Review 3/19/2015

Project: Rolling Acres Self Storage - Major Modification to Site Plan- MJM 01/15-005

Proposal: 3rd & Last Round of Comments for Site

Description:

On 02/02/2015, Town Staff received an application for a Major Modification to Site Plan proposing to amend the Rolling Acres Self Storage Site Memorandum of Agreement and Site Plan. The proposed changes include the following:

- A manager's residence was not constructed in Phase 1. This is now proposed in Phase 2 in an existing building near the secondary egress drive on West Lady Lake Boulevard, approximately 763 square feet in size.
- Phase 2 changes the originally planned twelve (12) mini storage buildings totaling 41,000 square feet to two (2) proposed Indoor Motor Vehicle/RV/Boat Storage Buildings totaling 41,400 square feet.
- Phase 2 includes a proposed RV sewage dump station approximately 40' inside the gate at the secondary egress drive.
- Phase 3 is no longer proposed. Six (6) mini storage buildings will not be planned in Phase 3.
- A new total of 152,452 square feet of buildings are planned for the site with a net reduction of 9,548 square feet from the originally approved development. The originally approved building coverage on-site was 162,000 square feet.

The site is located at the southeast corner of Rolling Acres Road and West Lady Lake Blvd., addressed as 175 S. Rolling Acres Road and identified by Alternate Key number 3250290. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards.

The subject area reviewed is approximately 12.65 +/- acres and zoned "CP" (Planned Commercial); which permits construction in accordance with the proposed improvements under the recently adopted Memorandum of Agreement Ordinance 2015-01. The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

GENERAL INFORMATION

The engineering plans submitted, consisting of sixteen (16) sheets, are drawn on 24"x36" sheets and certified by David W. Springstead, **Professional Engineer with Springstead Engineering,** dated March 19, 2015.

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

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. All comments are satisfied for GM as of 03-19-2015.

POLICE

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

1. No comments at this time from the Police Dept.

FIRE

Questions may be directed to Kerry Barnett, Fire Inspector at 813-778-4981 or k-15122@peoplepc.com

1. All comments satisfied as per report dated 03-11-2015.

BUILDING

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

1. All comments satisfied as per email dated 03-16-2015.

PUBLIC WORKS

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

1. Comments satisfied by execution of Sewage Dump Station Agreement for Rolling Acres Site Plan.

LAKE COUNTY PUBLIC WORKS

Questions may be directed to Seth Lynch, from Lake County Engineering Division at slynch@lakecountyfl.gov

1. All comments for this project have been satisfied as per email dated 03-30-2015.

ENGINEERING CONSULTANT

Questions may be directed to Chris Schultz, P.E., at chris.schultz@neel-schaffer.com

1. All comments satisfied as per report dated 03-30-2015.

RECEIVED
FEB 2 2015
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

1. Applicant's Name: Rolling Acres Self Storage, a.k.a. Tree Top Golf, Inc.

   Telephone/Email: (352) 259-2313/michaelgirard@pga.com

   Applicant is: Owner X Developer ___ Lessee ___ Agent ___ Optionee ___

2. Owner's Name: Michael or Joy Girard

   Address: 698 W. Lady Lake Boulevard, Lady Lake, Florida 32159

   Telephone/Email: (352) 259-2313/michaelgirard@pga.com

3. Engineer's Name: David W. Springstead, P.E./Springstead Engineering, Inc.

   Address: 727 South 14th Street, Leesburg, Florida 34748

   Telephone/Email: (352) 787-1414/staff@springsteadeng.net

   Reg. Number: 48229

4. Architect's Name: Not applicable

   Address: ___

   Telephone/Email: ___

   Registration Number: ___

5. Landscape Architect: Not applicable

   Address: ___

   Telephone/Email: ___

   Registration Number: ___

6. Project Name: Tree Top Storage

   Physical Location/Address: 175 South Rolling Acres Rd., Lady Lake, FL 32159

11. The property is located in the vicinity of the following streets:

    Rolling Acres Road and West Lady Lake Boulevard

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW
Page 2

8. Area of property 550,835 Square Feet 12.65 Acres

9. 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:

   Lady Lake, Lee & Stevens Add. Lot 9, 10, 11--Less E 46 Ft.-PB 111/

   ORB 1671 Pg 823

10. The property is currently zoned: CP

11. Briefly describe the proposed project: CP

    If for storage, what type of material will be stored? Mini Storage and Indoor Motor Vehicle/RV/Boat Storage

12. Have any development reviews and/or approvals been granted to this property?
    Yes x No ____ If yes, list the type, date and result:

    Ordinance 2013-10

13. Has any Variance been granted concerning this property? Yes ____ No x
    If yes, list the Case Number and briefly describe the nature of the Variance.

14. The plans shall be drawn on 24" x 36" sheets as a minimum, at the largest scale feasible. The plans or any portion thereof involving engineering, shall be certified by a professional engineer or landscape architect as required by SJRWMD. The following information must be included on the site plan:

    General Information

    x a. Name of project.

    x b. General statement of intended use of site.

    x c. Legal description of the property and size of parcel in acres or square feet.

    x d. Name and address of owner.

_x_ e. Name, address and phone number of owner's agent.

_x_ f. Name, address, signature and registration of the professionals preparing the plans.

_x_ g. Date, north arrow and scale shall be designated and where appropriate, the same scale shall be used on all sheets.

_x_ h. Vicinity map showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale no smaller than one inch equals five thousand two hundred eighty feet (1" = 5,280' or 1" = Mile).

_x_ i. Linear dimensions of the site.

_x_ j. Existing topography with a maximum of one (1) foot contour intervals for the proposed site.

_x_ k. Finished grading elevations.

_x_ l. Zoning of the site and of all adjacent parcels.

_x_ m. All existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way and building setback lines).

_x_ n. Percent of open space of site.

_x_ o. Location of proposed signs.

Building and Structure

_x_ a. Existing and proposed structures.

_x_ b. Intended use.

_x_ c. Number of stories.

_x_ d. Height of building(s).

_x_ e. Number of dwelling units and density.

_x_ f. Projected number of employees, if applicable.

_x_ g. If restaurant, show number of seats and occupancy load.

_x_ h. Square footage for proposed development, i.e., gross square footage, nonstorage area, square footage of each story, gross square footage of sales area, etc.

_x_ i. Photograph or sketch of proposed sign with dimensions and material type.

Street, Sidewalks, Driveways, Parking Areas and Loading Spaces

_x_ a. Engineering plans and specifications for streets, alleys, sidewalks and driveways to include soil borings, if necessary.

_x_ b. All parking spaces delineated.

_x_ c. Number of parking spaces.

_x_ d. Number and location of handicapped spaces.

_x_ e. Number of square feet of paved parking and driveway area.

_x_ f. Surface materials and cross-section of proposed paved areas.

_x_ g. Fire lanes per the Standard Fire Prevention Code adopted in the Building and Fire Codes chapter.

_x_ h. Description/location of proposed driveway(s) and median cut(s).

_x_ i. Internal traffic control circulation plan, including directional arrows and signs to direct traffic flow, as necessary.

_x_ j. Location of traffic-control signs and signalization devices, if required.

_x_ k. Number and location of required loading spaces.

_x_ i. Number and location of required bicycle spaces.

Drainage and Stormwater

_x_ a. Soil classifications, cross-sections and details of proposed retention/detention ponds, swales, berms, etc., as required by SJRWMD.

_x_ b. Size, material and location of stormwater structures and pipes.

__x__ c. Indicate flood elevation for 100-year flood and any other information required in Environmental Regulations chapter.

Proposed Water, Sewer and Solid Waste Facilities

__x__ a. Size, material, specifications and location of water mains, valves, services and fire hydrants.

__x__ b. Size, material, specifications and location of sanitary sewer lines and laterals with submittal of a profile, if necessary.

__x__ c. Size and location of septic tank and drainfield, if applicable.

__x__ d. Grease separation system, if applicable: Size, location and materials.

__x__ e. Location(s) and access provisions for refuse service, including pad, screening, fencing and landscaping, if applicable.

Landscaping

__x__ a. Landscaping plan and provisions for maintenance including size, type and location of all landscaping, screens, walls, fences and buffers per the requirements in the Landscaping and Tree Protection chapter. If water efficient landscaping is used, the information required in that chapter should be included.

__x__ b. Irrigation system plan.

Environmental Protection

__x__ a. Natural features such as waterbodies, wetlands, native vegetative communities, etc., as required in the Environmental Regulations chapter.

__x__ b. Conservation easements per the requirements.

__x__ c. Provisions for the adequate control of erosion and sediment, including the location and description of the methods to be utilized during and after all phases of clearing, grading and construction.

ADDITIONAL INFORMATION TO BE PROVIDED

__x__ a. Summary report of all concurrency data needed as noted in Chapter 4 of the Lady Lake Land Development Regulations.

_x_ b. Drainage calculations as required in the Stormwater Management chapter.

_x_ c. Fire flow calculations, if applicable.

_x_. d. Lift station calculations, where required.

_x_ e. Copy of HRS permit, where required.

_x_ f. A construction cost estimate prepared by the engineer of record, which shall delineate any proposed improvements to be maintained by the Town.

_x_ g. Environmental assessment per the requirements, if applicable.

_x_ h. Any additional data, maps, plans or statements, as may be required, which is commensurate with the intent and purpose of the Code.

Signature of Applicant

PLEASE SUBMIT APPLICATION TO THE GROWTH DEVELOPMENT DEPARTMENT ACCOMPANIED BY EIGHT (8) COPIES OF THE SITE PLAN AND FOUR (4) 11 X 17 (SIGNED AND SEALED IF 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: 02-02-15 Received by: WTHOR

Fees Paid:
Site Development Plan - Minor _____
Site Development Plan - Major up to 100,000 sq. ft _____
Site Development Plan - Major 100,001 sq. ft. and up _____
Major mod $2,495.00

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Michael R. Girard, who being by me first duly sworn on oath, deposes and says:

(1) That he/she is the fee-simple owner of the property legally described on page one of this application.

(2) That he/she desires approval for:

Rolling Acres RV Storage

(3) That he/she has appointed _____ to act as agent in his/her 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/her stead.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 28th day of January, 20 15, by Michael R. Girard, who is personally known to me or who has produced personally known as identification and who did (did not) take an oath.

Notary Public Joy Lomberk

JOY LOMBERK
Notary Public - State of Florida
My Comm. Expires Apr 19, 2017
Commission # FF 005742
Bonded Through National Notary Assn.

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 Michael R. Girard, who being by me first duly sworn on oath, deposes and says:

(1) That he/she affirms and certifies that he/she 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 he desires approval for:

Rolling Acres RV Storage

(3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

Michael R. Girard

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 28th day of January, 20 15, by Michael R. Girard, who is personally known to me or who has produced personally known as identification and who did (did not) take an oath.

Notary Public

JOY LOMBERK
Notary Public - State of Florida
My Comm. Expires Apr 19, 2017
Commission # FF 005742
Bonded Through National Notary Assn.

PROPERTY RECORD CARD

General Information

Owner Name:	TREE TOPS STORAGE HOLDING LLC	**Alternate Key:**	3250290
Mailing Address:	175 S ROLLING ACRES RD LADY LAKE, FL 32159 *Update Mailing Address*	**Parcel Number:**	20-18-24-110500000900
		Millage Group and City:	00LL (Lady Lake)
		Total Millage Rate:	19.04670
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	175 SOUTH ROLLING ACRES RD LADY LAKE FL 32159 *Update Property Location*	**Property Name:**	MINI GOLF & MINI SELF STORAGE *Submit Property Name*
		School Locator:	*School and Bus Map*
Property Description:	LADY LAKE, LEE & STEVENS ADD LOT 9, 10, 11--LESS E 46 FT--PB| 8 PG 11 | ORB 4544 PG 885 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	GOLF COURSES (3800)	0	0		13.64	AC	$0.00	$545,054.00

Commercial Building(s)

Building 1

Commercial — Building Value: $138,697.00

Summary	
Year Built:	1999
Total Square Footage:	2800
Full Bathrooms:	1
Half Bathrooms:	2
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	11	1	2500	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(11C)	100.00 %	No	Yes

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
2	FINISHED LIVING AREA (FLA)	11	1	300	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(11C)	100.00 %	No	Yes

Fireplaces: 0

Structure Type: Wood or Steel Open Stud Frame

Exterior Walls:

06 : 100.00 %

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	PARKING LOT LIGHT FIXTURE (PFL)	8	UT	2000	$5,191.00
0002	PARKING LOT LIGHT FIXTURE (PFL)	3	UT	2000	$1,168.00
0003	PAVING (PAV)	8616	SF	2000	$6,979.00
0004	PAVING (PAV)	746	SF	2000	$1,045.00
0005	GARAGE DETACHED (DGF)	720	SF	2003	$6,426.00
0006	PAVING (PAV)	2500	SF	2005	$5,040.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
1671 / 823	12/18/1998	WD	Q	V	$102,900.00
4544 / 885	10/2/2014	WD	U	I	$1,900,000.00

Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	$709,600	$709,600	$709,600	5.38560	$3,821.62
LAKE COUNTY MSTU AMBULANCE	$709,600	$709,600	$709,600	0.46290	$328.47
LAKE COUNTY MSTU FIRE	$709,600	$709,600	$709,600	0.47040	$333.80
SCHOOL BOARD STATE	$709,600	$709,600	$709,600	5.74600	$4,077.36
SCHOOL BOARD LOCAL	$709,600	$709,600	$709,600	1.50000	$1,064.40
TOWN OF LADY LAKE	$709,600	$709,600	$709,600	3.75000	$2,661.00
ST JOHNS RIVER FL WATER MGMT DIST	$709,600	$709,600	$709,600	0.31640	$224.52
LAKE COUNTY VOTED DEBT SERVICE	$709,600	$709,600	$709,600	0.16000	$113.54

LAKE COUNTY WATER AUTHORITY	$709,600	$709,600	$709,600	0.25540	$181.23
NORTH LAKE HOSPITAL DIST	$709,600	$709,600	$709,600	1.00000	$709.60
				Total: 19.0467	**Total:** $13,515.54

The values displayed above may NOT reflect certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The estimated tax totals are based on prior year adopted millage rates until each taxing authority certifies proposed rates (annually in mid-August) and adopts final millage rates (late September) of each year. Estimated tax totals do not reflect non-ad valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on 19 December 2014.

INSTRUMENT#:2014116926 OR BK 4544 PG 885 PAGES: 1 10/28/2014 3:43:16 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 ED DOC:$13300.00

THIS DOCUMENT PREPARED BY/RETURN TO:
Richard P. Newman, Esq.
McLin Burnsed
26736 U.S. Hwy. 27, Suite 103
Leesburg, FL 34748

RETURN

WARRANTY DEED

(RESERVED FOR RECORDING)

THIS INDENTURE, made this 2nd day of October, 2014, by **TREE TOPS GOLF, INC.**, whose address is 175 S. Rolling Acres Rd., Lady Lake, FL 32159, grantor, and **TREE TOPS STORAGE HOLDING, LLC**, whose post office address is 175 South Rolling Acres Road, Lady Lake, Florida 32159, grantee,

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 --- ($10.00)---DOLLARS, 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 in Lake County, Florida, to-wit:

Property Appraiser's Parcel ID No. 2018241105-000-00900

Lots 9, 10 and 11, less the East 46 feet of Lot 11, LEE AND STEVENS ADDITION TO THE TOWN OF LADY LAKE, according to the map or plat thereof as recorded in Plat Book 8, Pages 9 through 12, Public Records of Lake County, Florida.

This deed is given in lieu of foreclosure of that certain mortgage recorded in Official Records Book 3561, Page 1516, and assigned in O.R. Book 4524, Page 2307 all in the Public Records of Lake County, Florida, said mortgage having a current unpaid balance of $1,900,000.00. Grantor certifies that this deed is given for the sole purpose of vesting absolute title to the property in Grantee, it is not given as additional security for the mortgage or any other debt or obligation of Grantor, or for any other purpose whatsoever. Accordingly, neither Grantor nor anyone claiming by, through, under or against Grantor after the execution of this deed, shall in any manner challenge or dispute the title acquired by Grantee through this deed. It is the intent of the parties to this deed that the fee title hereby conveyed shall not merge with the mortgage lien held by Grantee as set forth above, instead that mortgage lien shall survive the execution, delivery and recording of this instrument.

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

Signed, sealed and delivered
in our presence:

Shelby Jo Fordham
Shelby Jo Fordham
Print name

Richard P. Newman
Print name

Tree Tops Golf, Inc.

Michael R. Girard, President

STATE OF FLORIDA
COUNTY OF LAKE

EXECUTION of the foregoing instrument was acknowledged before me this 2nd day of October, 2014, by Michael R. Girard, as President of Tree Tops Golf, Inc., who is [CHECK ONE] ✓ personally known to me, or who _____ produced _____ as identification, and who did not take an oath.

NOTARY PUBLIC
Richard P. Newman
Typed or printed name of Notary

NOTARY PUBLIC STATE OF FLORIDA
RICHARD P. NEWMAN
MY COMMISSION # FF 084374
EXPIRES: March 11, 2018
Bonded Thru Budget Notary Services

H:\FORM\TREE TOPS.Deed in Lieu.wpd

Job #1310019.002

01/20/2015

Rolling Acres Self Storage

Prepared By:
David W. Springstead, P.E.
Jason Hurley

Estimated Concurrency Calculations

Wastewater Flow

Use	Criteria				Units	Flow	ERU
Existing Office/Retail	15 gpd	per	100 sf		3390 sf	508.5 gpd	2.0
Existing Storage Office	15 gpd	per	100 sf		1125 sf	168.75 gpd	0.7
Existing Storage Units	1 gpd	per	1 unit	(up to 200)	200 units	200 gpd	0.8
	0.5 gpd	per	1 unit	(over 200)	598 units	299 gpd	1.2
Proposed Storage Units	1 gpd	per	1 unit	(up to 200)	64 units	64 gpd	0.3
	0.5 gpd	per	1 unit	(over 200)	0 units	0 gpd	0.0
Proposed RV Dump Station	0.577 gpd	per	1 unit	(2/3rd RV's 3x Annually Ea 50 Gal)	43 units	24.738 gpd	0.1
Total						1,265.0 gpd	5.1

x 115 %

Potable Water Demand (15% Multiplier of Wastewater Generation) 1,454.7 gpd 5.8

Re-Use Water Demand (3/4" x twice a week = 11,508 gal per week) 1,644.0 gpd 6.0

Solid Waste (Based on Similar Projects) 2 dumpsters

Use	Criteria			Units	Generates
Existing Office/Retail	15 lbs	per	1 day	2 employees	30 lbs per day
Existing Storage Office	15 lbs	per	1 day	1 employees	15 lbs per day
Existing Storage Units	1.5 lbs	per	1 person	150 customers	225 lbs per day
Proposed Indoor RV Units	1.5 lbs	per	1 person	64 customers	96 lbs per day
Total					366.0 lbs per day

Note:

1 ERU = 250 gpd Per Town of Lady Lake (Water & Sewer)
1 ERU = 274 gpd Per Town of Lady Lake (Reuse)

Job #1310019.002

01/13/2015

Rolling Acres Self Storage

Prepared By:
David W. Springstead, P.E.
Jason Hurley

Fire Protection Water Demand Calculations

Fire Area Type IIB and IIIB	Fire-Flow Required (gpm)	Flow Duration (hours)
29,025	3,500	3

(Calcs based on NFPA Table 18.4.5.1.2)

RE: Tree Tops Storage Facility - Tier 1 Review

Marcondes, Olga [omarcondes@lakesumtermpo.com]

You replied on 10/24/2013 9:05 AM.

Sent: Wednesday, October 23, 2013 11:15 AM

To: Wendy Then (wthen@ladylake.org); Thad Carroll [tcarroll@ladylake.org]

Cc: David Springstead; Staff Engineer; Jason Hurley; Franco, Francis [ffranco@lakesumtermpo.com]

Good Afternoon Thad/Wendy

The MPO has reviewed the Request for Exemption from submitting a full Traffic Impact Study submitted by Springstead Engineering, Inc.

The project is located on the southwest corner of Rolling Acres Rd & W. Lady Lake Blvd. Access to the proposed development is located on W. Lady Lake Blvd. Build out of the project is estimated to be completed by 2014 and consists of building a 798-unit warehouse to replace an existing 45-tee golf driving range. Trip Generation was determined using the ITE Trip Generation, 8th Edition. Revising the trip generation using the 9th edition, the proposed project is estimated to generate 200 daily trips, with 16 pm peak hour trips (8 entering and 8 exiting). This represents a decrease in the existing land use which is estimated to generate 614 daily trips, with 56 pm peak hour trips (25 entering and 31 exiting). This project does qualify for a Tier 1 exemption to submit a full traffic impact study.

No further analysis is required from the applicant and no trips will need to be reserved for the proposed land use change. If you have any questions or require additional information, please do not hesitate to contact me.

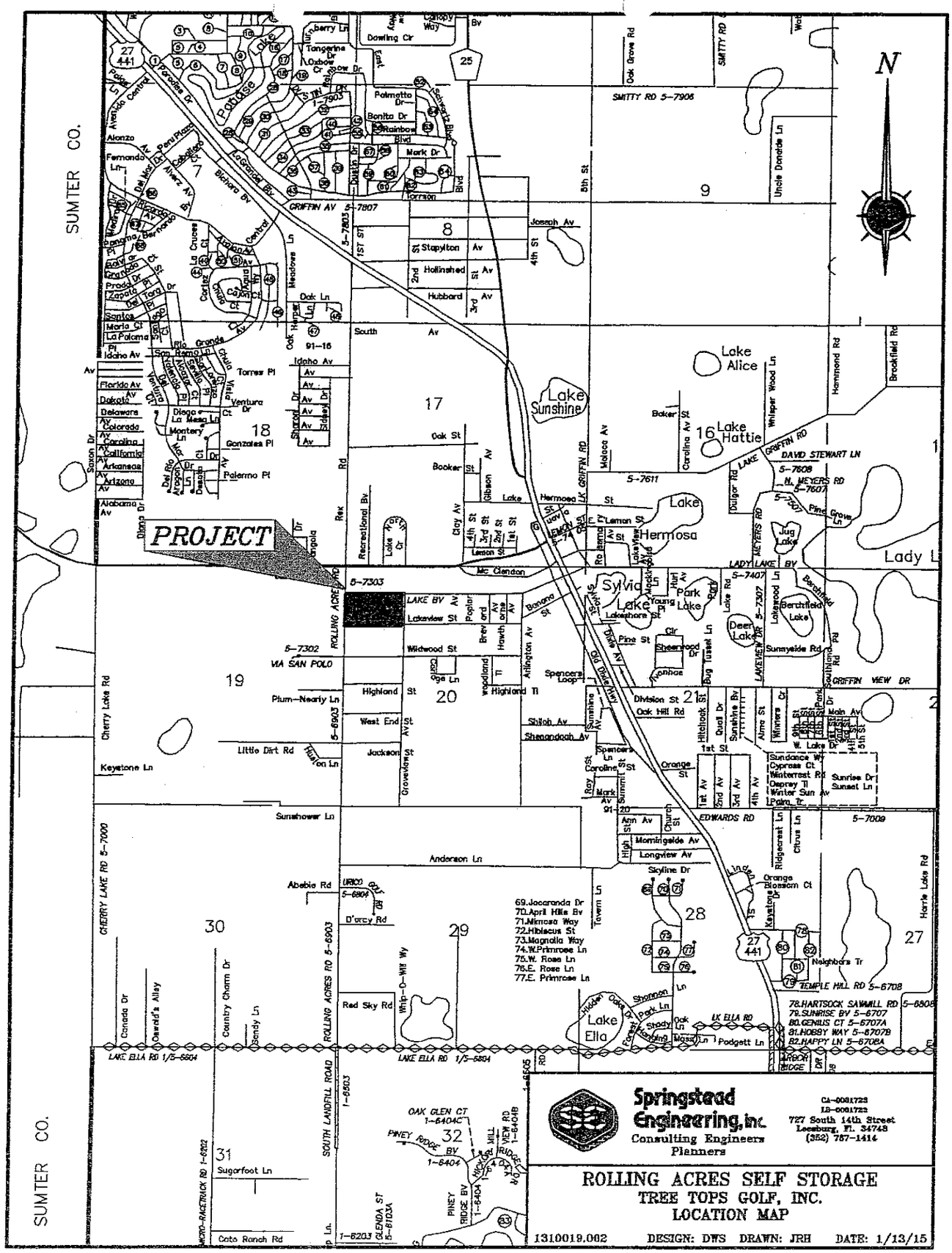
Regards,

Olga V. Marcondes
Transportation Planner

LAKE~SUMTER MPO
1616 South 14th Street
Leesburg, Florida 34748
Ph: (352) 315-0170
Fx: (352) 315-0993

www.LakeSumterMPO.com

"Promoting Regional Transportation Partnerships."
Go Green: Please do not print this e-mail unless you really need to.



Springstead Engineering, Inc.
Consulting Engineers
Planners

CA-0001723
LB-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

ROLLING ACRES SELF STORAGE
TREE TOPS GOLF, INC.
LOCATION MAP

1310019.002 DESIGN: DWS DRAWN: JRH DATE: 1/13/15

NEEL-SCHAFFER
Solutions you can build upon

engineers
planners
surveyors
environmental scientists
landscape architects

March 13, 2015

Mrs. Wendy Then
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

REFERENCE: ROLLING ACRES SELF STORAGE – ENGINEERING REVIEW NO. 2

Dear Wendy;

Pursuant to your request, Neel-Schaffer, Inc. (NSI) has reviewed the development plans submitted by Springstead Engineering received by the Town, for the above referenced project. Our efforts in reviewing the development documents focused on Buildings and Structures, Traffic/Transportation, Drainage and Stormwater, Water and Wastewater, Landscaping, and Environmental Protection, based on the standards provided in the Land Development Code Regulations (LDCR) of the Town of Lady Lake.

We have reviewed the plans and permitting provided. Based on our engineering review of the subject development plans and permitting documentation, the following comments are submitted for the Town's review and consideration:

The loading zone has been indicated on the revised plans and is adequate.

The photometric plan was submitted as requested, however there are no notes, table or a legend as to the type of fixture, wattage, etc. indicating the site calculations, average or max/min ratio. Please revise.

If you have questions or comments, please do not hesitate to contact me at 407-647-6623.

Sincerely,

Steven R. Cockerham, P.E.
Senior Project Manager

2301 Lucien Way, Suite 300 • Maitland, FL 32751 • 407-647-6623 fax: 407-539-0575

Kerry Barnett Fire Safety Consulting

43951 CR 54E, Kathleen, FL 33849

Fire Safety Inspector
Kerry Barnett

Cell (813) 778-4981
E-mail: k-15122@peoplepc.com

Plan Review #: 15-014B
Project: Site Plan (Tree Tops Storage Facility)
Location: Lady Lake
Address of Job: 175 Rolling Acres Road
Pages: 1 plus Return Comments

Review For: Springstead Engineering
Contact: David Springstead
Telephone: 352-787-1414
Email: staff@springsteadeng.net

March 11, 2015

I have received and reviewed the revised site plan (single page) for a major modification for the construction of (2) two mini storage buildings with a designated use as storage occupancy for compliance with the Florida Fire Prevention Code, Lady Lake Land Development Code and any other applicable codes, standards, rules, and statutes. Comments pertaining to the review are noted below in bold. At this time, plans are approved and allowed to move forward. Should the engineer have any questions concerning this review, this authority may be contacted via telephone or email noted above.

1. Per NFPA 1, Table 18.4.5.1.2, the minimum fire flow shall be met @ 20 psi for a minimum of 2 - 4 hours pending type of building construction. Refer to Table to see fire flow requirement based on type of construction and size of buildings. Fire flow shall be designed based on the largest building which appears to be 27,000 sq ft. Provide documentation of building construction type and an area fire flow showing compliance. Buildings will have a fire sprinkler system, therefore a 1000 gpm's will be required. No flow test will be required based on test associated with the previous builds. Comment satisfied.
2. It appears that no fire sprinkler system is being installed with these buildings. Plans do not indicate any FDC's and/or underground lines for the fire protection. NFPA 1: 13.3.2.27.4 states an automatic fire sprinkler system shall be installed throughout all mini storage buildings where any individual storage units are separated by less than a 1 hr. fire barrier. Without seeing construction plans to see if there are 1 hour barriers, at this time buildings will be required to have the system installed and plans shall indicate such. Further, with the installation, it is possible that only 1000 gpm fire flow will be required because the fire sprinkler system allows a 75% reduction of flow, but no less than 1000 gpm's. Fire sprinkler is being installed on the buildings. In conversation with architect, riser cabinets will remain as located, however, FDC will be brought out to the corners of the buildings and be wall mounted. Plan will be resubmitted showing new FDC location. Striping (fire lane) shall remain in this area due to the FDC's. **FDC's moved from the pathway between buildings to the corner of the buildings on the road way facing wall. Comment satisfied.**
3. Per Lady Lake LDC, Chapter 14, Section 9, additional hydrant(s) shall be installed if the fire flow cannot be met. Each hydrant is credited for a maximum of 1000 gpm's. If building is not equipped with fire sprinkler systems it may be required to have additional hydrants installed (within 400') to meet the fire flow requirements. Fire hydrants will be required within the area of the mini storage buildings. This will be based on the fire flow needed and the fire flow available in the area verified by a hydrant flow test. Fire hydrant separation will be based on Lady Lake LDC and NFPA 1: Annex I. Plans show two additional hydrants on site and are adequately spaced to meet Lady Lake's LDC. Comment satisfied. Hydrant location relocated, however, after conversation with the architect, the hydrant will again be relocated to the back side of Building E. Plan will be resubmitted showing new location. **Hydrant relocated to the rear of building "E". No parking – fire lane also noted by hydrant. Comment satisfied.**

4. Hydrant(s) being installed shall be properly color coded based on the flow, shall be unobstructed, and proper signage and road markings shall be in place. Bollards will be required to prevent vehicular damage. Indicate bollards and appropriate signage on plans. NFPA 1: Chapter 18. Refer to NFPA 1 Handbook for signage and pavement markings. Plans show markings and bollards. Comment satisfied.
5. Plans show an automatic gate entering the mini storage area. Gates shall be siren activated and/or activated by knox switch and labeled as such for emergency apparatus. Gates shall be minimum 12 feet to accommodate an emergency apparatus. NFPA 1: Chapter 18 Plans indicate siren activation and gate size. Comment satisfied.
6. Ensure there is a minimum of 20' of unobstructed road width between the storage building and the RV dump station to allow for emergency apparatus access (ingress/egress). NFPA 1: Chapter 18 Width dimension noted on plans in this location and the 20' requirement is met. Comment satisfied.
7. For installation of water main and/or fire protection lines, separate permit is required to complete work. Plans shall be submitted along with any product data sheets of material being utilized. This was acknowledged by architect. Comment satisfied.

Kerry Barnett KAB

KERRY BARNETT, Fire Safety Inspector & Plans Examiner

***Please be advised this review of plans submitted is a cursory review to assist the contractor in compliance with applicable fire safety codes. This review is not intended to be a final approval of the submitted plans. It is the contractor's sole responsibility to ensure that the plans are in complete compliance with all applicable NFPA codes State Statutes and local ordinances. In the event that further examination or site inspection reveals areas of non-compliance, it shall be the contractor's sole responsibility, at their sole expense to bring those areas in compliance. Kerry Barnett Fire Safety Consulting assumes no responsibility for the contractor's failure to be in compliance with all applicable NFPA codes, State Statutes and local ordinances.

Wendy Then

From: Dallas Foss <dfoss@usanova.com>
Sent: Monday, March 16, 2015 1:15 PM
To: Wendy Then
Subject: Rolling Acres Storage

Wendy,

I have reviewed the proposed site plan and corrections submitted and plans are in compliance with ADA and building requirements. No further comments at this time.

Dallas Foss
Building Official
Town of Lady Lake
Nova Engineering & Environmental

Sent from my Verizon Wireless 4G LTE smartphone

St. Johns River
Water Management District
Hans G. Tanzler III, Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
On the Internet at floridaswater.com.

February 20, 2015

Tree Tops Golf, Inc.
175 S Rolling Acres Rd
Lady Lake, FL 32159-5033

SUBJECT: Permit Number 76459-4
Rolling Acres Self Storage

Dear Sir/Madam:

Enclosed is your individual permit issued by the St. Johns River Water Management District on February 20, 2015. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:
If you wish to review a copy of the Technical Staff Report (TSR) that provides the District's staff analysis of your permit application, you may view the TSR by going to the Permitting section of the District's website at floridaswater.com/permitting. Using the "search applications and permits" feature, you can use your permit number or project name to find information about the permit. When you see the results of your search, click on the permit number and then on the TSR folder.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become nonfinal and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at floridaswater.com/permitting. Under the "Apply for a permit or submit compliance data" section, click to sign-in to your existing account or to create a new account. Select the "Compliance Submittal" tab, enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Bureau of Regulatory Support at (386) 329-4570.

Transferring Your Permit:
Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-

GOVERNING BOARD

John A. Miklos, CHAIRMAN ORLANDO
Fred N. Roberts Jr., VICE CHAIRMAN OCALA
Chuck Drake, SECRETARY ORLANDO
Carla Yetter, TREASURER FERNANDINA BEACH
Douglas C. Bournique VERO BEACH
Douglas Burnett ST. AUGUSTINE
Lad Daniels JACKSONVILLE
Maryam H. Ghyabi ORMOND BEACH
George W. Robbins JACKSONVILLE

330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at http://www.floridaswater.com/permitting/permitforms.html.

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,

M. Daniels

Margaret Daniels, Bureau Chief
Bureau of Regulatory Support
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177-2529
(386) 329-4570

Enclosures: Permit

cc: District Permit File

Agent: David W. Springstead
Springstead Engineering, Inc.
727 S 14th St
Leesburg, FL 34748-5618

Engineering Consultant: David W. Springstead
Springstead Engineering, Inc.
727 S 14th St
Leesburg, FL 34748-5618

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 76459-4 **DATE ISSUED:** February 20, 2015

PROJECT NAME: Rolling Acres Self Storage

A PERMIT AUTHORIZING:
Modification of Permit No. IND-069-76459-3 for Tree Top Storage to include the construction and operation of a 9.9-acre project known as Rolling Acres Self Storage, as per plans received by the District on January 28, 2015.

LOCATION:

SECTION(S): 20 TOWNSHIP(S): 18S RANGE(S): 24E
Lake County

ISSUED TO:

Tree Tops Golf, Inc.
175 S Rolling Acres Rd
Lady Lake, FL 32159-5033

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:
See conditions on attached "Exhibit A", dated February 20, 2015

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory, Engineering and Environmental Services

By: David Dewey

David Dewey
Service Center Director

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 76459-4
Tree Tops Golf, Inc., Michael Girard
DATE ISSUED February 20, 2015

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[10-1-13], incorporated by reference herein (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C. If available, an District website that fulfills this notification requirement may be used in lieu of the form.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

   a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

   b. For all other activities — "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].

   c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

   b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

   b. Convey to the permittee or create in the permittee any interest in real property;

   c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

   d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

   a. Immediately if any previously submitted information is discovered to be inaccurate; and

   b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. The proposed surface water management system shall be constructed and operated in accordance with the plans received by the District on January 28, 2015.

20. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name and contact information of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 30 days the entity shall submit a report electronically or in writing to the District using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," describing the remedial actions taken to resolve the failure or deviation.

21. This permit for construction will expire five years from the date of issuance.

22. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.

23. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.

2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.

3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

Notice Of Rights

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at floridaswater.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).

6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.

7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.

9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

Notice Of Rights

Certificate of Service

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent to the permittee:

Tree Tops Golf, Inc.
175 S Rolling Acres Rd
Lady Lake, FL 32159-5033

This 20th day of February, 2015.

M. Daniels

Margaret Daniels, Bureau Chief
Bureau of Regulatory Support
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177-2529
(386) 329-4570

Permit Number: 76459-4

NOTICING INFORMATION

Dear Permittee:

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to *compliancesupport@sjrwmd.com* (preferred method) **or** send a copy of the original affidavit to:

Margaret Daniels, Bureau Chief
Bureau of Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Bureau of Regulatory Support at (386) 329-4570.

Sincerely,

M. Daniels

Margaret Daniels, Bureau Chief

Bureau of Regulatory Support

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at floridaswater.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://floridaswater.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING

ALACHUA
The Alachua County Record, Legal Advertising
P. O. Box 806
Gainesville, FL 32602
352-377-2444/ fax 352-338-1986

BRAFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

CLAY
Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

FLAGLER
Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

LAKE
Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

NASSAU
News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

ORANGE
Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM
Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

SEMINOLE
Seminole Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

BAKER
Baker County Press, Legal Advertising
P. O. Box 598
Maclenny, FL 32063
904-259-2400/ fax 904-259-6502

BREVARD
Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

DUVAL
Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

INDIAN RIVER
Vero Beach Press Journal, Legal Advertising
P. O. Box 1268
Vero Beach, FL 32961-1268
772-221-4282/ fax 772-978-2340

MARION
Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

OKEECHOBEE
Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

OSCEOLA
Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

ST. JOHNS
St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3436

VOLUSIA
News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

Wendy Then

From: Lynch, Seth <SLynch@lakecountyfl.gov>
Sent: Monday, March 30, 2015 8:03 AM
To: Wendy Then
Cc: Thad Carroll
Subject: RE: Rolling Acres Self Storage

Wendy,

I have received both driveway and right-of-way utilization permits. I have no comments for the site plan.

Thanks,

Seth Lynch
Lake County Department of Public Works
Engineering Division
P.O. Box 7800
Tavares, FL 32778
(352) 483-9052
slynch@lakecountyfl.gov

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.

-----Original Message-----
From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Monday, March 30, 2015 8:01 AM
To: Lynch, Seth
Cc: Thad Carroll
Subject: RE: Rolling Acres Self Storage

Good Morning Seth,

Were you able to review the revised plans for Rolling Acres Self Storage-Major Mod?

Thanks.

Note: Our office hours are Mon to Thu 7:30 a.m. to 6:00 p.m.; closed Fridays.

"Great works are performed not by strength but by perserverance"- Samuel Johnson

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582

352-751-1514- Fax
Wthen@ladylake.org
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."
Please think before you print.

-----Original Message-----
From: Wendy Then
Sent: Tuesday, March 24, 2015 8:35 AM
To: 'Steve Cockerham'; 'Lynch, Seth'
Cc: Thad Carroll
Subject: FW: Rolling Acres Self Storage
Importance: High

Good Morning Steve & Seth,

Please see attached response by Rolling Acres Self Storage Engineer and below the link for revised plans. Thanks.

Please find attached the latest response to review comments along with a link to the latest revised plans. Should you have any questions, please contact Jason at the number below.

https://www.hightail.com/download/UlRTRGwyRStYSHpLd01UQw

Note: Our office hours are Mon to Thu 7:30 a.m. to 6:00 p.m.; closed Fridays.

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Wendy Then, CFM
Town Planner
Town of Lady Lake
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Wthen@ladylake.org
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Please think before you print.

-----Original Message-----
From: Staff Engineer [mailto:staff@springsteadeng.net]
Sent: Tuesday, March 24, 2015 8:03 AM
To: Wendy Then; Thad Carroll
Cc: David Springstead; michaelgirard@pga.com; Jason Hurley
Subject: Rolling Acres Self Storage

Wendy/Thad:

Please find attached the latest response to review comments along with a link to the latest revised plans. Should you have any questions, please contact Jason at the number below.

https://www.hightail.com/download/UlRTRGwyRStYSHpLd01UQw

Joy Lomberk for/JH
Springstead Engineering, Inc.
727 South 14th Street
Leesburg, Florida 34748
(352) 787-1414
(352) 787-7221 Fax

Wendy Then

From: Beck, Christopher <CBeck2@wm.com>
Sent: Monday, March 16, 2015 11:01 AM
To: Wendy Then
Subject: RE: Rollings Acres Self Storage- Revised Plans

Wendy,

Yes, this answers my question and WM can work with this.

Thanks,

Chris Beck
Wildwood Hauling
352-330-4546
352-267-9356

-----Original Message-----
From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Monday, March 16, 2015 8:28 AM
To: Beck, Christopher
Subject: FW: Rollings Acres Self Storage- Revised Plans

Good Morning Chris,

Has your comment for the Rolling Acres Self Storage been addressed? I believe they indicated in their response that the Dumpster shown on the southwest of site is existing and no new dumpsters are proposed. Thanks.

Note: Our office hours are Mon to Thu 7:30 a.m. to 6:00 p.m.; closed Fridays.

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Wendy Then, CFM
Town Planner
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Please think before you print.

-----Original Message-----
From: Wendy Then
Sent: Thursday, March 05, 2015 12:45 PM
To: 'Steve Cockerham'; 'Beck, Christopher'; 'Kerry or Lisa Barnett'; Butch Goodman
Subject: FW: Rollings Acres Self Storage- Revised Plans

Greetings,

Let me know if you have any issues assessing the revised plans for the Rolling Acres Self Storage Major Mod on the link below:

Please find the response letter to the TRC comments attached. As requested, we have uploaded an "esigned" pdf set of plans for your review that can be downloaded at the following link:
https://www.hightail.com/download/UlRSZGlxUENQb0tFQk1UQw

Note: Our office hours are Mon to Thu 7:30 a.m. to 6:00 p.m.; closed Fridays.

"Great works are performed not by strength but by perserverance"- Samuel Johnson

Wendy Then, CFM
Town Planner
Town of Lady Lake
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Wthen@ladylake.org
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Please think before you print.

-----Original Message-----
From: Jason Hurley [mailto:jason@springsteadeng.net]
Sent: Thursday, March 05, 2015 12:13 PM
To: Wendy Then
Cc: Thad Carroll; David Springstead; Staff Engineer; michaelgirard@pga.com
Subject: Rollings Acres Self Storage

Good Afternoon Wendy,

Please find the response letter to the TRC comments attached. As requested, we have uploaded an "esigned" pdf set of plans for your review that can be downloaded at the following link:
https://www.hightail.com/download/UlRSZGlxUENQb0tFQk1UQw

In addition to the response letter, the Town Engineer's comments are addressed as follows:
1) Loading area not shown - Please see loading area on revised Site Plan sheet 2 of 15 near the main entrance/office.
2) Site Lighting/Photometric - Please see the attached original Site Photometric plan prepared by the Electrical Engineer for the buildings. The buildings will be designed with exterior wall mounted fixtures similar those on the existing buildings. These fixtures illuminate the drives adjacent to the buildings with limited projection beyond the pavement. A new electrical plan/photometric will accompany the building plans during the building department review process.

Hopefully this info addresses the current comments, if you have any questions or need more info please give our office a call.

Thank you!

Jason Hurley
Springstead Engineering, inc.
727 South 14th St.
Leesburg, FL 34748
Lake (352) 787-1414
Sumter (352) 793-3639
Fax (352) 787-7221

Recycling is a good thing. Please recycle any printed emails.

DUMP STATION WASTEWATER TREATMENT AGREEMENT

THIS AGREEMENT is made this ____ day of _____, _____. Between the TOWN OF LADY LAKE, a political subdivision in the state of Florida (hereinafter "Town"), and TREE TOPS GOLF, INC.

Terms and Conditions

In consideration of the commitment of the Town to receive and treat the wastewater from the Rolling Acres Self Storage Facility, and of the commitment of Tree Tops Golf, Inc., property owner of the Rolling Acres Self Storage Facility to pay for the treatment of wastewater by the Town, the receipt and sufficiency of such commitments being hereby acknowledged, the parties agree to the following terms and conditions.

1. **Effective Date**. This Agreement shall be effective upon execution by both parties. Upon execution by both parties, this Agreement shall be recorded in the Official Records of Lake County, Florida.

2. **Term**. The term of this Agreement shall be ten (10) years from the Effective Date, unless earlier terminated or extended by mutual written agreement, and year to year thereafter.

3. **Service Rates for Wastewater Treatment**. Rates will match annual service rates set by the Town Commission for wastewater treated by the Town.

4. **Wastewater Quality**.
   A. Tree Tops Golf, Inc. shall undertake whatever procedures are necessary in the inspection, policing, and regulation of all wastewater introduced into the Rolling Acres Self Storage Facility wastewater collection systems, to ensure that the quality of raw wastewater transmitted by the Rolling Acres Self Storage Facility to the Town shall not exceed the following criteria:

(1)	BOD	-	350 ppm
	TSS	-	350 ppm
	Fats, Oil, Grease	-	50 ppm
	Hydrogen, Sulfide	-	3.00 ppm

(2) In addition, the wastewater shall not contain the following pollutants:
   (a) Pollutants which create a fire or explosion hazard.
   (b) Pollutants which will cause corrosive structural damage, but in no case discharges with pH lower than 5.5 or higher than 9.5.
   (c) Solid or viscous pollutants in amounts which will cause interference with the operation of the treatment facilities.
   (d) Any pollutant, including oxygen-demanding pollutants (BOD, etc.) released in a discharge of such volume or strength as to cause interference in the treatment facilities.
   (e) Heat in amounts which will inhibit biological activity in the treatment facilities resulting in interference, but in no case heat in such quantities that the temperature at the treatment plant influent (one hundred four (104) degrees Fahrenheit).

(f) Unpolluted waters such as stormwater, groundwater, roof runoff, subsurface drainage or cooling water.

(3) Concentrations in excess of the limits and constituents defined below shall not be allowed. Should these limits be exceeded, Tree Tops Golf, Inc. shall immediately eliminate the cause of the violation.

Antimony	1.00 ppm	Tin	5.00 ppm
Arsenic	0.25 ppm	Zinc	1.00 ppm
Barium	10.00 ppm	Total Metals	10.00 ppm
Beryllium	0.25 ppm	Fats, Oil and Grease	100.00 ppm
Boron	1.00 ppm	Iodine	10.00 ppm
Cadmium	0.70 ppm	Benzene compounds	5.00 ppm
Total Chromium	1.00 ppm	Carbon tetrachloride	10.00 ppm
Cobalt	0.30 ppm	Chloroethylene comps.	10.00 ppm
Copper	2.00 ppm	Chloroethene compounds	5.00 ppm
Cyanide	0.50 ppm	Chloroethane compounds	10.00 ppm
Lead	0.40 ppm	Chloroform	10.00 ppm
Lithium	0.03 ppm	Pentachlorophenol	10.00 ppm
Manganese	1.50 ppm	Total Phenol	0.50 ppm
Mercury	0.005 ppm	Hydrogen Sulfide	6.00 ppm
Nickel	0.70 ppm	COD	600.00 ppm
Selenium	0.50 ppm	BOD	600.00 ppm
Silver	0.50 ppm	TSS	600.00 ppm

Should the Rolling Acres Self Storage Facility transmit any of the above-listed items other than those addressed in 3 (b) below, the Rolling Acres Self Storage Facility shall pay for any costs or damages the Town of Lady Lake incurs because of the Rolling Acres Self Storage Facility's violation and the Town of Lady Lake may immediately terminate this agreement if not eliminated within 30 days of initial date of detection. The Rolling Acres Self Storage Facility uncured violation as determined by the Town shall be sufficient cause to terminate this agreement.

B. In the event that the Rolling Acres Self Storage Facility transmits to the Town wastewater which exceeds the limits for 5-day biochemical oxygen demands (BOD), total suspended solids (TSS), Fats, Oils and Grease or Hydrogen Sulfide, then the Town may estimate the total volume of wastewater not meeting the requirements of Paragraph 4A, above, and assess and collect a surcharge from the Rolling Acres Self Storage Facility as follows:

BOD or TSS (whichever is higher)

350 – 400 ppm	-	$	0.50/1000 gal
400 – 450 ppm	-	$	1.25/1000 gal
450 – 500 ppm	-	$	3.15/1000 gal
500 – 550 ppm	-	$	7.95/1000 gal
550 – 600 ppm	-	$	20.00/1000 gal
Fats, Oils and Grease	-	$	0.10/1000 gal
Hydrogen Sulfide	-	$	0.20/1000 gal

5. **Wastewater Treatment Standards.** The Town shall continuously accomplish all health hazard and pollutant removal standards as then required by applicable regulatory requirements.

6. **Resolution of Disputes Involving Raw Wastewater Quality or Wastewater Treatment Standards.** Before litigating any dispute under this agreement, the parties' representatives shall personally meet in good faith to resolve their dispute.

7. **Costs and Expenses.**
   A. Tree Tops Golf, Inc. shall be responsible for all engineering expenses and infrastructure installation costs associated with the connection to the Town's wastewater collection system, including but not limited to wastewater collection and transmission lines, wastewater sampling station, wastewater master meter, and related improvements to the Town's wastewater collection system. All related improvements must be approved by Town staff prior to implementation.
   B. Town will specify and approve the proposed associated infrastructure and equipment prior to providing the Rolling Acres Self Storage Facility a "Notice to Proceed". The Rolling Acres Self Storage Facility will be responsible for all maintenance and replacement costs for all associated infrastructure up to point of connection and associated equipment located on Town facilities incurred throughout the term of this agreement.
   C. The Town shall charge Tree Tops Golf, Inc. any applicable connection fees, tapping fees, impact fees or any fee of any kind applicable, as set forth herein for any obligation incurred or service performed pursuant to this Agreement.

8. **Ownership and Maintenance Responsibilities.**
   A. Tree Tops Golf, Inc. will be responsible for all costs associated with infrastructure installed as a part of this project. Including but not limited to, easement acquisition, engineering services, and all related materials and equipment.
   B. Tree Tops Golf, Inc. will be responsible for all maintenance and replacement costs of installed infrastructure and equipment installed on or outside of Town facilities related to this project.
   C. Tree Tops Golf, Inc. will install a wastewater quality sampling station on its isolated discharge outlet or dump station prior to connection with the Town's collection system, specified and approved by Town at a location approved by the Town. Town will monitor and report findings of wastewater quality sampling via the Rolling Acres Self Storage Facility installed sampling station and or other sampling methods.
   D. Tree Tops Golf, Inc. will install and maintain a properly sized and Town approved wastewater meter. Such meter will be calibrated by the Tree Tops Golf, Inc. annually by a certified calibration professional approved by the Town.

9. **Applicable Law.** The terms and provisions of this Agreement shall be governed by the law of Florida.

10. **Compliance with the Law.** The Town and Tree Tops Golf, Inc. will comply with all applicable laws, rules, regulations and ordinances that shall apply to the conduct of the Parties, treatment of wastewater, manning of facilities, regulatory reports, measurement, testing, qualifications of

operating personnel., and all other such laws and regulations which may be applicable to the performance of the Parties pursuant to this Agreement.

11. **Cooperation**. The Parties will each cooperate with the other in providing such documents, analyses, test reports, studies and all things reasonably necessary for harmonious and successful compliance with the terms of this Agreement.

12. **Copies**. This Agreement shall be executed in three (3) copies, each of which shall be an original. One copy shall be provided to Tree Tops Golf, Inc., one copy shall be provided to the Town, and other copy shall be provided to the Florida Department of Environmental Protection.

13. **Force Majeure**. Throughout the period of time when performance of any provision of this Agreement shall be prevented by occurrences or events wholly outside the control of the Party failing to perform as a result of such occurrence or event ("force majeure"), then such Party shall be excused from performance under the terms of this Agreement, for only that period of time such performance is prevented by force majeure, and during the time which the defaulting Party has made diligent effort to cure such default. With the exception of involuntary bankruptcy, this provision excusing performance during force majeure shall not apply to the payment of rates as specified by this Agreement.

14. **Notices**. All Notices required or authorized under this Agreement shall be given in writing and shall be served by mail or hand-delivery on the Parties at the addresses listed below:

Town:	Town of Lady Lake Town Manager 409 Fennell Blvd Lady Lake, FL 32159
Tree Tops Golf Inc.	Tree Tops Golf, Inc. Michael Girard 175 South Rolling Acres Rd. Lady Lake, FL 32159

15. **Disclaimer of Third-Party Beneficiaries**. This agreement is solely for the benefit of the formal Parties hereto, and no right or cause of action shall accrue upon or by reason thereof, to or for the benefit of any third party not a formal Party hereto.

16. **Costs and Attorney's Fees**. In the event that Tree Tops Golf, Inc. or the Town is required to enforce this Agreement by Court proceedings or otherwise, by instituting suit or otherwise, then the prevailing Party shall be entitled to recover from the other Party all costs incurred, including reasonable attorney's fees in such actions, including appeals.

17. **Effect of Waiver.** Failure to insist upon strict compliance with any of the terms, covenants, or conditions, nor shall any waiver or relinquishment of any right or power hereunder at any one time or times be deemed a waiver or relinquishment of such right or power at any other time or times.

18. **Severability.** If any part of this Agreement is found invalid or unenforceable by a court or administrative agency, or by reason of changes in State or Federal laws or regulations, such invalidity or unenforceability shall not affect the other parts of this Agreement, the rights and obligations of the Parties contained herein not materially prejudiced, and if the intentions of the Parties can continue to be effectuated. To that end, this Agreement is declared to be severable.

19. **Termination Without Cause.** The Town or Tree Tops Golf, Inc. may terminate this Agreement without cause by providing 60 days written notice to the non-terminating party.

THIS WRITTEN AGREEMENT constitutes the entire agreement between the Parties, and has been entered into voluntarily and with independent advice and legal counsel, and has been executed by the authorized representative of each Party on the date first written above. Modifications to and waiver of the provisions herein shall be made in writing by the Parties hereto.

ATTEST:

TOWN OF LADY LAKE

_____

By: _____

Print Name: _____

Ruth Kussard, Mayor

(Corporate Seal)

ATTEST:

TREE TOPS GOLF, INC.

_____

By: _____

Print Name: _____

FOR THE USE AND RELIANCE OF THE TOWN OF LADY LAKE, FLORIDA, ONLY, APPROVED AS TO FORM AND LEGALITY _____, 2015

_____

Derek Schroth
Town Attorney
Town of Lady Lake

DRAFT

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, By _____, the _____ of the Town of Lady Lake.

_____
NOTARY PUBLIC – STATE OF FLORIDA
(Signature of Notary Public)

_____
(Print name of Notary Public)
My Commission Expires: _____

_____
Serial/Commission Number
Personally Know _____ or Produced Identification _____
Type of Identification Produced: _____

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, By _____
Michael Girard, Registered Agent of Tree Tops Golf, Inc.

_____
NOTARY PUBLIC – STATE OF FLORIDA
(Signature of Notary Public)

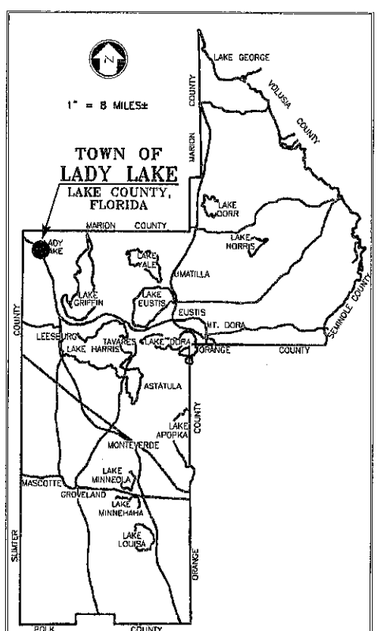
_____
(Print name of Notary Public)
My Commission Expires: _____

_____
Serial/Commission Number
Personally Know _____ or Produced Identification _____
Type of Identification Produced: _____

DRAFT

CONSTRUCTION PLANS FOR ROLLING ACRES SELF STORAGE LADY LAKE, FLORIDA

The engineer expressly reserves the exclusive common law copyright and property rights to these drawings which may not be reproduced, changed or copied in any form or manner, nor are they to be assigned to any party without the engineers written consent.



LOCATION MAP

PREVIOUSLY APPROVED WAIVERS TO TOWN OF LADY LAKE:

I) Commercial Design Standards

Chapter 20- Section 20-3C.)3).A)., which requires new buildings to adopt one of four (4) architectural styles.

II) Landscaping and Tree Protection

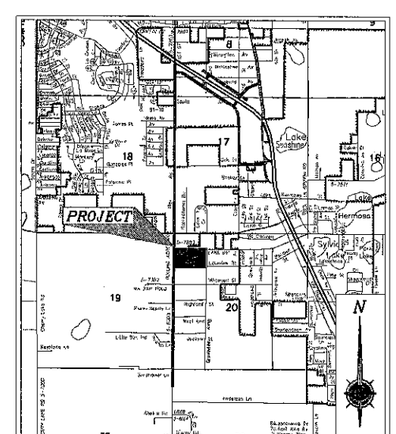
A) Waiver to LDRs-Chapter 10, Section 10-3, a).B).1) for North Landscaping Buffer Class "A"

B) Waiver to LDRs-Chapter 10, Section 10-3, a).B).1) for South Landscaping Buffer Class "A"

C) Waiver to LDRs- Chapter 10, Section 10-3, a). 2). for Tree Caliper Inches

INDEX OF SHEETS

DESCRIPTION	SHEET
COVER	1
SITE PLAN	2
AERIAL	3
EXISTING SITE/DEMOLITION PLAN	4
PRE-DEVELOPMENT BASIN MAP	5
POST-DEVELOPMENT BASIN MAP	6
GRADING AND DRAINAGE PLAN - A	7
GRADING AND DRAINAGE PLAN - B	8
SITE CROSS SECTIONS	9
LANDSCAPING AND IRRIGATION PLAN	10
SITE DETAILS	11
DRAINAGE DETAILS #1	12
RETAINING WALL PROFILES	12A
RETAINING WALL SECTIONS	12B
DRAINAGE DETAILS #2	13
WATER AND SEWER DETAILS #1	14
WATER AND SEWER DETAILS #2	14A
DUMP STATION DETAILS	14B
GENERAL NOTES	15
BOUNDARY SURVEY	1 OF 1
STORM WATER POLLUTION PREVENTION PLAN	1 OF 1



LOCATION MAP

SECTION: 20, TOWNSHIP: 18S., RANGE: 24E

OWNER:
TREE TOPS, GOLF, INC.
698 W LADY LAKE BLVD
TOWN OF LADY LAKE, FLORIDA 32159
CONTACT: MIKE GIRARD

CIVIL ENGINEER:
DAVID W. SPRINGSTEAD, P.E.
SPRINGSTEAD ENGINEERING, INC.
727 S. 14TH STREET
LEESBURG, FLORIDA 34748
PHONE: (352) 787-1414
FAX: (352) 787-7221

SURVEYOR:
STEVEN B. WILEY, P.S.M.
WILEY SURVEYING AND MAPPING, INC.
11929 GARRISON LANE
UMATILLA, FLORIDA 32784
PHONE: (352) 669-6046
(352) 267-2364

REV. BY:	DESCRIPTION	DATE:	DRAWN
	ADD TV STORAGE BLDGS.	12/19/14	VL
	REVISE PER TOWN OF LADY LAKE	12/9/13	JRH
	REVISE PER TOWN OF LADY LAKE	11/08/13	LJG

CLIENT: MIKE GIRARD TREE TOPS GOLF, INC.

PROJECT: ROLLING ACRES SELF STORAGE

DRAWING: COVER SHEET

1 of 15

DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION No. 48229

Mar 19 2015 3:14 PM

Springstead Engineering, Inc.
Consulting Engineers
Planners
CA-0001723
LB-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

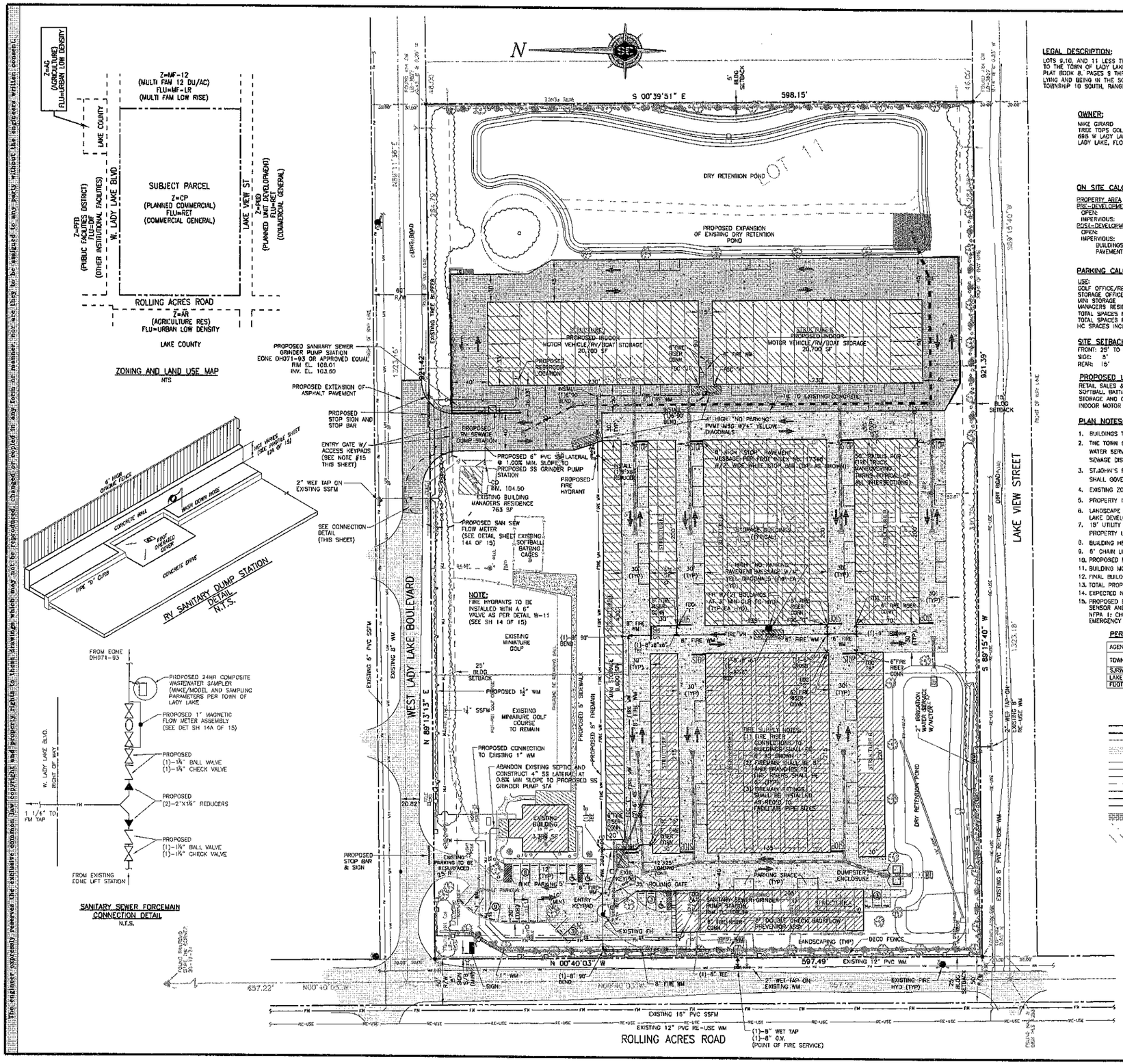
SCALE:	FILE:	DATE:
N/A	COVER	10/13
DESIGN:	DRAWN:	CHECKED:
	JRH	

DRAWING: COVER SHEET

CLIENT: MIKE GIRARD ROLLING ACRES SELF STORAGE

JOB NO.:	SHEET:
1310019.002	1 OF 15

J:\Land Projects 2008\1310019.000\dwg\COVER.dwg, Model, 3/6/2015 8:48:56 AM, ***VL***



LEGAL DESCRIPTION:

LOTS 9,10, AND 11 LESS THE EAST 66 FEET OF LOT 11 LEE AND STEVENS ADDITION TO THE TOWN OF LADY LAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS A RECORD PLAT BOOK 8, PAGES 9 THROUGH 12 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. LYING AND BEING IN THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 24 EAST.

OWNER:
MIKE GIRARD
TREE TOPS GOLF, INC.
698 W LADY LAKE BLVD
LADY LAKE, FLORIDA 32159

CIVIL ENGINEER:
DAVID W. SPRINGSREAD, P.E.
SPRINGSTEAD ENGINEERING, INC.
727 S. 14TH STREET
LEESBURG FLORIDA 34748
PHONE: (352)787-1414
FAX: (352)787-7221

ON SITE CALCULATIONS

PROPERTY AREA	550,836 SF	12.65 AC	100%
PRE-DEVELOPMENT			
OPEN:	519,340 SF	11.92 AC	94.23%
IMPERVIOUS:	31,495 SF	0.73 AC	5.77%
POST-DEVELOPMENT			
OPEN:	245,995 SF	5.65 AC	44.66%
IMPERVIOUS:	304,840 SF	7.00 AC	55.34%
BUILDINGS:	152,452 SF	3.50 AC	27.68%
PAVEMENT:	152,388 SF	3.50 AC	27.66%

PARKING CALCULATIONS:

USE:	REQUIREMENT:	SPACES:
GOLF OFFICE/RETAIL	1 PER 200 SF	17
STORAGE OFFICE	1 PER 200 SF	6
MINI STORAGE	1 PER 4000 SF	37
MANAGERS RESIDENCE	1 PER RESIDENT	1

TOTAL SPACES REQUIRED: 61
TOTAL SPACES PROVIDED: 61
HC SPACES INCLUDED: 3

SITE SETBACKS:
FRONT: 25' TO ROLLING ACRES RD & WEST LADY LAKE BLVD
SIDE: 5'
REAR: 15'

PROPOSED LAND USES:
RETAIL SALES & SERVICES, MINIATURE GOLF AND ASSOCIATED RETAIL SALES AND SERVICES, SOFTBALL BATTING CAGES, GOLF DRIVING RANGE AND ASSOCIATED ACCESSORY USES, MINI STORAGE AND OFFICE, MANAGER'S RESIDENCE, RV SEWAGE DUMP STATION AND INDOOR MOTOR VEHICLE/RV/BOAT STORAGE.

PLAN NOTES:

1. BUILDINGS TO BE SINGLE STORY.
2. THE TOWN OF LADY LAKE SHALL PROVIDE WATER SERVICE, FIRE PROTECTION AND SEWAGE DISPOSAL.
3. ST.JOHN'S RIVER WATER MANAGEMENT DISTRICT SHALL GOVERN STORMWATER DRAINAGE.
4. EXISTING ZONING: CP (PLANNED COMMERCIAL)
5. PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
6. LANDSCAPE DESIGN SHALL CONFORM TO THE TOWN OF LADY LAKE DEVELOPMENT REGULATIONS.
7. 15' UTILITY EASEMENTS TO BE PROVIDED INSIDE ALL PROPERTY LINES.
8. BUILDING HEIGHT NOT TO EXCEED 35'.
9. 6' CHAIN LINK FENCING AROUND PERIMETER OF SITE
10. PROPOSED MINI WAREHOUSE BUILDINGS TO BE TYPE B CONSTRUCTION
11. BUILDING MOUNTED FIXTURES TO PROVIDE SITE LIGHTING
12. FINAL BUILDING FOOTPRINTS AND ALIGNMENTS MAY BE MODIFIED.
13. TOTAL PROPOSED BUILDING SQUARE FOOTAGE SHALL NOT EXCEED 162,000 SF.
14. EXPECTED NUMBER OF EMPLOYEES = 3
15. PROPOSED ENTRY GATE SHALL BE SIREN ACTIVATED WITH A SIREN OPERATED SENSOR AND A REMINDER DECAL INSTALLED ON OUTSIDE OF ENTRY GATE PER NFPA 1: CH18. GATES SHALL BE MINIMUM 12' WIDE TO ACCOMMODATE EMERGENCY APPARATUS.

PERMITS REQUIRED

AGENCY	PERMIT
TOWN OF LADY LAKE	SITE PLAN APPROVAL
	BUILDING DEPT APPROVAL
SJRWMD	SWERP
LAKE CO	R/W UTILIZATION
FDOT	N/A

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING PAVEMENT
- WM — EXISTING WATERMAIN
- FM — EXISTING SANITARY SEWER FORCEMAIN
- RE-USE — EXISTING RE-USE MAIN
- BUILDING SETBACK
- WM — PROPOSED WATERMAIN
- FM — PROPOSED SANITARY SEWER FORCEMAIN
- RE-USE — PROPOSED RE-USE MAIN
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED BUILDING

REV. BY:	DATE:	DESCRIPTION	DRAWN BY
	03/18/15	REVISE AS PER TOWN OF LADY LAKE.	VL
	03/06/15	REVISE AS PER FIRE COMMENTS.	VL
	03/03/15	REVISE AS PER TOWN OF LADY LAKE.	VL
	02/07/15	REVISE AS PER TOWN OF LADY LAKE.	VL
	12/16/14	ADD RV STORAGE BLDGS.	VL
	8/12/14	AS BUILT SEWER.	LJG
	6/9/14	AS BUILT WET TAPS.	JRH
	6/2/14	ADD UTILITY DOWN LOG.	JRH
	5/27/14	REV. FENCE AT PROPOSED SIGN.	LJG
	2/28/14	ADD FIREMAN CALLS FOR UNDERGROUND PERMIT.	JRH
	1/16/14	REVISE FIREMAINS, ADD RISERS AND FDC'S.	JRH
	11/21/13	REV PER TOWN OF LADY LAKE.	JRH
	11/19/13	REV. FIRE LINE.	JRH
	11/15/13	REV. AS PER TOWN OF LADY LAKE.	JRH
	10/30/13	REV. AS PER FIRE REVIEW.	JRH

CLIENT: MIKE GIRARD
TREE TOPS GOLF, INC.

PROJECT: ROLLING ACRES SELF STORAGE

DRAWING: SITE PLAN

2 of 15

STATE OF FLORIDA — DAVID W. SPRINGSTEAD — LICENSE No. 48229 — PROFESSIONAL ENGINEER

Mar 19 2015 3:15 PM

DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION No. 48229

Springstead Engineering, Inc.
Consulting Engineers
Planners
CA-0001723
LB-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

SCALE:	FILE:	DATE:
1"=50'	TREE TOPS	10/13
DESIGN:	DRAWN:	CHECKED:
	JRH	

DRAWING: SITE PLAN
CLIENT: MIKE GIRARD
ROLLING ACRES SELF STORAGE
JOB NO.: 1310019.002 SHEET: 2 OF: 15

The engineer expressly reserves the exclusive common law copyright and other property rights to these plans. These plans are not to be reused or copied in whole or in part without written consent.

J:\Land Projects 2006\1310\019.000\dwg\Tree Tops 2.dwg, RV-SITE1, 3/18/2015 9:09:07 AM, ***VL***

J:\Land Projects 2005\1310019.000\dwg\Tree Tops 2.dwg, AERIAL, 3/6/2015 9:06:05 AM, ***VL***

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Springstead Engineering, Inc.

Consulting Engineers
Planners
CA-0001723
DE-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION No. 45223

Mar 19 2015 3:15 PM

CLIENT:	MIKE GIRARD TREE TOPS GOLF, INC.
PROJECT:	ROLLING ACRES SELF STORAGE
DRAWING:	AERIAL PHOTOGRAPH

3 of 15

REV. BY:	DESCRIPTION	DATE:	DRAWN
	ADD RV STORAGE BLDGS.	12/16/14	VL

SCALE: 1"=200'	FILE: TREE TOPS	DATE: 10/13	
DESIGN:	DRAWN: JRH	CHECKED:	
DRAWING: AERIAL PHOTOGRAPH			
CLIENT: MIKE GIRARD			
ROLLING ACRES SELF STORAGE			
JOB NO.: 1310019.002	SHEET: 3 OF: 15		

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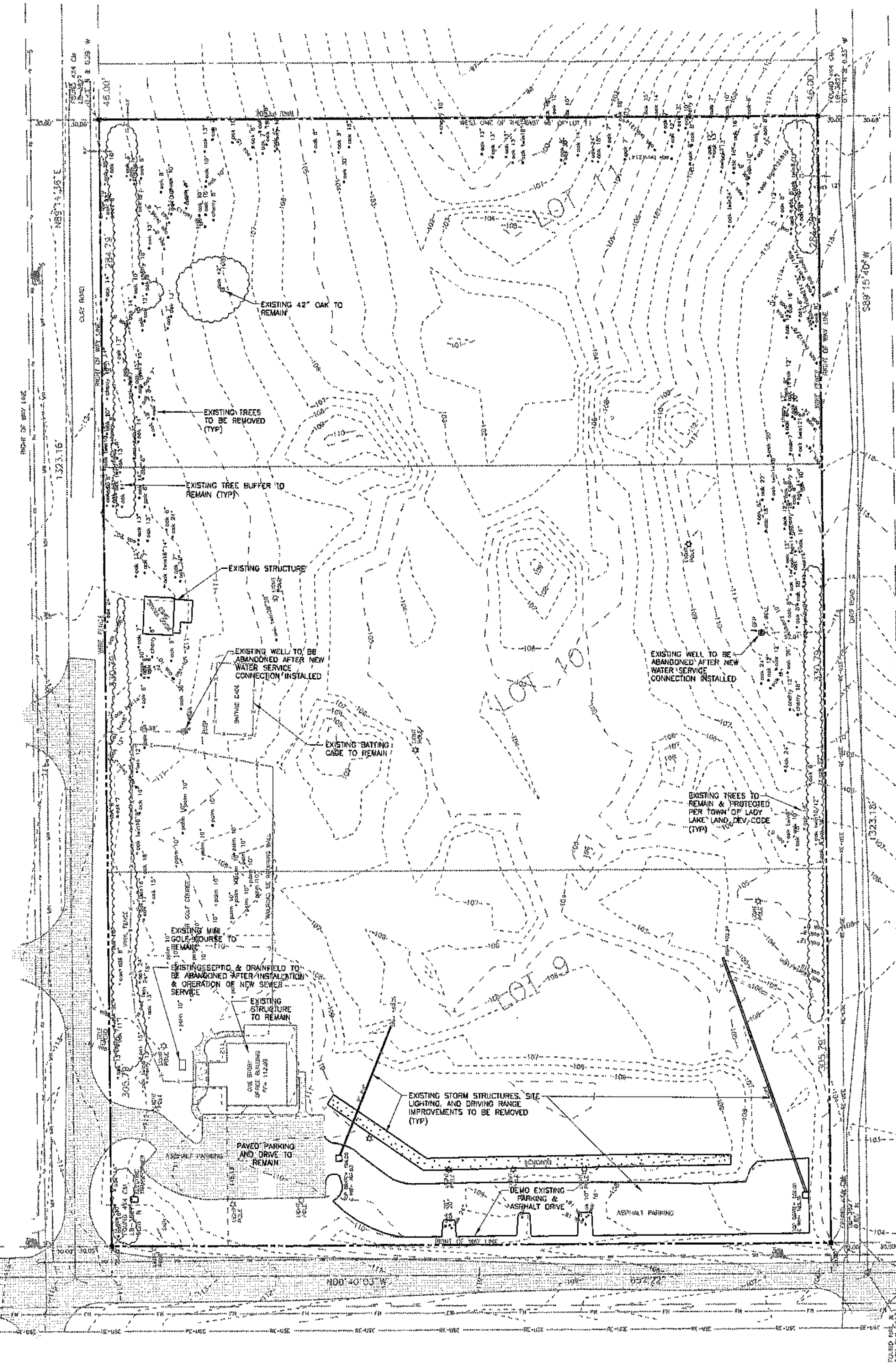

TREE REMOVAL TABLE

NORTHING	EASTING	ELEVATION	DESC	NORTHING	EASTING	ELEVATION	DESC
5384.8589	4388.8390	108.84	OAK 6"	5618.7524	4930.6937	98.85	OAK 13"
5384.7001	4430.0109	109.25	OAK 24"	5630.1827	4930.1526	98.61	OAK 13"
5374.3468	4475.0735	110.79	CHERRY 18"	5639.1379	4932.6384	98.64	OAK 13"
5381.1747	4480.0314	110.69	CHERRY 12"	5672.7803	4949.9554	98.73	CHERRY 10"
5387.6541	4497.3808	111.01	OAK 8"	5830.8505	4927.5472	106.86	OAK 15"
5399.1741	4503.8752	111.22	OAK 12"	5817.2397	4939.5374	106.95	OAK 15"
5404.8530	4501.2126	111.12	OAK 24"	5808.8981	4936.1124	106.17	CHERRY 10"
5382.9070	4512.8673	111.80	OAK 12"	5810.3304	4934.3030	106.17	OAK 6"
5382.9503	4510.2861	111.94	OAK 26"	5777.6193	4934.1599	104.78	OAK 6"
5368.3682	4535.5795	112.65	OAK TWIN6/8"	5758.0883	4933.5695	103.80	OAK 9"
5382.1988	4541.4211	112.46	CHERRY 10"	5749.4896	4938.2342	103.19	OAK 18"
5382.4933	4552.3235	112.82	OAK 6"	5753.4294	4909.3605	104.14	OAK 30"
5375.3165	4947.6618	112.85	OAK 8"				
5374.9872	4666.1352	113.46	OAK 18"	5823.6717	4960.0661	106.56	OAK 7"
5380.6916	4574.3384	113.41	OAK 14"	5820.9852	4932.4435	106.66	OAK 7"
5370.0912	4580.5383	113.79	OAK TWIN14"	5529.3659	4937.1728	107.02	OAK 8"
5377.1814	4591.6895	113.87	OAK 14"	5846.0391	4941.0097	107.64	OAK 10"
5380.2560	4593.8584	114.08	OAK TWIN14'18"	5862.4398	4943.2533	108.27	OAK 7"
5384.0179	4597.1179	113.98	OAK 12"	5869.0615	4933.7837	108.80	OAK 13"
5372.8362	4608.9499	114.64	OAK 16"	5867.7720	4908.8602	108.87	OAK 10"
5381.0111	4624.3558	114.59	CHERRY 18"	5868.1871	4904.6851	108.75	OAK 10"
5385.8938	4627.8363	114.39	OAK 12"	5897.5334	4901.8104	109.78	OAK 10"
5401.4581	4625.5923	113.82	OAK 18"	5905.1030	4899.8281	109.86	OAK 8"
5407.4102	4632.1333	113.40	OAK 8"	5921.7873	4911.2752	110.41	OAK 6"
5404.3751	4651.8776	114.14	OAK 22"	5927.5689	4906.1186	110.65	CHERRY 7"
5395.4754	4652.0349	114.47	OAK TWIN14'18"	5923.2212	4880.5691	110.36	OAK 8"
5385.1903	4650.4869	114.84	OAK 8"	5998.4737	4874.8302	109.65	OAK 7"
5378.2796	4645.4134	114.85	OAK 8"	5996.4496	4882.0603	109.67	OAK 10"
5374.5073	4648.8274	115.24	OAK 14"	5884.0071	4886.8764	109.34	OAK 14"
5372.2007	4655.3739	115.35	OAK 10"	5885.0840	4891.2628	109.24	OAK 8"
5381.6258	4655.6324	115.09	CHERRY 6"	5873.3870	4881.0316	109.07	OAK 10"
5356.3088	4678.2567	116.24	OAK 14"	5868.1935	4881.5915	108.97	OAK 10"
5373.2043	4688.2037	115.87	OAK TWIN1214"	5861.5688	4877.3813	108.17	CHERRY 8"
5381.1859	4688.7871	115.02	OAK 7"	5868.4888	4871.5282	109.17	OAK TWIN13"8"
5399.5667	4687.3971	114.75	OAK 20"	5899.0303	4862.9087	109.07	OAK TWIN8"6"
5384.3005	4708.0003	115.47	OAK 6"	5902.2958	4853.2683	109.61	OAK 8"
5366.9829	4712.1164	115.54	CHERRY 12"	5914.8275	4853.9393	110.03	OAK 13"
5379.3435	4719.2605	115.84	OAK 22"	5920.1927	4825.0302	110.28	CHERRY 10"
5360.7318	4709.7821	116.38	OAK 6"	5916.9923	4816.2597	110.07	OAK 8"
5356.2007	4711.1403	116.51	OAK 14"	5926.5770	4813.8048	110.42	OAK 10"
5377.0579	4717.9567	115.99	OAK 20"	5918.6288	4794.2705	110.81	OAK 12"
5382.3791	4729.5054	115.63	OAK 17"	5920.0585	4788.8780	110.95	OAK 13"
5385.1161	4733.2123	115.62	OAK 8"	5899.2441	4788.4132	110.01	OAK 7"
5382.9420	4740.6923	115.67	OAK 12"	5898.0049	4798.2379	109.77	OAK 13"
5359.1508	4763.5107	116.22	OAK TWIN12/8"	5808.6664	4534.3365	109.94	OAK TWIN28"20"
5363.1142	4701.4812	116.63	OAK 13"	5925.5482	4740.2058	111.51	OAK 15"
5359.7977	4794.0374	116.54	OAK 8"	5920.7608	4740.3446	111.46	OAK 7"
5361.8561	4798.5907	116.49	OAK TRIPLE214"8"	5922.9211	4732.4451	111.96	OAK TWIN12"15"
5384.1173	4784.2846	115.43	OAK 14"	5930.6220	4727.8470	112.05	OAK TWIN7"
5388.2906	4798.2423	115.51	OAK 12"	5811.0209	4714.4984	111.47	OAK 7"
5381.5610	4801.4308	115.85	OAK 18"	5810.3510	4701.0577	111.88	OAK 18"
5373.3930	4798.2195	115.92	OAK 6"	5827.0650	4681.4680	112.36	OAK TWIN7"
5382.9750	4805.9198	115.72	OAK 7"	5823.6166	4695.3218	112.84	OAK 14"
5386.8568	4817.9560	116.48	OAK 6"	5918.8740	4665.7762	112.09	OAK 6"
5362.4847	4819.2320	116.41	OAK TWIN14/18N	5922.5816	4649.6268	112.58	OAK 14"
5361.5706	4825.4788	116.28	OAK TWIN8/14"	5918.1368	4642.4443	112.40	OAK 8"
5380.5832	4869.0769	115.16	OAK 17"	5900.0068	4623.6602	112.62	OAK 6"
5380.3848	4873.3809	115.14	OAK 14"	5884.8669	4618.0721	112.71	OAK 24"
5300.7482	4887.6608	115.02	OAK 8"	5915.4552	4614.5362	112.66	OAK 13"
5389.4621	4883.5291	114.50	OAK 8"	5923.1976	4618.2596	112.92	OAK 13"
5410.5280	4930.4475	112.03	OAK 12"	5923.4491	4611.3473	113.07	OAK 20"
5415.6787	4914.6617	111.91	OAK 10"	5888.6318	4581.5944	112.24	OAK 24"
5416.4607	4909.9119	111.96	OAK 6"	5092.7283	4585.0953	112.24	OAK 7"
5407.0826	4902.9108	113.03	OAK TRIPLE121618	5901.4110	4577.4990	112.54	OAK TWIN18"14"
5420.6348	4897.8954	117.23	OAK 7"	5918.1129	4583.6728	112.95	OAK 7"
5432.0711	4879.0274	112.11	OAK TWIN24"	5925.5111	4585.2794	113.04	OAK 13"
5428.6645	4918.7175	111.41	OAK 10"	5983.1167	4527.2663	112.29	OAK 7"
5415.9416	4963.9864	110.43	OAK 6"	5920.7333	4504.6116	112.30	OAK 10"
5434.0004	4963.2740	109.30	OAK 10"	5918.2423	4502.2697	112.48	OAK 8"
5437.8128	4926.2514	110.58	OAK 12"	5914.7159	4502.6637	112.15	OAK 8"
5438.5817	4919.7051	110.52	OAK 12"	5911.4443	4519.8964	112.07	CHERRY 6"
5485.0541	4925.8868	108.50	OAK 8"	5885.7712	4516.7311	112.24	OAK 6"
5463.4076	4941.3906	108.06	OAK 8"	5894.0855	4502.2824	112.05	OAK 10"
5463.3860	4941.3824	108.08	OAK 8"	5883.6055	4501.7382	112.09	OAK 10"
5468.3460	4955.0664	107.15	OAK 10"	5887.6480	4477.5131	111.88	OAK 30"
5474.4825	4953.5097	108.74	OAK 13"	5919.0811	4478.3482	111.55	OAK 8"
5479.8423	4940.3285	108.82	OAK 12"	5917.8667	4445.4656	110.99	OAK 24"
5479.8481	4930.1180	107.41	OAK TWIN1214"	5923.5057	4428.6258	110.92	OAK 12"
5494.1186	4937.2826	105.98	OAK TWIN1214"	5924.8181	4413.2611	110.81	OAK TWIN13"8"
5485.8987	4951.7792	108.28	OAK 7"	5921.5649	4392.1840	110.66	OAK 16"
5523.3941	4957.8074	103.47	OAK 18"	5843.4887	4358.9628	110.64	PALM 10"
5519.0081	4929.1256	104.32	OAK 7"	5883.6441	4394.0032	111.87	PALM 10"
5532.4114	4939.8936	103.23	OAK 7"	5885.6427	4375.9906	112.12	PALM 10"
5541.0524	4927.3128	103.00	OAK 18"	5667.3618	4056.3627	109.61	OAK 20"
5545.6112	4927.6926	103.01	OAK 24"	5664.0264	4057.0586	109.90	OAK 20"
5558.1848	4932.4011	101.70	OAK 14"	5682.3380	4054.6503	108.26	OAK 24"
5569.2371	4925.3134	101.30	OAK 30"	5547.9465	4065.6078	108.01	OAK 16"
5572.1578	4928.2410	101.18	OAK 8"	5549.7490	4064.6304	108.02	OAK 10"
5604.9686	4925.8716	99.54	OAK TWIN18"15"	5552.3528	4062.1336	108.31	OAK 16"
5613.1686	4926.0123	99.11	OAK 13"	5550.2658	4058.2168	108.19	OAK 18"
				5880.9850	4382.4279	111.30	PALM 10"

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTERLINE
- PRE-DEV PAVEMENT
- —175— EXISTING MAJOR CONTOUR
- —168— EXISTING MINOR CONTOUR

REV.	BY:	DESCRIPTION	DATE:	DRAWN
	DWS	REV AS PER TOWN OF LADY LAKE.	11/12/13	JRH

CLIENT: MIKE GIRARD
TREE TOPS GOLF, INC.

PROJECT: ROLLING ACRES SELF STORAGE

DRAWING: EXISTING SITE/ DEMOLITION PLAN

4 of 15

DAVID W. SPRINGSTEAD, LICENSE No. 48229, STATE OF FLORIDA, PROFESSIONAL ENGINEER

Mar 19 2015 3:15 PM

DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION No. 48229

Springstead Engineering, Inc.
Consulting Engineers
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LB-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

SCALE:	FILE:	DATE:
1"=50'	TREE TOPS	10/13
DESIGN:	DRAWN:	CHECKED:
DWS	JRH	DWS

DRAWING: EXISTING SITE/ DEMOLITION PLAN

CLIENT: MIKE GIRARD
ROLLING ACRES SELF STORAGE

JOB NO.:	SHEET: 4
1310019.002	OF: 15

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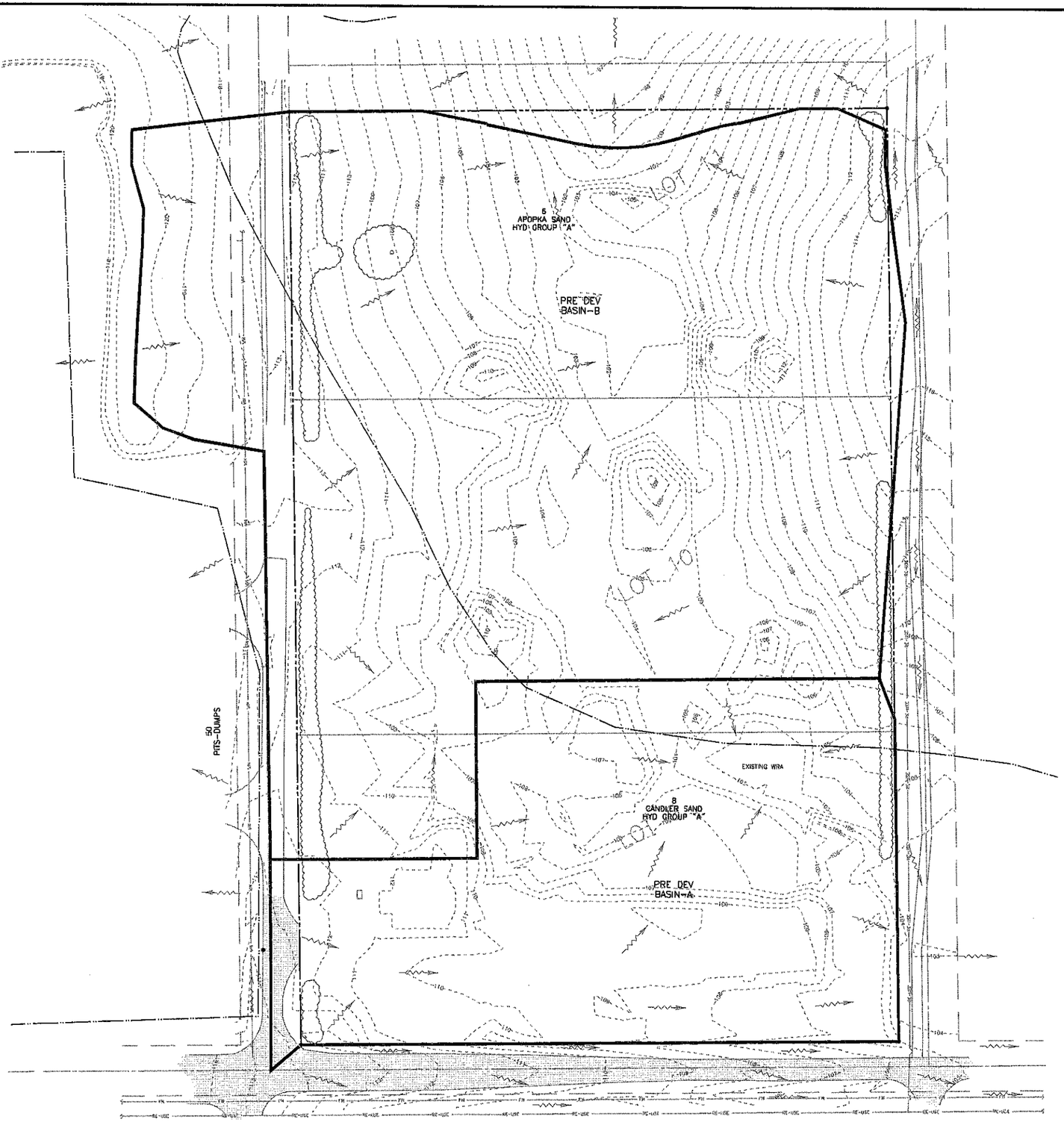

PRE-BASIN B

BASIN AREA	9.65 AC	100.00%
IMPERVIOUS	0 AC	0%
OPEN SPACE	9.37 AC	97.05%
DIRT ROADS	0.28 AC	2.92%

PRE-BASIN A

BASIN AREA	4.33 AC	100.00%
IMPERVIOUS	0.01 AC	0.11%
OPEN SPACE	4.27 AC	98.64%
DIRT ROADS	0.05 AC	1.26%

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTERLINE
- PRE-DEV PAVEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- SOILS DIVIDE
- PRE-DEV BASIN BOUNDARY
- PRE-DEV FLOW ARROW

REV.	BY	DESCRIPTION	DATE	DRAWN
		REV. AS PER TOWN OF LADY LAKE	11/12/13	JRH

CLIENT: MIKE GIRARD
TREE TOPS GOLF, INC.

PROJECT: ROLLING ACRES SELF STORAGE

DRAWING: PRE-DEVELOPMENT BASIN MAP

5 of 15

DAVID W. SPRINGSTEAD, P.E.
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Mar 19 2015 3:16 PM

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SCALE:	FILE:	DATE:
1"=50'	TREE TOPS	10/13
DESIGN:	DRAWN:	CHECKED:
	JRH	

DRAWING: PRE-DEVELOPMENT BASIN MAP

CLIENT: MIKE GIRARD
ROLLING ACRES SELF STORAGE

JOB No.:	SHEET:
1310019.002	5 OF 15

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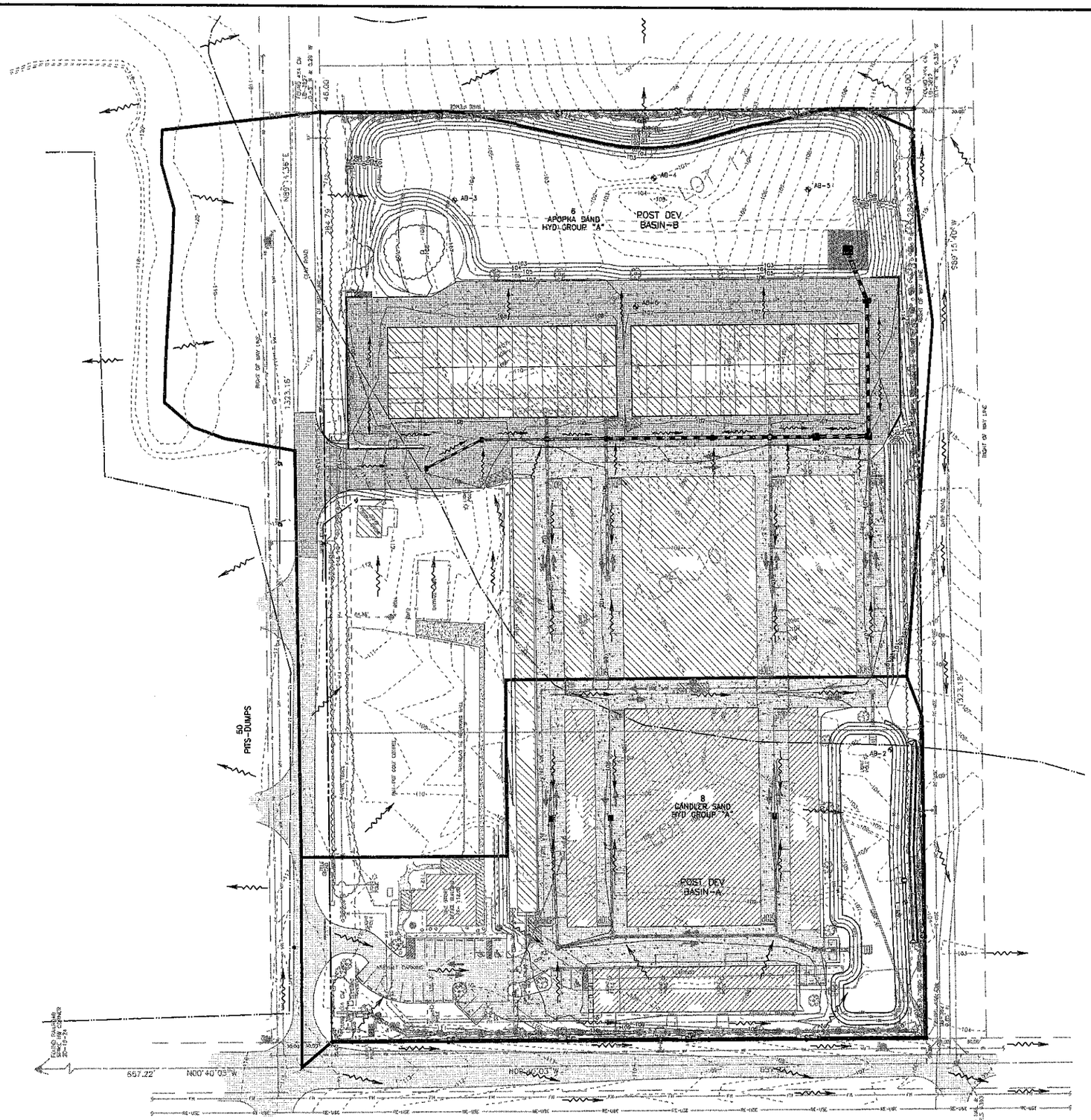

POST-BASIN B

BASIN AREA	9.66 AC	100.00%
IMPERVIOUS	4.67 AC	48.39%
WRA	1.45 AC	15.03%
OPEN SPACE	3.40 AC	35.23%
DIRT ROADS	0.13 AC	1.35%

POST-BASIN A

BASIN AREA	4.33 AC	100.00%
IMPERVIOUS	2.87 AC	66.37%
WRA	0.47 AC	10.81%
OPEN SPACE	0.99 AC	22.82%
DIRT ROADS	0.00 AC	0.00%

NOTE:
SEE STORMWATER POLLUTION PREVENTION PLAN FOR PROJECT AREA DELINEATION.

LEGEND

- PROPERTY BOUNDARY/DRAINAGE PROJECT AREA
- RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING PAVEMENT
- 175 EXISTING MAJOR CONTOUR
- 168 EXISTING MINOR CONTOUR
- BUILDING SETBACK
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED BUILDING
- 167 PROPOSED MAJOR CONTOUR
- 162 PROPOSED MINOR CONTOUR
- POST-DEV FLOW ARROW
- POST-DEV BASIN BOUNDARY
- SOILS DIVIDE
- SOIL BORING
- MATCH SLOPE
- SF SILT FENCE

Mar 19 2015 3:16 PM

DAVID W. SPRINGSTEAD, P.E.
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SCALE:	FILE:	DATE:
1"=50'	TREE TOPS	10/13
DESIGN:	DRAWN:	CHECKED:
	JRH	

DRAWING: POST-DEVELOPMENT BASIN MAP
CLIENT: MIKE GIRARD
PROJECT: ROLLING ACRES SELF STORAGE
JOB NO.: 1310019.002
SHEET: 6 OF 15

REV.	BY:	DESCRIPTION	DATE:	DRAWN:
		REVISE PER TOWN OF LADY LAKE	03/18/15	VL
		ADD RV STORAGE BLDGS.	12/16/14	VL
		REFLECT FIRE LINE WOODS.	12/9/13	JRH
		REV. AS PER TOWN OF LADY LAKE.	11/12/13	JRH

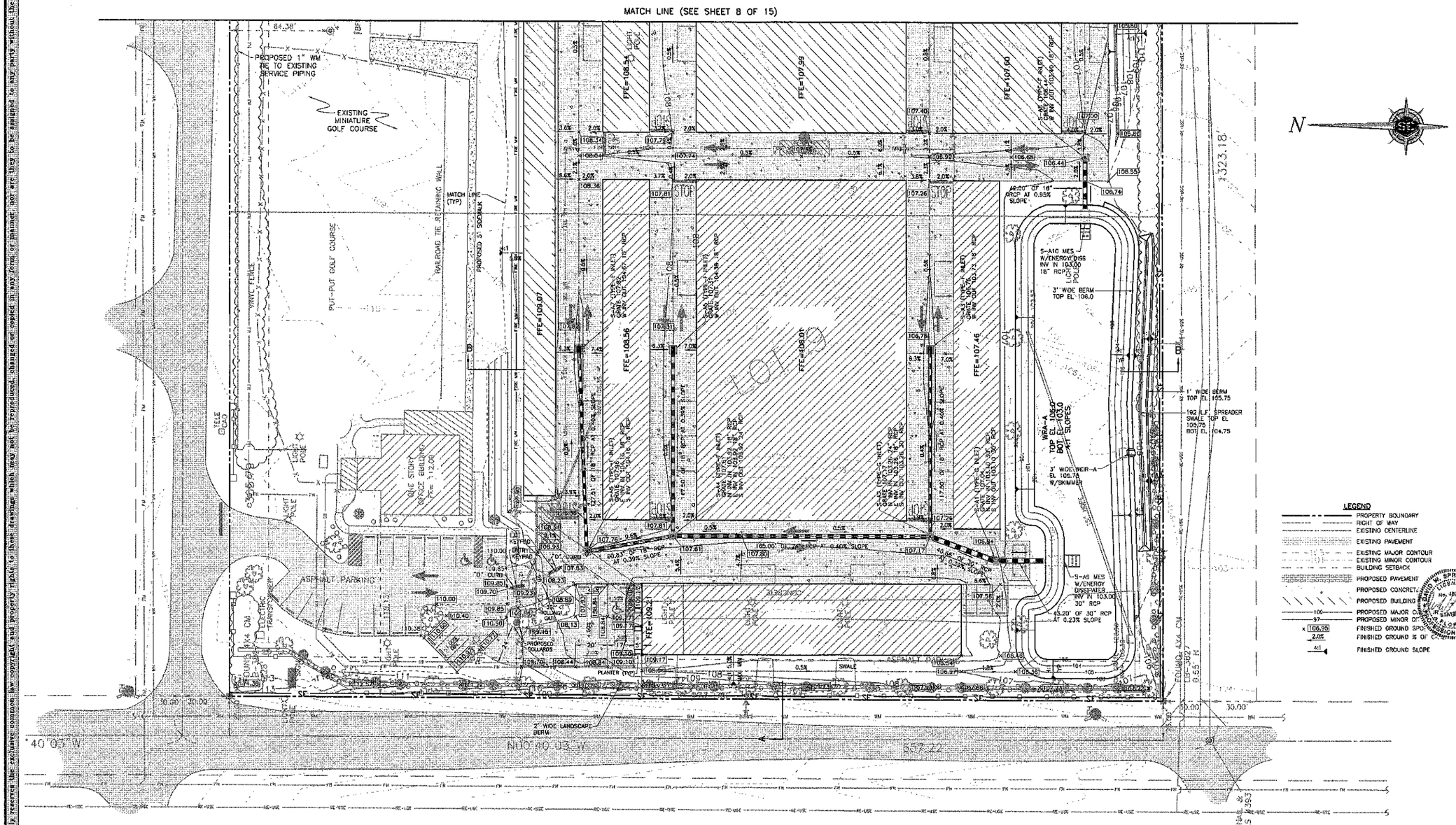
MIKE GIRARD
TREE TOPS GOLF, INC.

ROLLING ACRES SELF STORAGE

POST-DEVELOPMENT
BASIN MAP

6 of 15

J:\Land Projects 2005\1310019.000\dwg\Tree Tops 2.dwg, POST, 3/19/2015 9:14:48 AM, **VL***



NOTE: CONTRACTOR SHALL COORDINATE FINISHED FLOOR ELEVATIONS WITH THE METAL BUILDING MANUFACTURER TO ACHIEVE THE REQUIRED EDGE OF SLAB TREATMENT AS WELL AS THE NECESSARY ENTRYWAY THRESHOLDS IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2010, ACCESSIBILITY.

REV. BY:	DESCRIPTION	DATE:	DRAWN:
	ADD RV STORAGE BLDGS.	12/16/14	VL
	CONSTRUCTION MODS.	8/5/14	LJC
	REV. AS PER SJRWMD.	11/18/13	JRH
	REV. AS PER TOWN OF LADY LAKE.	11/12/13	JRH

CLIENT: MIKE GIRARD
PROJECT: TREE TOPS GOLF, INC.
DRAWING: ROLLING ACRES SELF STORAGE
GRADING AND DRAINAGE PLAN - A

7 of 15

Mar 19 2015 3:16 PM

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SCALE:	FILE:	DATE:
1"=30'	TREE TOPS	10/13
DESIGN:	DRAWN: JRH	CHECKED:

DRAWING: GRADING AND DRAINAGE PLAN - A
CLIENT: MIKE GIRARD
ROLLING ACRES SELF STORAGE

JOB NO.:	SHEET:	OF:
1310019.002	7	15

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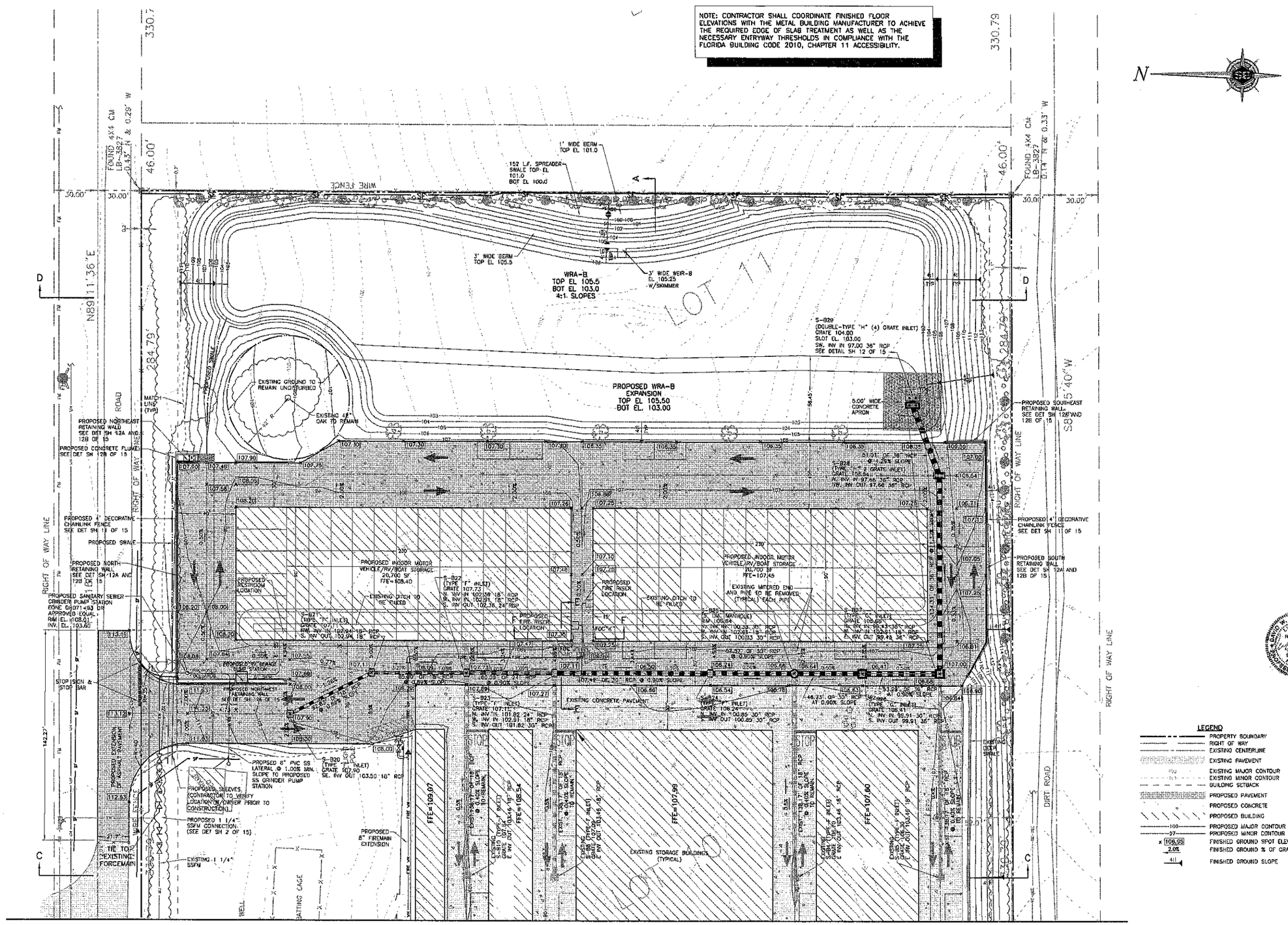

REV	DESCRIPTION	DATE	DRAWN
	REVISE AS PER TOWN OF LADY LAKE	03/18/15	VL
	REVISE AS PER FIRE COMMENTS	03/06/15	VL
	REVISE AS PER TOWN OF LADY LAKE	02/07/15	VL
	ADD RV STORAGE BLDGS.	12/16/14	VL
	REFLECT FIRE LINE MODS.	12/9/13	JRH
	REV AS PER S.WMD.	11/18/13	JRH
	REV AS PER TOWN OF LADY LAKE	11/12/13	JRH

CLIENT: MIKE GIRARD TREE TOPS GOLF, INC.

PROJECT: ROLLING ACRES SELF STORAGE

DRAWING: GRADING AND DRAINAGE PLAN - B

8 of 15

Mar 19 2015 3:17 PM

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SCALE:	FILE:	DATE:
1"=30'	TREE TOPS	10/13
DESIGN:	DRAWN: JRH	CHECKED:

DRAWING: GRADING AND DRAINAGE PLAN - B

CLIENT: MIKE GIRARD
ROLLING ACRES SELF STORAGE

JOB NO.: 1310019.002 SHEET: 8 OF: 15

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING PAVEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- BUILDING SETBACK
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- x 106.55 FINISHED GROUND SPOT ELEV
- 2.0% FINISHED GROUND % OF GRADE
- 4:1 FINISHED GROUND SLOPE

The contractor is solely responsible for verifying common law rights-of-way, easements, and property lines in the field prior to the commencement of any work. The engineer assumes no responsibility for the location of any improvements not staked by a land surveyor.

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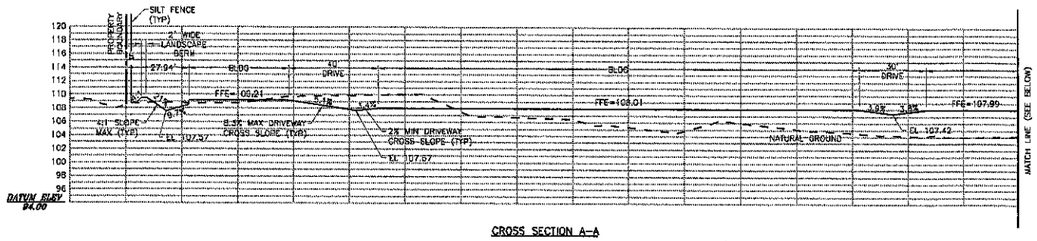
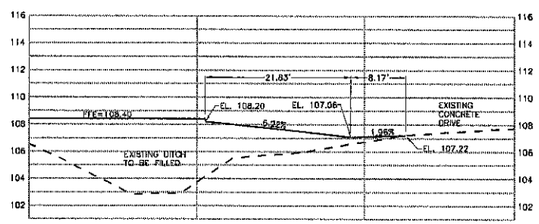
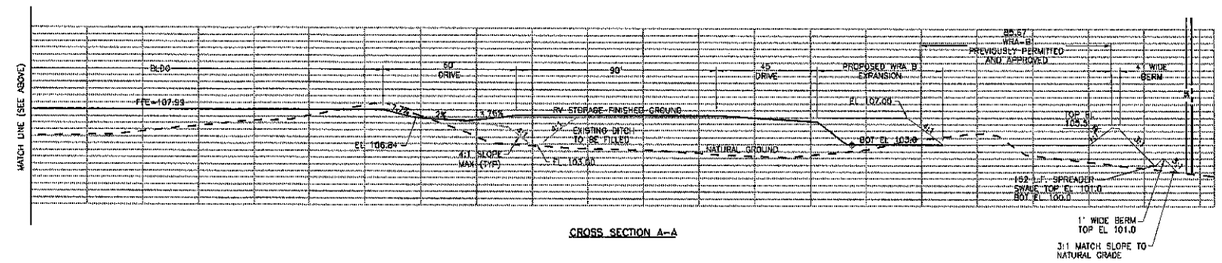


CROSS SECTION A-A



CROSS SECTION E-E
SCALE: 1"=10' HORIZ.
1"= 5' VERT.



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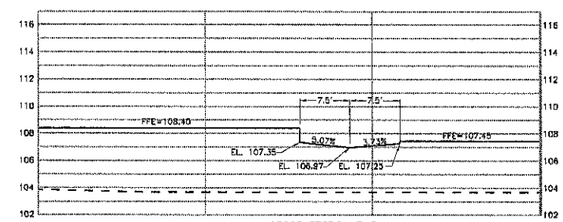
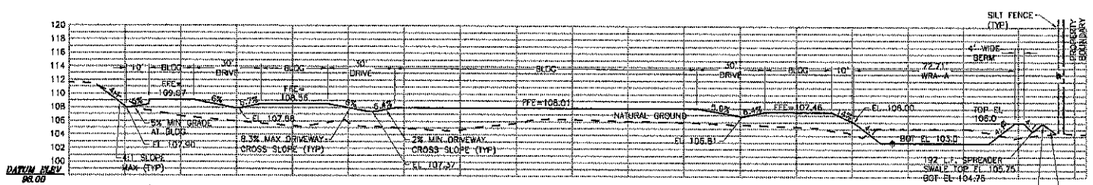
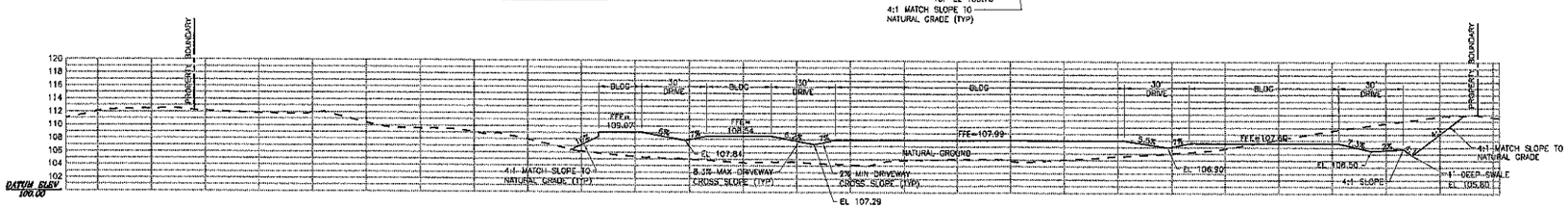


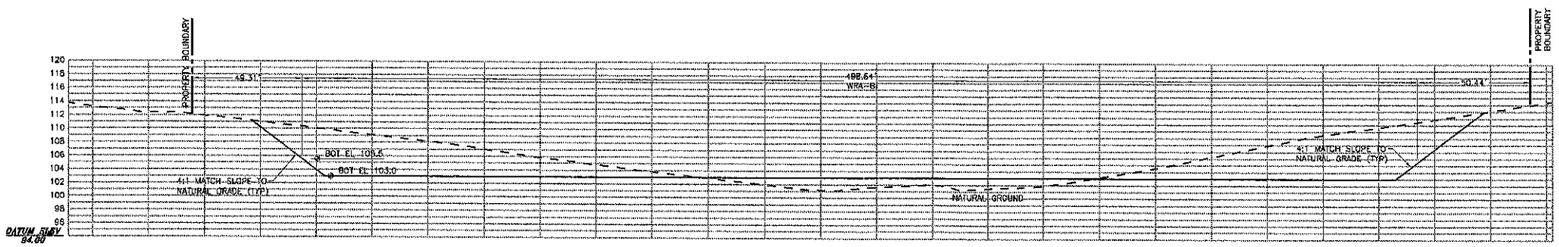
CROSS SECTION F-F
SCALE: 1"=10' HORIZ.
1"= 5' VERT.



CROSS SECTION B-B



CROSS SECTION C-C



CROSS SECTION D-D

SCALE: 1"=30' HORIZONTAL
1"=10' VERTICAL

REV. BY:	DESCRIPTION	DATE:	DRAWN
	REV. SECTION A-A FOR STORAGE BLDG. AND PARKING LOT EXPANSION	12/16/14	VL
	REV. AS PER SJRWMD	11/18/13	JRH
	REV. AS PER TOWN OF LADY LAKE	11/12/13	JRH

CLIENT: MIKE GIRARD
TREE TOPS GOLF, INC.

PROJECT: ROLLING ACRES SELF STORAGE

DRAWING: SITE CROSS SECTIONS

9 of 15

Mar 19 2015 3:17 PM

DAVID W. SPRINGSTEAD, P.E.
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(352) 787-1414

SCALE:	FILE:	DATE:
AS SHOWN	TREE TOPS	10/13
DESIGN:	DRAWN: JRH	CHECKED:

DRAWING: SITE CROSS SECTIONS
CLIENT: MIKE GIRARD
ROLLING ACRES SELF STORAGE
JOB NO.: 1310019.002 SHEET: 9 OF: 15

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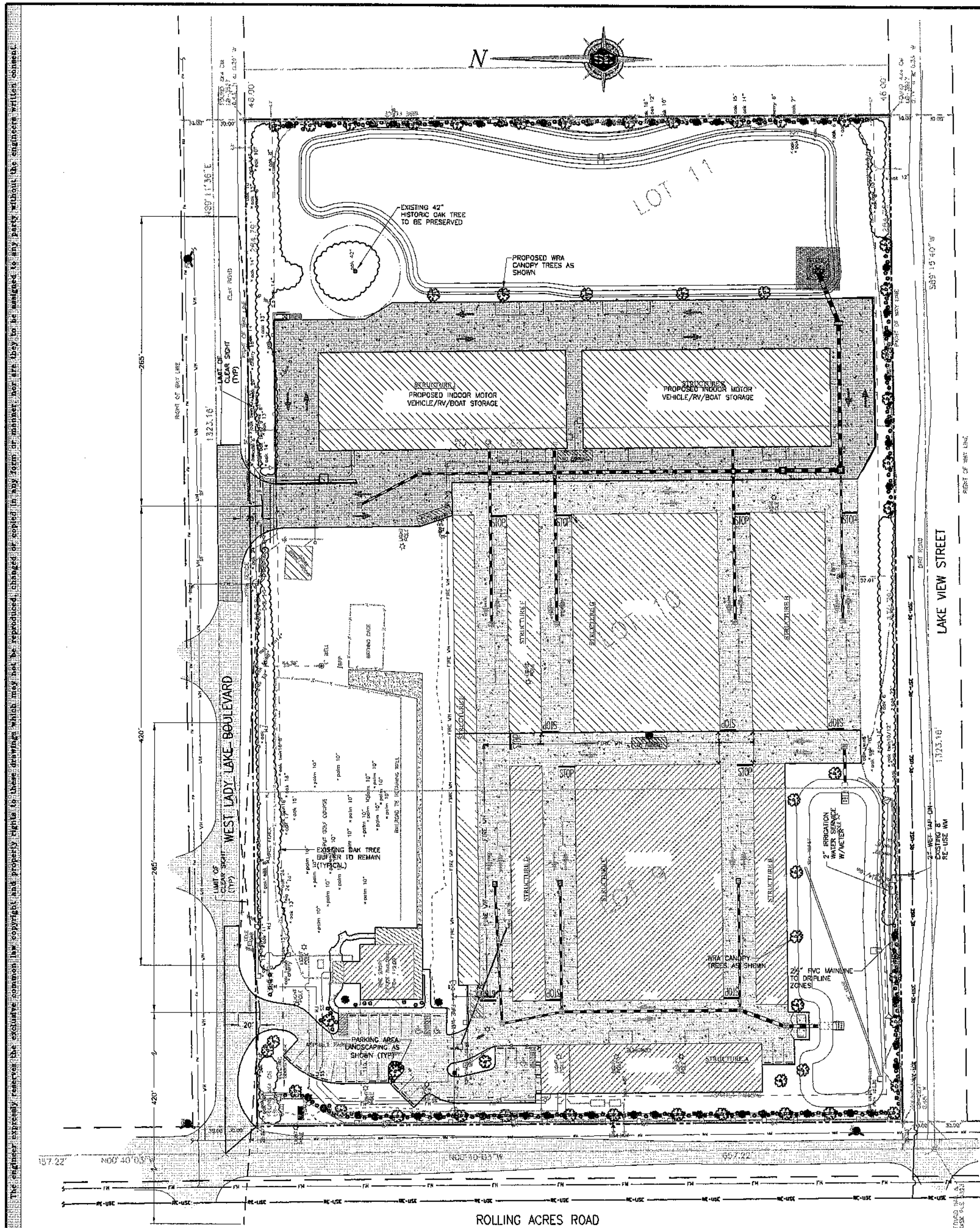
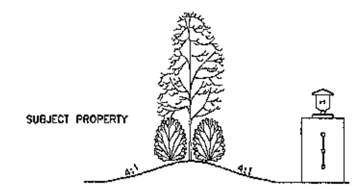
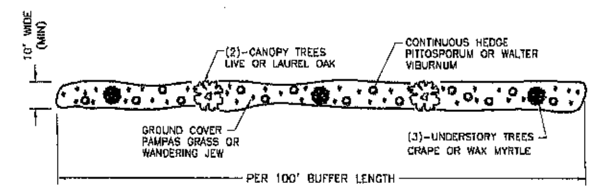




WEST LANDSCAPE BUFFER
NTS



TYPICAL TYPE-A LANDSCAPE BUFFER
NTS

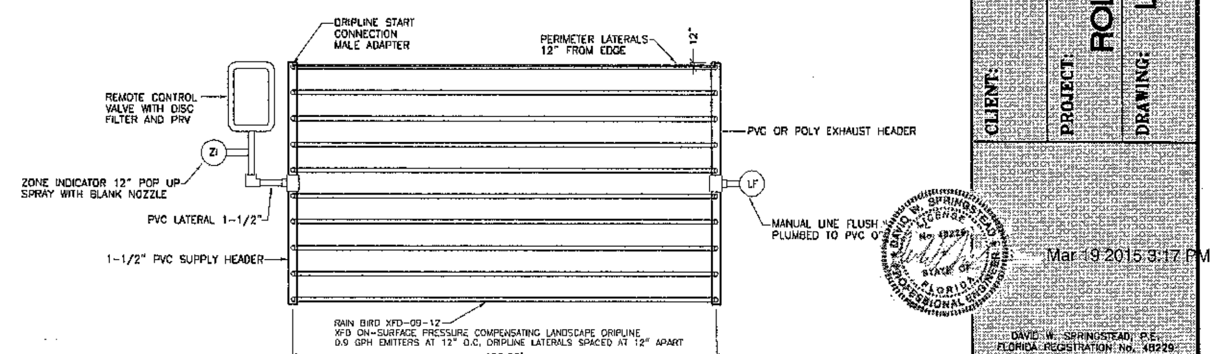
SITE LANDSCAPING SCHEDULE

SYMBOL	QUANTITY ON SITE	BUFFER REQUIREMENT	APPROVED SPECIES (SEE LADY LAKE CODE FOR ADD'L)	
	(52)	CANOPY TREES MIN 15' HGT AT PLANTING OR 4" DBH & 12' MIN HGT	LIVE OAK LAUREL OAK	QUERCUS VIRGINIANA QUERCUS LAURIFOLIA
	(57)	UNDERSTORY TREES MIN 2.5" DBH AT PLANTING	CRAPE MYRTLE WAX MYRTLE	LAGERSTROEMIA INDICA MYRICA CERIFERA
	(275)	SHRUBS MIN 20" HGT AT PLANTING (MIN 36" HGT WITHIN 2YRS) MAX SPACING 36" (UNLESS OTHERWISE APPROVED)	PITTOSPORUM WALTER VIBURNUM	PITTOSPORUM TOBIRA VIBURNUM OBOVATUM
		GROUND COVER	LOPSIDED INDIANGRASS PAMPAS GRASS WANDERING JEW	SORPHASTRUM SECUNDUM CORTADERIA SELLOANA TRADESCANTIA PENDULA

NOTE: DBH=DIAMETER AT BREAST HEIGHT

EXISTING TREE PRESERVATION TABLE

NORTHING	EASTING	ELEVATION	RAW DESC	NORTHING	EASTING	ELEVATION	RAW DESC	NORTHING	EASTING	ELEVATION	RAW DESC
5353.3440	4256.3981	104.80	OAK TWIN14/16IN	5949.8917	4878.2720	111.46	OAK 13"	5920.7581	4191.6320	112.54	OAK 15"
5354.0475	4282.2228	104.70	OAK 16"	5945.9850	4878.7648	111.10	OAK 8"	5914.7184	4172.0840	112.37	CHERRY 13"
5353.4087	4287.3085	104.84	OAK 12"	5948.6588	4811.2875	111.58	OAK 14"	5918.2475	4184.7497	112.14	OAK TWIN8"
5353.6187	4294.5087	104.73	OAK 8"	5930.7430	4792.4235	110.85	OAK 14"	5939.0017	4175.3417	112.66	OAK 13"
5350.6708	4299.9306	104.84	OAK 6"	5931.3621	4788.1568	111.08	OAK 8"	5923.4849	4359.1783	111.24	OAK TWIN16"8"
5355.2780	4355.9887	106.49	OAK 6"	5935.0411	4745.7670	111.49	OAK 7"	5917.4624	4339.4346	111.19	OAK 18"
5359.1783	4370.2471	106.05	OAK TWIN10/12"	5940.3335	4760.1028	111.62	OAK 13"	5820.4738	4308.3340	111.51	OAK TWIN16"
5354.9586	4371.6090	107.18	OAK 18"	5951.7736	4750.8440	112.15	OAK 14"	5817.6522	4304.9820	111.79	OAK 17"
5368.9752	4382.7031	107.33	OAK 14"	5949.3164	4730.5817	112.39	CHERRY 10"	5921.3173	4253.3773	111.96	OAK 24"
5377.4067	4376.2718	107.17	OAK 10"	5921.6380	4724.2610	111.85	OAK 8"	5921.5635	4228.3783	112.21	OAK TWIN 24"16"
5375.1945	4365.6298	106.81	OAK 18"	5949.3703	4701.8463	113.29	OAK 10"	5913.3288	4224.4006	112.10	OAK 13"
5382.8474	4371.7510	108.66	OAK TWIN8"	5945.4520	4693.3010	112.92	CHERRY 8"	5887.1873	4215.2844	112.01	PALM 10"
5358.4224	4421.8450	109.45	OAK 22"	5945.4624	4679.5834	112.76	OAK 8"	5844.1061	4242.3058	110.73	PALM 10"
5384.3983	4418.6899	109.14	OAK 6"	5950.8029	4672.3091	113.44	OAK TWIN10"15"	5888.0367	4255.2350	111.58	PALM 10"
5372.3028	4876.9224	115.48	OAK 8"	5938.6989	4670.5955	112.84	OAK 13"	5878.7505	4239.7039	112.12	PALM 10"
5374.2312	4884.8723	115.05	OAK 10"	5948.6741	4650.6048	113.28	OAK 8"	5891.0473	4257.5407	112.50	PALM 10"
5360.7089	4907.2523	113.09	OAK 12"	5941.7402	4652.7064	112.84	OAK TWIN7"9"	5897.8709	4282.8050	112.09	PALM 10"
5378.4387	4901.8749	114.84	OAK TWIN8/14"	5853.8251	4820.3437	109.07	OAK 42"	5876.2252	4283.5298	112.15	PALM 10"
5402.5918	4946.7847	112.03	OAK 8"	5949.2019	4843.1287	113.76	OAK 13"	5873.5837	4280.8334	112.51	PALM 10"
5410.2726	4941.1403	111.77	OAK 6"	5944.1440	4642.6358	113.36	OAK 13"	5858.4859	4285.8229	112.38	PALM 10"
5447.3080	4964.0334	108.42	OAK 7"	5936.8241	4642.3918	113.11	OAK 14"	5845.0635	4303.5114	112.40	PALM 10"
5427.4642	4942.4752	110.81	OAK 16"	5948.7170	4548.3037	113.02	OAK 24"	5841.3508	4317.2710	112.25	PALM 10"
5449.0611	4931.5468	103.82	OAK 13"	5946.8544	4527.8074	112.92	OAK TWIN6"	5832.4829	4308.4913	110.95	PALM 10"
5448.8549	4930.7472	109.66	OAK 12"	5944.8806	4469.3692	111.87	OAK TWIN14"	5824.0582	4320.4533	110.17	PALM 10"
5460.0757	4960.1705	107.43	CHERRY 6"	5946.5701	4448.3048	111.44	OAK TWIN8"	5829.3408	4333.1915	110.16	PALM 10"
5493.4639	4983.6107	105.20	OAK 14"	5947.5206	4435.7321	111.46	OAK 13"	5841.2556	4336.1950	111.98	PALM 10"
5502.0982	4983.6744	104.38	OAK 15"	5939.0090	4308.7471	110.96	OAK 7	5857.9980	4318.9547	113.14	PALM 10"
5587.4934	4989.4485	100.53	OAK 10"	5945.2218	4384.1641	111.01	OAK 6"	5835.4635	4347.9864	110.07	PALM 10"
5578.9532	4962.8190	99.84	OAK 12"	5943.2764	4277.0886	112.01	OAK 10"	5891.0574	4348.4403	112.09	PALM 10"
5584.2345	4958.1355	99.31	OAK 18"	5937.8489	4283.6928	111.62	OAK 8"	5910.1272	4318.7481	111.63	OAK 15"
5818.4731	4953.5356	106.38	OAK 8"	5937.4211	4282.0008	111.87	OAK 13"	5937.0830	4046.2212	112.95	OAK 16"
5930.4480	4909.0510	110.64	OAK 7"	5945.2592	4224.4124	112.89	OAK 7"	5839.9384	4051.0313	113.01	OAK 30"
5933.0277	4912.9865	110.93	OAK 8"	5942.9686	4218.0215	113.09	OAK 30"	5941.0090	4083.6812	112.87	OAK 14"
5940.6328	4912.5110	111.34	OAK 10"	5938.0892	4201.8803	112.66	OAK 11"	5603.0078	4063.6956	108.95	OAK 48"
5951.6289	4906.0120	111.87	OAK 14"	5945.7171	4198.8541	113.12	OAK 14"	5860.2471	4355.1632	112.00	PALM 10"
5954.5863	4881.6106	111.58	OAK 10"	5939.9356	4193.7332	112.90	CHERRY 7"				



TYPICAL DRIP ZONE LATERAL DETAIL

NOTES:
1) LANDSCAPE IS TO BE IRRIGATED TO TOWN OF LADY LAKE STANDARDS.
2) LANDSCAPING MATERIAL AS PER TOWN OF LADY LAKE REQUIREMENTS.
3) RAIN SENSORS ARE TO BE INSTALLED ON THE IRRIGATION SYSTEM.
4) ALL DISTURBED AREAS EXCEPT WRA BOTTOMS TO BE SODDED WITH BAHIA SOD (NON-MUCK GROWN) OR SEEDED IN AREAS NOT SUBJECT TO EROSION.
5) SEE DEMOLITION PLAN FOR TREE REMOVAL CALCULATIONS.
6) ALL EXISTING TREES TO BE PRESERVED SHALL BE BARRICADED PER TOWN OF LADY LAKE STANDARDS.

TREE CALCULATIONS
TREES REQUIRED PER TOWN OF LADY LAKE
12.65 ACRES x 160" PER ACRE = 2,024" OF TREES REQ'D

EXISTING TREES TO BE PRESERVED (SEE TABLE THIS SHT)
1,215" OAKS
190" PALMS
44" CHERRIES
1,449" TOTAL PRESERVED

PROPOSED TREES PER LANDSCAPING SCHEDULE (SEE TABLE THIS SHT)
(52) CANOPIES x 4" = 208"
(57) UNDERSTORIES x 2.5" = 142.5"
350.5" TOTAL PROPOSED

TOTAL TREES ON-SITE = 1,799.5"

LEGEND
PROPERTY BOUNDARY
RIGHT OF WAY
EXISTING CENTERLINE
EXISTING PAVEMENT
EXISTING WATERMAIN
EXISTING SANITARY SEWER FORCEMAIN
EXISTING RE-USE MAIN
BUILDING SETBACK
PROPOSED WATERMAIN
PROPOSED SANITARY SEWER FORCEMAIN
PROPOSED RE-USE MAIN
PROPOSED PAVEMENT
PROPOSED CONCRETE
PROPOSED BUILDING

REV. BY:	DESCRIPTION	DATE:	DRAWN
	REVISE AS PER TOWN OF LADY LAKE	03/18/15	VL
	REVISE AS PER FIRE COMMENTS	03/06/15	VL
	ADD RV STORAGE BLDGS.	12/16/14	JRH
	REFLECT FIRE LINE MODS.	12/9/13	JRH
	REV AS PER TOWN OF LADY LAKE.	11/13/13	JRH

CLIENT: MIKE GIRARD TREE TOPS GOLF, INC.
PROJECT: ROLLING ACRES SELF STORAGE
DRAWING: LANDSCAPING AND IRRIGATION PLAN

10 of 15

DAVID W. SPRINGSTEAD LICENSE No. 48229 STATE OF FLORIDA PROFESSIONAL ENGINEER
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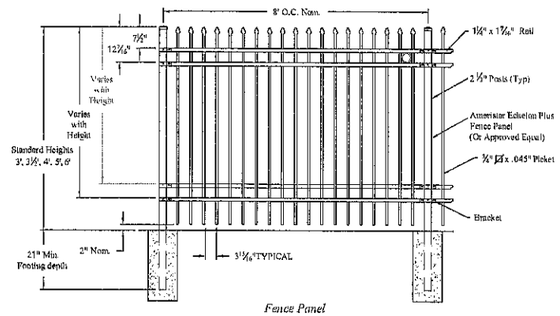
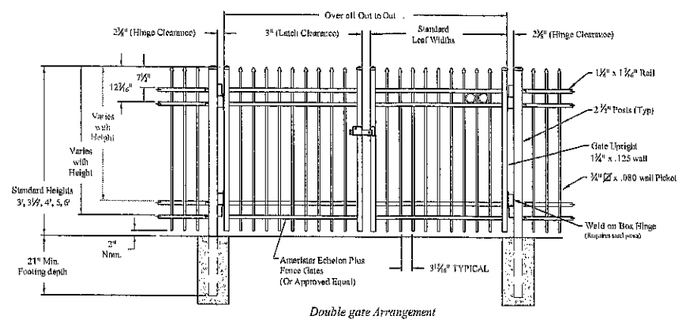
Leesburg, Fl. 34748
(352) 787-1414

SCALE:	FILE:	DATE:
1"=50'	TREE TOPS	10/13
DESIGN:	DRAWN:	CHECKED:
	JRH	

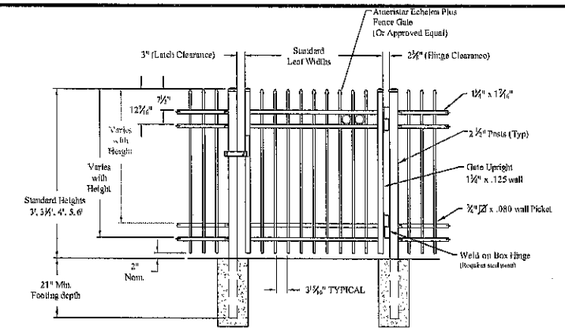
DRAWING: LANDSCAPING AND IRRIGATION PLAN
CLIENT: MIKE GIRARD ROLLING ACRES SELF STORAGE
JOB NO.: 1310019.002
SHEET: 10 OF: 15



Fence Panel

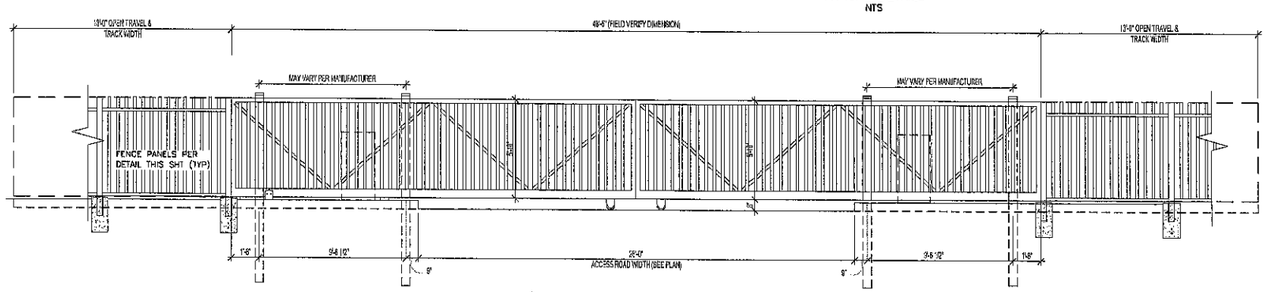


Double gate Arrangement

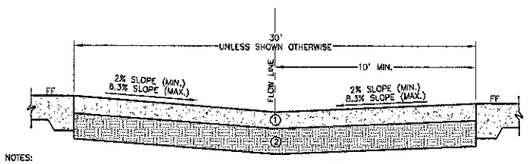


Single gate Arrangement

SITE FENCE
TYPICAL DETAILS
NTS



ROLLING ENTRY GATE
TYPICAL DETAILS
NTS

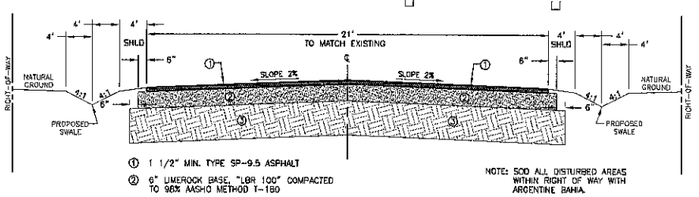


NOTES:

1. ON-SITE REINFORCED CONCRETE PAVEMENT SHALL BE 8" MINIMUM THICKNESS, EXCEPT FOR THE DUMPSTER APPROACH PAD BEING 6" MINIMUM THICKNESS. THE 5" THICK REINFORCED CONCRETE PAVEMENT SHALL BE 3500 LB. (WITH 5 1/2 SACKS OF PORTLAND CEMENT PER YARD OF CONCRETE -NO FLY ASH ALLOWED). AIR ENTRAINED WITH 1.5 LBS./YARD FIBER MESH. FINISH TO BE WOOD FLOATED, STEEL TROWELED, MEDIUM BROOM FINISH. MAX SLUMP TO BE NO MORE THAN 4". GENERAL CONTRACTOR SHALL PROVIDE ALL MIX DESIGN.
2. THE SUBGRADE SHALL 12" MINIMUM THICKNESS, LBR-40 AND COMPACTED TO 98% MINIMUM DENSITY.
3. THE GENERAL CONTRACTOR SHALL PROVIDE ALL MIX DESIGN REPORTS FROM THE MANUFACTURER TO THE OWNER AND ENGINEER.

① 5" THICK, 3500 LB. CONCRETE
② 12" STABILIZED SUBGRADE LBR 40 @ 98% DENSITY

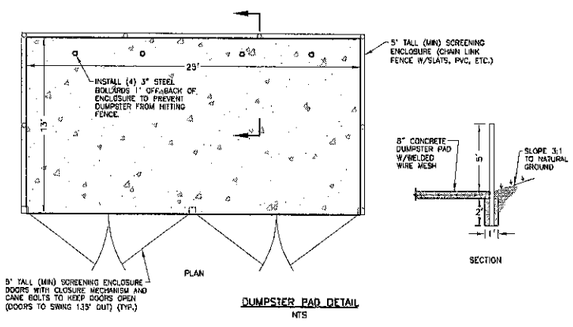
TYPICAL CONCRETE DRIVE CROSS SECTION
NOT TO SCALE



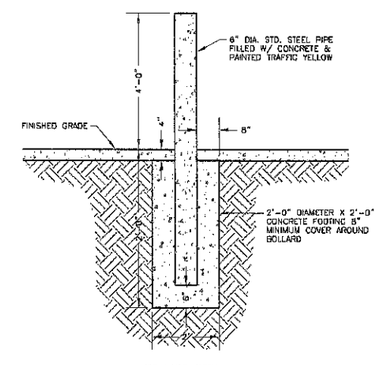
① 1 1/2" MIN. TYPE SP-9.5 ASPHALT
② 6" LIMEROCK BASE, "LBR 100" COMPACTED TO 98% AASHO METHOD T-180
③ 12" STABILIZED SUBGRADE "LBR 40" COMPACTED TO 98% AASHO METHOD T-180

NOTE: SOD ALL DISTURBED AREAS WITHIN RIGHT OF WAY WITH ARGENTINE BAHIA.

TYPICAL WEST LADY LAKE BOULEVARD PAVEMENT CROSS SECTION
NOT TO SCALE



DUMPSTER PAD DETAIL
NTS



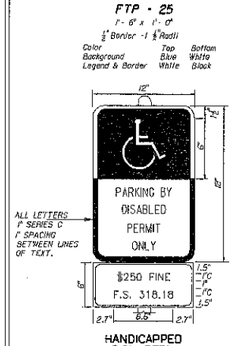
BOLLARD DETAIL
NTS

NOTE: (HANDICAP SIGN ONLY)

1. ALL LETTERS SHALL BE BLACK AND SHALL CONFORM TO FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK BORDER.
4. ONE SIGN REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE 7' ABOVE GROUND IN ACCORDANCE WITH FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".

NOTE: (HANDICAP STALL)

ACCESSIBILITY: A) IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, 4.1.3 SECTION (1), DATED OCT. 1997, AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY. B) THE LOCATION OF HANDICAPPED PARKING STALLS, LOADING ZONES, SIDEWALKS, AND RAMPS ON SITE SHALL MEET CHAPTER 316.1955 OF THE FLORIDA STATUES AND SECTION 4.1.3 OF THE FLORIDA ACCESSIBILITY CODE. RAMPS SHALL NOT EXCEED 12:1 SLOPES. PARKING SPACE AND AISLE SHALL NOT EXCEED 50:1 CROSS-SLOPE.

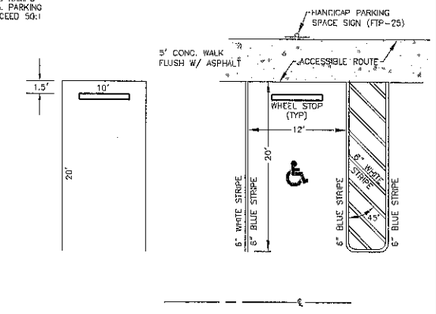


HANDICAPPED SIGN DETAIL
N.T.S.

HANDICAPPED PAVEMENT SYMBOL
N.T.S.

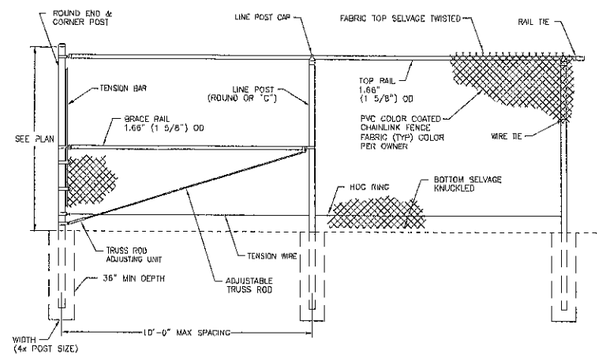
NOTES:

1. STRIPING AND SIGNAGE SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AND SHALL MEET REQUIREMENTS OF APPLICABLE CODES.
2. PARKING STALLS SHALL BE MARKED WITH WHITE & BLUE PAINT PER FLORIDA ACCESSIBILITY CODE SECTION 4.6.1.

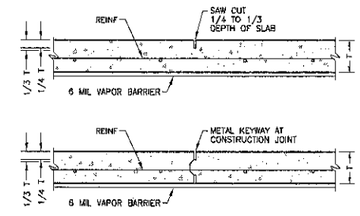


TYP. PARKING SPACE DETAILS
N.T.S.

ADA-DET.dwg



DECORATIVE CHAINLINK FENCE
TYPICAL DETAILS
NTS



TYPICAL SLAB JOINT DETAILS
N.T.S.

REV.	BY:	DATE:	DESCRIPTION:
		03/18/15	REVISE AS PER TOWN OF LADY LAKE
		12/16/14	ADD RV STORAGE BLDGS.
		11/24/14	ADD FENCE DETAIL PER T.L.L.
		10/31/13	REVISE PER PRC COMMENTS

CLIENT: MIKE GIRARD
TREE TOPS GOLF, INC.

PROJECT: ROLLING ACRES SELF STORAGE

DRAWING: SITE DETAILS

11 of 15

Mar 19 2015 3:18 PM

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SCALE:	FILE:	DATE:
AS SHOWN	DET-1	10/13
DESIGN:	DRAWN:	CHECKED:
	LJG	

DRAWING: SITE DETAILS

CLIENT: MIKE GIRARD
ROLLING ACRES SELF STORAGE

JOB NO.:	SHEET:	
1310019.002	11 OF:	15

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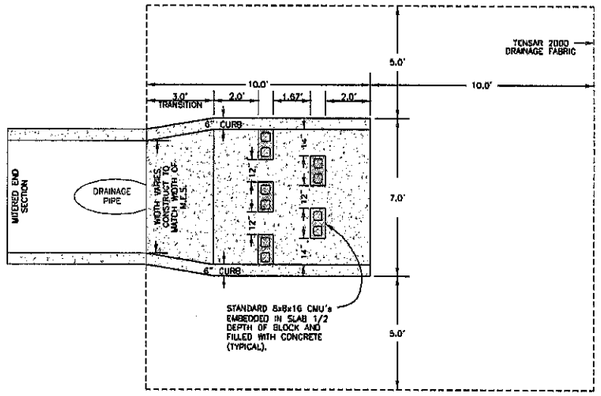
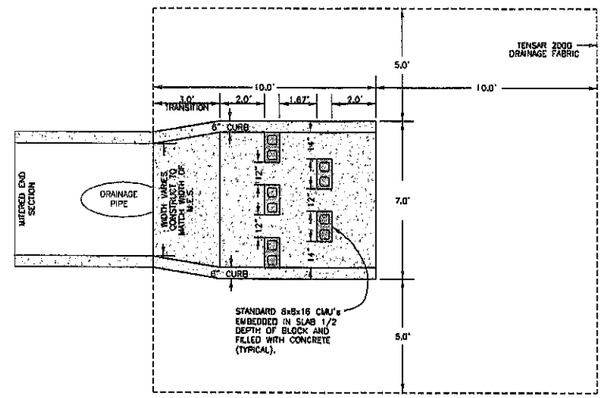
J:\Land Projects 2006\1310\19.002\dwg\DET-1.dwg, SITE DETS, 3/18/2015 9:35:14 AM, ***\w_***



ENERGY DISSIPATER FOR 18" DRAINAGE PIPE
NOT TO SCALE



ENERGY DISSIPATER FOR 24" DRAINAGE PIPE
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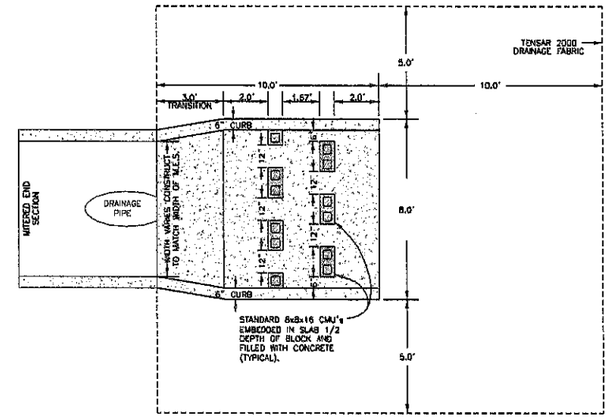

ENERGY DISSIPATER FOR 30" DRAINAGE PIPE
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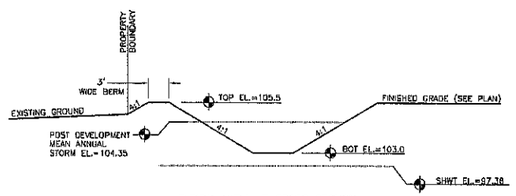
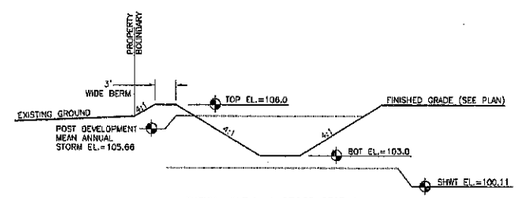
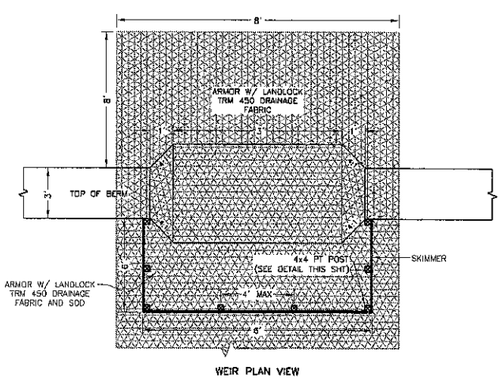


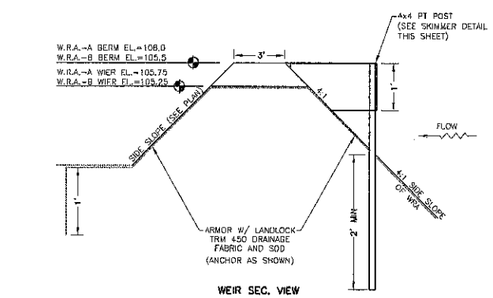
TYPICAL W.R.A.-B CROSS SECTION
NOT TO SCALE



TYPICAL W.R.A.-A CROSS SECTION
NOT TO SCALE

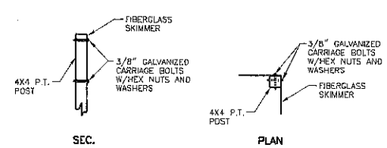


WEIR PLAN VIEW

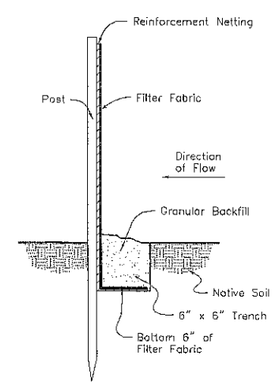


WEIR SEC. VIEW

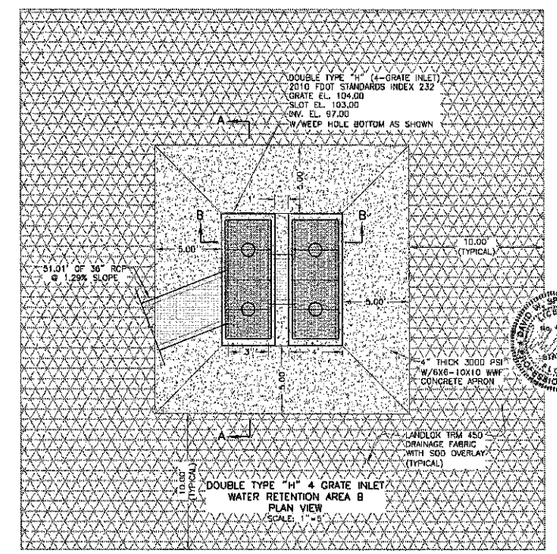
WEIR DETAIL
NOT TO SCALE

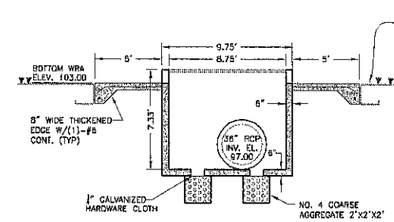


SKIMMER DETAIL
NOT TO SCALE

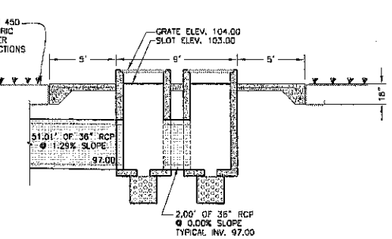


SILT BARRIER DETAIL
NOT TO SCALE





SECTION A-A
SCALE: 1"=5'



SECTION B-B
SCALE: 1"=5'

Mar 19 2015 3:18 PM

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SCALE:	FILE:	DATE:
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	LJG	

DRAWING: DRAINAGE DETAILS #1

CLIENT: MIKE GIRARD ROLLING ACRES SELF STORAGE

JOB NO.: 1310019.002 SHEET: 12 OF: 15

REV. BY:	DESCRIPTION	DATE:	DRAWN
	ADD TYPE H 4 GRATE DETAIL	12/16/14	JK
	REV. PER SURVAD.	11/19/13	JPS
	INTG. PER TOWN OF MOO. LAKE	11/28/13	LJG

CLIENT: MIKE GIRARD TREE TOPS, INC.

PROJECT: ROLLING ACRES SELF STORAGE

DRAWING: DRAINAGE DETAILS #1

12 of 15

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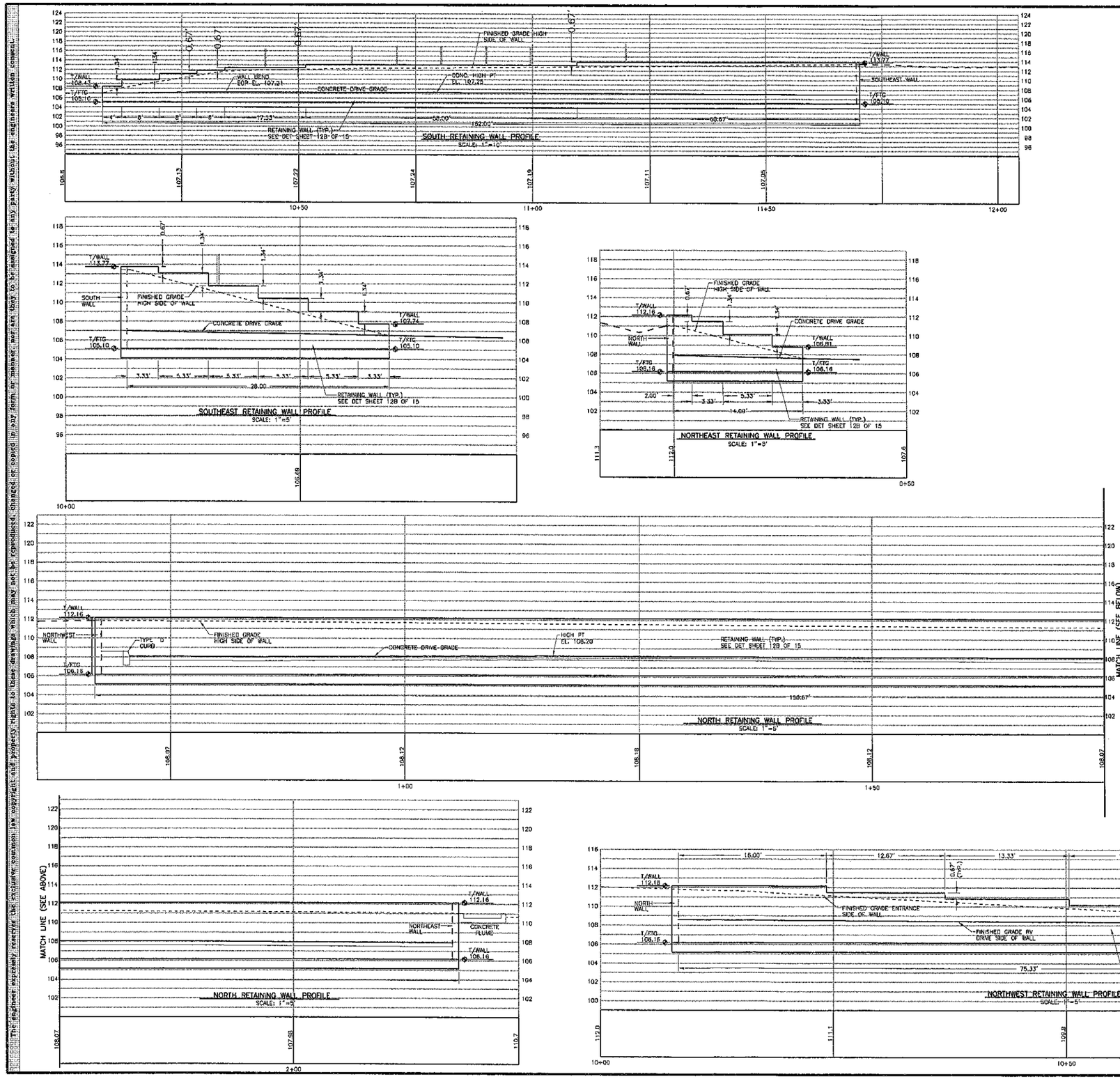

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REV. BY	DESCRIPTION	DATE	DRAWN

CLIENT: MIKE GIRARD
TREE TOPS GOLG, INC.

PROJECT: ROLLING ACRES SELF STORAGE

DRAWING: RETAINING WALL PROFILES

12A of 15

Mar 19 2015 3:18 PM

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SCALE:	FILE:	DATE:
AS SHOWN	TREE TOPS 2	01/15
DESIGN:	DRAWN:	CHECKED:

DRAWING: RETAINING WALL PROFILES

CLIENT: MIKE GIRARD
ROLLING ACRES SELF STORAGE

JOB NO.: 1310019.002

SHEET: 12A OF 15

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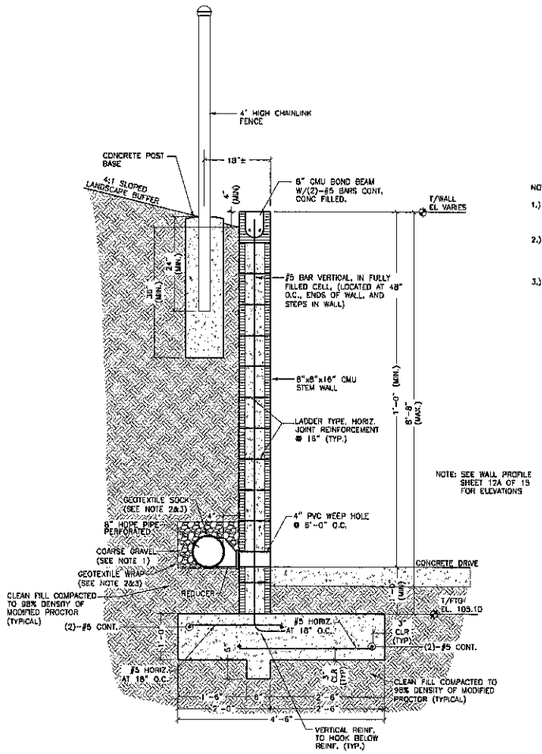


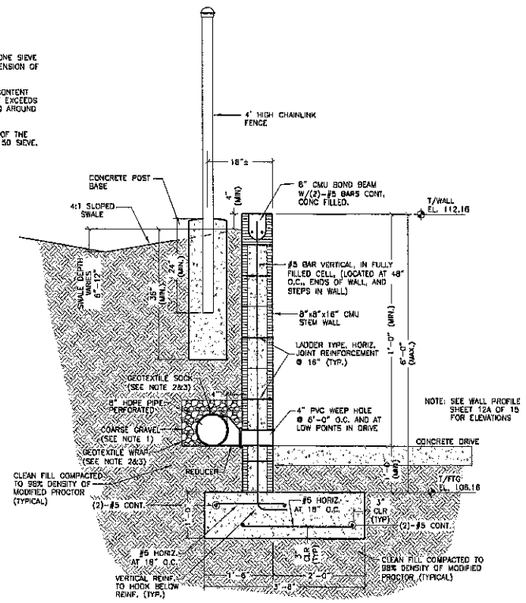
TYPICAL SOUTH RETAINING WALL SECTION
SCALE: 3/4"=1'-0"

NOTE:

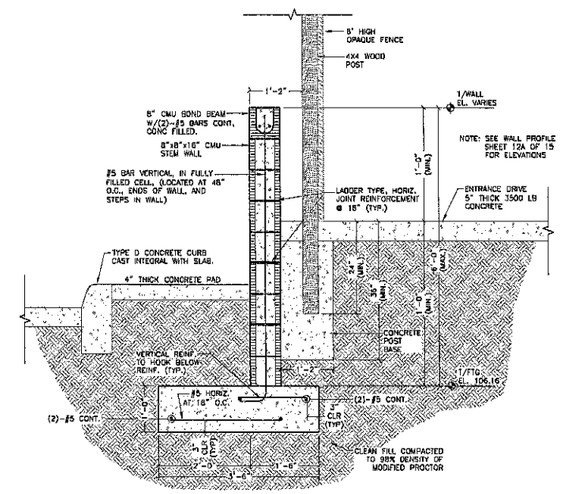
1.) BACKFILL MUST BE SIZED AT LEAST ONE SIEVE SIZE (ROCK SIZE) LARGER THAN DIMENSION OF PERFORATIONS.

2.) FOR NATIVE SOIL WHERE THE CLAY CONTENT EXCEEDS 50% OR THE SILT CONTENT EXCEEDS 40% A GEOTEXTILE IS NOT REQUIRED AROUND THE PIPE.

3.) THE APPARENT OPENING SIZE (AOS) OF THE FABRIC SHOULD BE AT LEAST A NO. 50 SIEVE.



TYPICAL NORTH RETAINING WALL SECTION
SCALE: 3/4"=1'-0"



TYPICAL NORTHWEST RETAINING WALL SECTION
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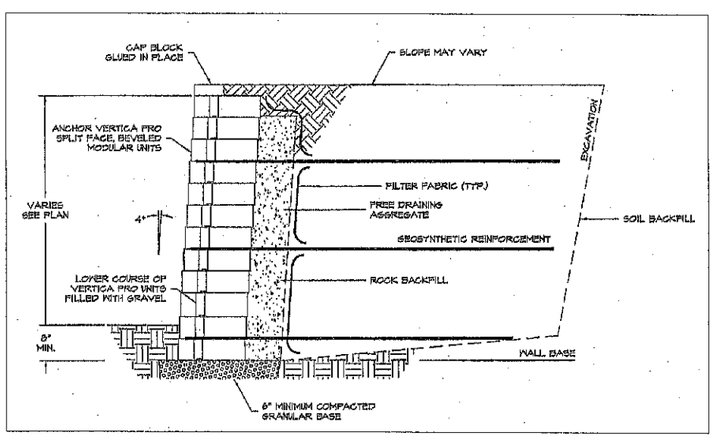
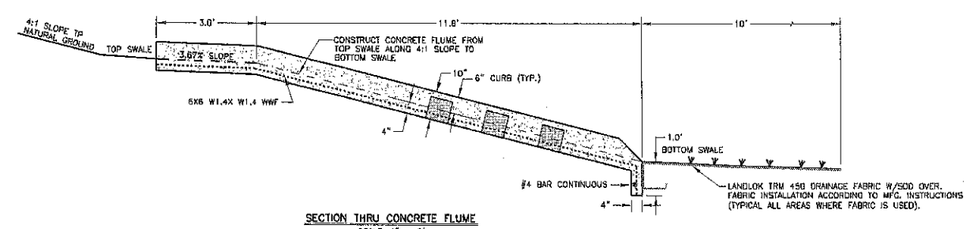
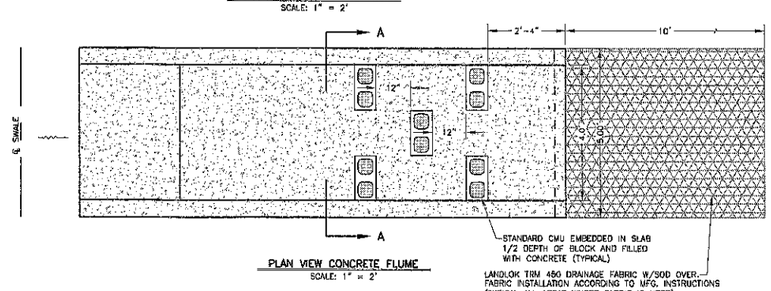


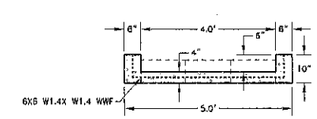
ALTERNATE STACK WALL DESIGN
SCALE: N.T.S.



SECTION THRU CONCRETE FLUME
SCALE: 1" = 2'



PLAN VIEW CONCRETE FLUME
SCALE: 1" = 2'



SECTION A - A
SCALE: 1" = 2'

DATE:	DRAWN:	DESCRIPTION	REV. BY:

CLIENT: MIKE GIRARD
TREE TOPS GOLF, INC.

PROJECT: ROLLING ACRES SELF STORAGE

DRAWING: RETAINING WALL SECTIONS

12B of 15

Mar 19 2015 3:18 PM

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SCALE:	FILE:	DATE:
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DRAWING: RETAINING WALL SECTIONS
CLIENT: MIKE GIRARD
ROLLING ACRES SELF STORAGE
JOB NO.: 1310019.002
SHEET: 12B
OF: 15

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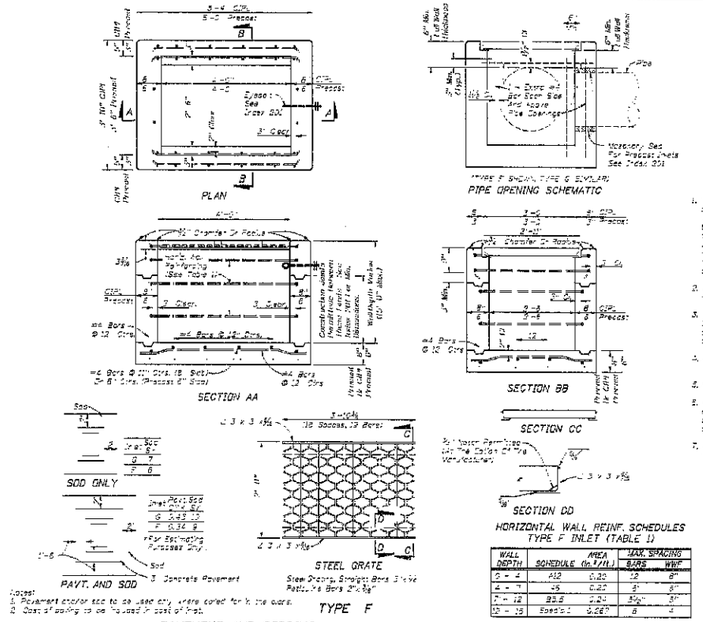


GENERAL NOTES

1. These inlets are designed for use in sidewalk, median, pavement areas, or other areas subject to heavy wheel loads, mainline traffic, and bicycle traffic. They may be placed in areas subject to occasional vehicle traffic such as crossover areas and pavement areas where occasionally can run around the inlet when it is placed in areas subject to bicycle traffic, hatched bar when clearance on grate is greater than 1" as shown in Index 215 Sheet B.
2. When alternate G grate is specified in plans, the grate is to be not to be galvanized after fabrication.
3. These inlets may be used with Alternate B structure bottoms, Index 201. The flat slab bottom installations are to be used for lower the correct inlet bars for Inlets 10" Bell Types F for 201 B, Bell, Depth, Etc.
4. All exposed edges and corners are to 3/4" chamfer or rounded to 1/2" radius.
5. For supplemental details, see Index 201.
6. All reinforcing is Grade 60 bars with 3" min. clear unless otherwise noted. Bars to be cut or bent for pipe openings ground pipe opening, provide one additional bar above and at each side of pipe opening, as shown.
7. All dimensions are for bare dressed and cast-in-place units unless otherwise noted.

HORIZONTAL WALL REINF. SCHEDULES TYPE F INLET (TABLE 1)

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0 - 4	#12	0.20	12	6"
4 - 7	#5	0.20	6	6"
7 - 12	#5	0.20	3½"	3"
12 - 15	See Note 2	0.28	8	4

RECOMMENDED MAXIMUM PIPE SIZES

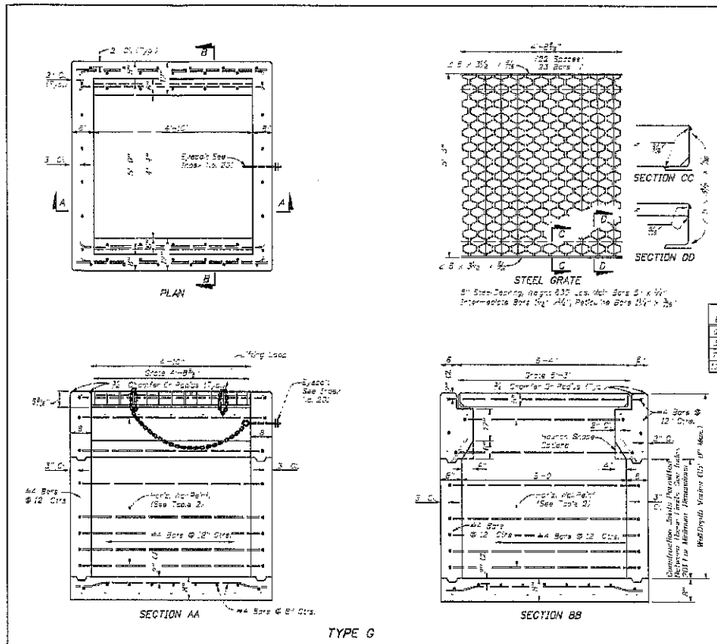
INLET INSIDE WIDTH	PIPE SIZE
3'-6" (Type F)	18"
4'-0" (Type F)	30"
4'-0" (Type G)	42

Note: Recommended sizes are for concrete pipe. Sizes for other types of pipe must be verified for fit in accordance with Index No. 201. For larger pipe sizes see Index 2.

2010 FOOT Design Standards

DITCH BOTTOM INLET
TYPE F & G

Last Revision 07/01/06 | Sheet No. 1 of 2 | Index No. 233



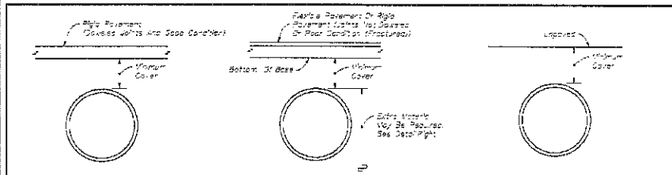
TYPE G INLET (TABLE 2)

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0 - 3	#12	0.20	12	6
3 - 7½	#8	0.20	6	6
7½ - 12½	#6 S	0.24	6½	6
12 - 15	#6 S	0.37	4½	4

2010 FOOT Design Standards

DITCH BOTTOM INLET
TYPES F & G

Last Revision 07/01/06 | Sheet No. 2 of 2 | Index No. 233



RIGID PAVEMENT

PIPE TYPE/SIZE & SHAPE	MINIMUM COVER
CONCRETE (See Note 6)	
Round & Elliptical	9"
CORRUGATED STEEL	
12"–60" Round & Arch Equiv.	9"
72" & Larger Round & Arch Equiv.	12
CORRUGATED ALUMINUM	
12"–72" Round & Arch Equiv.	9"
78"–120" Round & Arch Equiv.	12
132" & Larger Round	18
CORRUGATED POLYETHYLENE	
12"–60" Round	9
POLYVINYL CHLORIDE	
12"–36" Round	9"

FLEXIBLE PAVEMENT

PIPE TYPE/SIZE & SHAPE	MINIMUM COVER
CONCRETE (See Note 6)	
Round & Elliptical	12"
CORRUGATED STEEL	
12"–36" Round	12" (305)
42"–48" Round	18" (457)
54"–72" Round	24" (610)
78"–108" Round	30" (762)
120" & Larger Round	36" (914)
18"–54" Arch Equiv.	18" (457)
60"–72" Arch Equiv.	24" (610)
78"–96" Arch Equiv.	30" (762)
108" & Larger Arch Equiv.	36" (914)
CORRUGATED ALUMINUM	
12"–36" Round	18" (457)
42"–48" Round	24" (610)
54"–72" Round	30" (762)
78"–108" Round	36" (914)
120" & Larger	48" (1219)
18"–54" Arch Equiv.	24" (610)
60"–78" Arch Equiv.	30" (762)
84"–102" Arch Equiv.	36" (914)
108"–120" Arch Equiv.	48" (1219)
CORRUGATED POLYETHYLENE	
12"–60" Round	12"
POLYVINYL CHLORIDE	
12"–36" Round	12"

UNPAVED

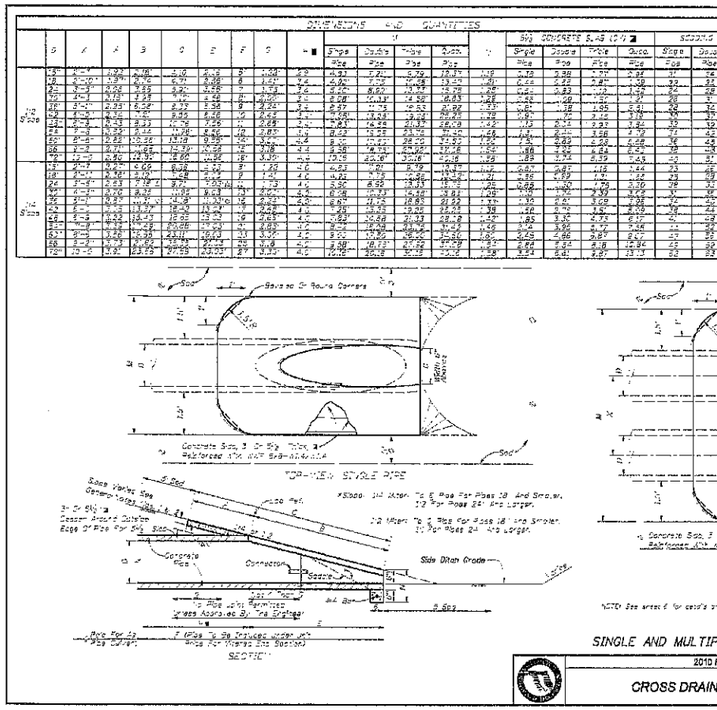
PIPE TYPE/SIZE & SHAPE	MINIMUM COVER COMMERCIAL	MINIMUM COVER NON-COMMERCIAL
CONCRETE (See Note 6)		
Round & Elliptical	12	12"
CORRUGATED STEEL		
12"–36" Round	18" (457)	12" (305)
42"–48" Round	18" (457)	12" (305)
54"–72" Round	24" (610)	18" (457)
78"–96" Round	30" (762)	24" (610)
102" & Larger Round	36" (914)	30" (762)
18"–54" Arch Equiv.	18" (457)	12" (305)
60"–78" Arch Equiv.	24" (610)	18" (457)
84"–102" Arch Equiv.	30" (762)	24" (610)
108" & Larger Arch Equiv.	36" (914)	30" (762)
CORRUGATED ALUMINUM		
12"–36" Round	18" (457)	12" (305)
42"–48" Round	24" (610)	18" (457)
54"–72" Round	30" (762)	24" (610)
78"–108" Round	36" (914)	30" (762)
120" & Larger	48" (1219)	36" (914)
18"–54" Arch Equiv.	24" (610)	18" (457)
60"–78" Arch Equiv.	30" (762)	24" (610)
84"–102" Arch Equiv.	36" (914)	30" (762)
108"–120" Arch Equiv.	48" (1219)	36" (914)
CORRUGATED POLYETHYLENE		
12"–60" Round	12"	12"
POLYVINYL CHLORIDE		
12"–36" Round	12"	12"

MINIMUM COVER FOR CONCRETE, STEEL, ALUMINUM, POLYETHYLENE AND POLYVINYL CHLORIDE PIPE

2010 FOOT Design Standards

COVER HEIGHT

Last Revision 07/01/07 | Sheet No. 1 of 8 | Index No. 205



2010 FOOT Design Standards

CROSS DRAIN MITERED END SECITON

Last Revision 02 | Sheet No. 1 of 8 | Index No. 272

CLIENT: MIKE GIRARD TREE TOPS GOLF, INC.

PROJECT: ROLLING ACRES SELF STORAGE

DRAWING: DRAINAGE DETAILS #2

13 of 15

DATE	BY	REVISIONS
11/28/13	LJC	REVISE PER TOWN OF LADY LAKE
10/31/13	LJC	REVISE PER FIRE COMMENTS

DRAWN: LJC

Mar 19 2015 3:20 PM

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DESIGN:	DRAWN: LJC	CHECKED:

DRAWING: DRAINAGE DETAILS #2

CLIENT: MIKE GIRARD
ROLLING ACRES SELF STORAGE

JOB NO.: 1310019.002 | SHEET: 13 OF 15

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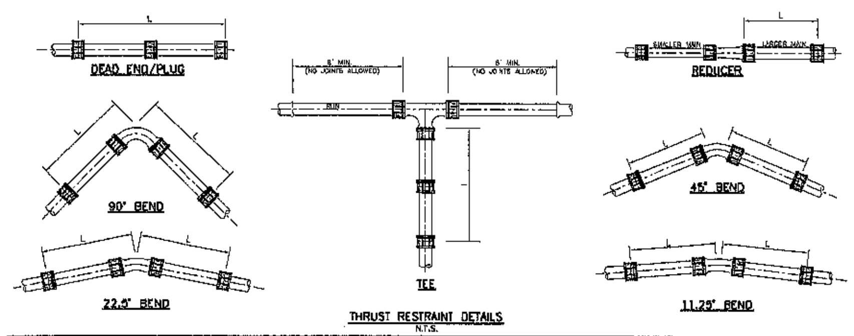
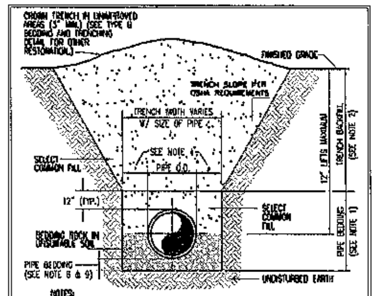


THRUST RESTRAINT DETAILS
N.T.S.

TABLE OF THRUST RESTRAINT LENGTHS

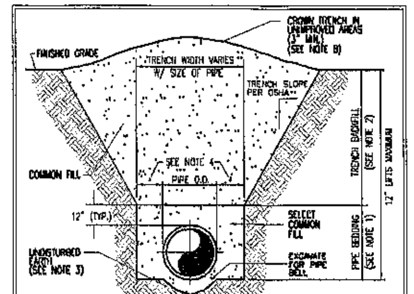
PIPE SIZE (INCHES)	90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND		TEES		DEAD END & PLUG		REDUCER		
	P.V.C. (L)	DUCTILE IRON (L)	P.V.C. (L)	DUCTILE IRON (L)	P.V.C. (L)	DUCTILE IRON (L)	P.V.C. (L)	DUCTILE IRON (L)	P.V.C. (L)	DUCTILE IRON (L)	P.V.C. (L)	DUCTILE IRON (L)	PIPE SIZES	P.V.C. (L)	DUCTILE IRON (L)
4	20'	16'	8'	7'	4'	3'	2'	2'	15'	10'	45'	28'	6"X4"	32'	21'
6	28'	22'	12'	9'	6'	4'	3'	2'	33'	21'	63'	40'	8"X6"	34'	22'
8	36'	29'	15'	12'	7'	6'	4'	3'	52'	33'	82'	52'	10"X8"	33'	21'
10	43'	34'	18'	14'	9'	7'	4'	3'	68'	43'	98'	62'	12"X10"	34'	21'
12	50'	40'	21'	17'	10'	8'	5'	4'	85'	53'	118'	73'	16"X12"	63'	40'
16	63'	51'	28'	21'	13'	10'	8'	5'	118'	73'	148'	93'			

RESTRNT.DWG



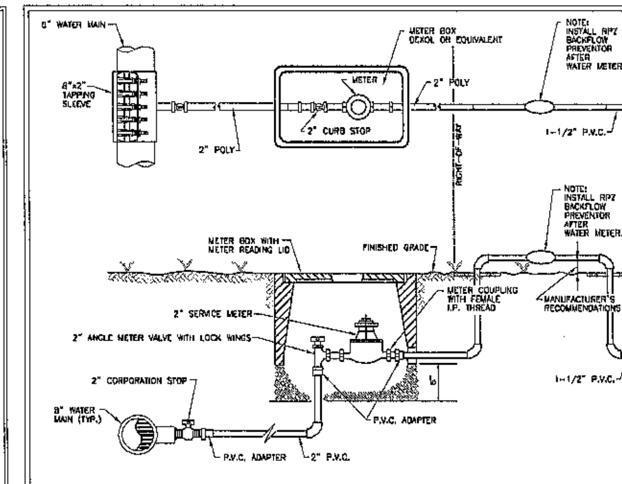
NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER ASTM D1557.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER ASTM D1557.
3. USE TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE ENGINEER.
4. (+): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH CURRENT TRENCHING REGULATIONS AND WHERE UNSAFE CONDITIONS EXIST.
8. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING, IF REQUIRED BY THE ENGINEER. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 18" AND LARGER.
9. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL COVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE ENGINEER SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

TYPE A BEDDING AND TRENCHING DETAIL
NOT TO SCALE
FIG101.DWG



NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER ASTM D1557.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER ASTM D1557.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.
4. (+): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH CURRENT TRENCHING REGULATIONS AND WHERE UNSAFE CONDITIONS EXIST.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN THE TOWN OF LADY LAKE RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

TYPE B BEDDING AND TRENCHING DETAIL
NOT TO SCALE
FIG100.DWG



TYPICAL SERVICE CONNECTION DETAIL
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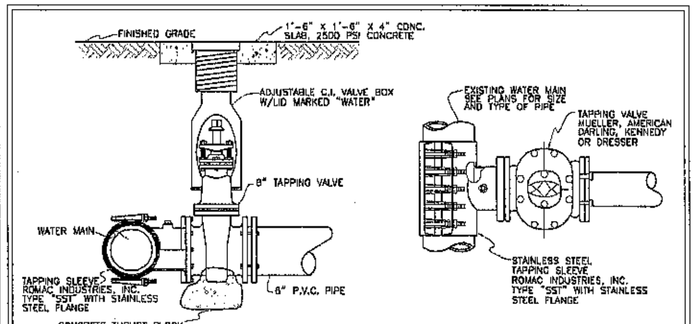
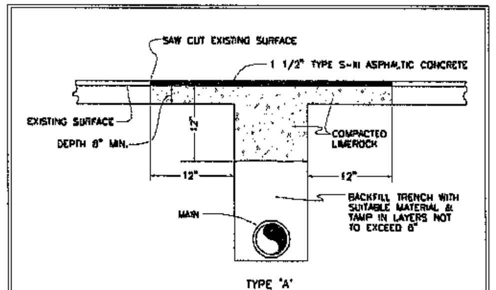


TAPPING SLEEVE DETAIL ELEVATION VIEW
NOT TO SCALE

TAPPING SLEEVE DETAIL PLAN VIEW
NOT TO SCALE



PAVEMENT REPLACEMENT DETAIL
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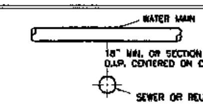
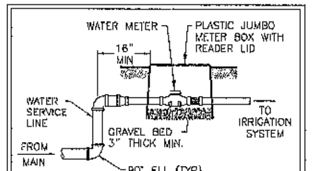


CROSSING SECTION

NOTES:
1. IF WATERMAIN IS LESS THAN 18" ABOVE SEWER OR REUSE PIPE AT A CROSSING, THEN CENTER ONE JOINT OF D.I.P. ON CROSSING POINT.
2. MAINTAIN 10' MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER PIPES. 5' BETWEEN WATER AND REUSE PIPES.
3. DO NOT ENCASE SEWER IN CONCRETE UNLESS SPECIFICALLY AUTHORIZED.
4. ALL PIPING SHALL CLEAR OTHER CONSTRUCTION BY 6" MINIMUM.
5. WHERE POTABLE WATER AND SANITARY SEWER MAINS CROSS WITH LESS THAN 18 INCHES OF VERTICAL CLEARANCE OR WHERE THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SEWER MAIN SHALL BE ENCASED WITH CONCRETE OR ENCLOSED IN A WATER TIGHT CARRIER PIPE, OR UPGRADED TO DUCTILE IRON PIPE OR PRESSURE RATED PVC PIPE (MEETING THE AWWA C-900 OR C-905 SPECIFICATION) FOR A MINIMUM LENGTH OF TWENTY (20) FEET, CENTERED ON THE POINT OF CROSSING. A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET (EDGE TO EDGE) BETWEEN POTABLE WATER MAINS AND SEWER MAINS SHALL BE MAINTAINED WHEN AT ALL POSSIBLE. WHEN THE 10-FOOT HORIZONTAL SEPARATION CANNOT BE MAINTAINED THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF AT LEAST 18" ABOVE THE SEWAGE MAIN. ALTERNATIVELY, THE SEWER MAIN SHALL BE ENCASED WITH CONCRETE OR ENCLOSED IN A WATER TIGHT CARRIER PIPE, OR UPGRADED TO DUCTILE IRON PIPE OR PRESSURE RATED PVC PIPE (MEETING THE AWWA C-900 OR C-905 SPECIFICATION) AND PRESSURE TESTED.

PIPING CLEARANCES
NOT TO SCALE
PIPCLEAR.DWG



IRRIGATION SERVICE DETAIL
NOT TO SCALE

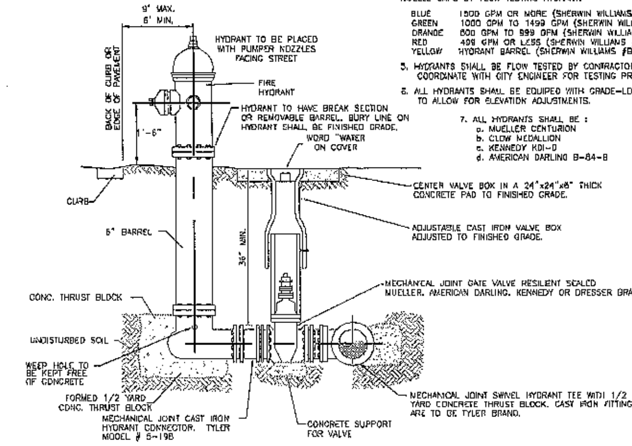
NOTE:
ON-SITE PRIVATE FIRE HYDRANTS TO BE PAINTED PER TOWN OF LADY LAKE UTILITY DEPARTMENT REQUIREMENTS.

SPECIFICATIONS
1. AWWA SPECIFICATIONS C-502
2. TWO 2-1/2" HOSE NOZZLE DISCHARGE
3. ONE 4-1/2" PUMPER NOZZLE DISCHARGE
4. ONE 1-1/2" OPERATING NUT, LEFT

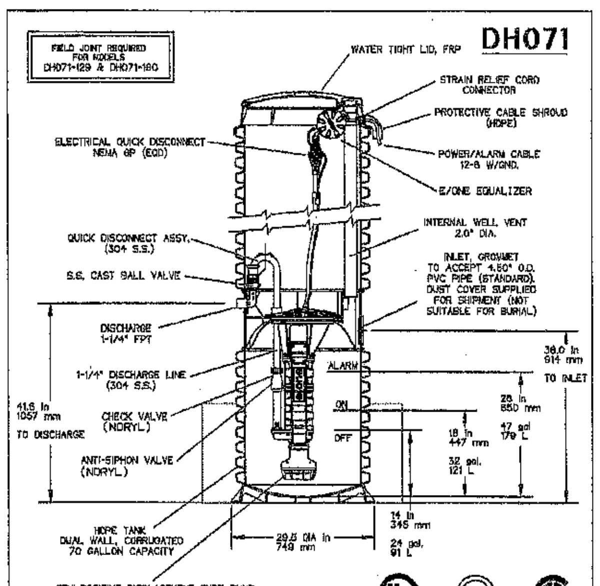
APPLY TWO COATS OF SHERMAN WILLIAMS OSHA SAFETY INDUSTRIAL RED PAINT TO HYDRANT BARREL.
APPLY TWO COATS OF SHERWIN WILLIAMS OSHA SAFETY INDUSTRIAL ENAMEL PAINT TO THE BONNET AND NOZZLE CAPS. THE UTILITY DEPARTMENT INSPECTOR WILL DETERMINE THE COLOR TO PAINT THE HYDRANT BONNET AND NOZZLE CAPS BY FLOW TESTING HYDRANT.

BLUE	1500 GPM OR MORE (SHERWIN WILLIAMS #SW4086)
GREEN	1000 GPM TO 1499 GPM (SHERWIN WILLIAMS #B54B14)
ORANGE	500 GPM TO 999 GPM (SHERWIN WILLIAMS #B54E39)
RED	499 GPM OR LESS (SHERWIN WILLIAMS #B54R38)
YELLOW	HYDRANT BARREL (SHERWIN WILLIAMS #B54Y37)

5. HYDRANTS SHALL BE FLOW TESTED BY CONTRACTOR. COORDINATE WITH CITY ENGINEER FOR TESTING PROCEDURES.
6. ALL HYDRANTS SHALL BE EQUIPED WITH GRADE-LOK FITTINGS TO ALLOW FOR ELEVATION ADJUSTMENTS.
7. ALL HYDRANTS SHALL BE :
   a. MUELLER CENTURION
   b. CLOW MEDALLION
   c. KENNEDY KDI-D
   d. AMERICAN DARLING B-84-B



FIRE HYDRANT WITH VALVE
NOT TO SCALE
(STANDARD FIRE HYDRANT ASSEMBLY)
Detail W-11

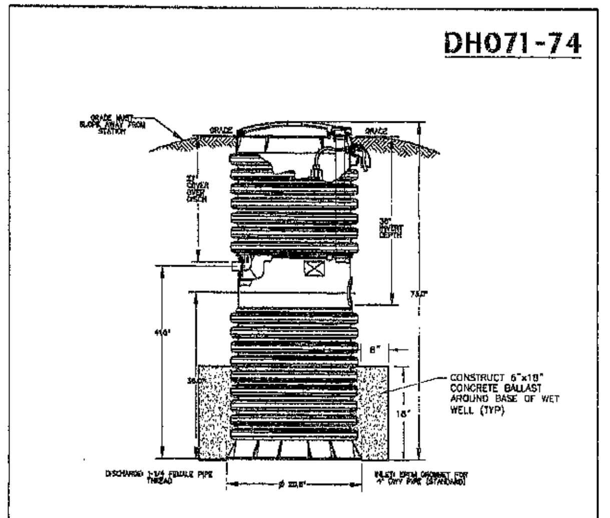


SANITARY SEWER GRINDER STATION
NOT TO SCALE

BALLAST REQUIREMENTS
A CONCRETE ANCHOR IS REQUIRED ON ALL OUTDOOR MODEL DH071 STATIONS
SPECIFIC CONCRETE DIMENSIONS ARE REQUIRED TO ACHIEVE NECESSARY BALLAST EFFECT
SEE INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS

LNT	GAE	04/24/07	-	
DR BY	CHK'D	DATE	ISSUE	SCALE

e/one SEWER SYSTEMS
MODEL DH071
DETAIL SHEET
NA0050P02

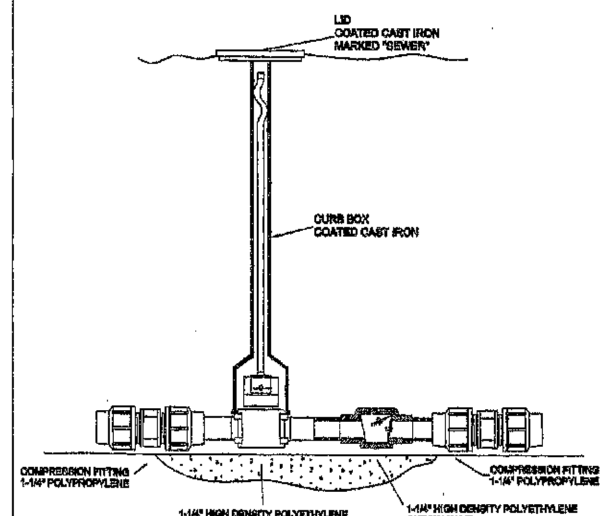


SANITARY SEWER GRINDER STATION
NOT TO SCALE

BALLAST REQUIREMENTS
A CONCRETE ANCHOR IS REQUIRED ON ALL MODEL DH071-74 STATIONS
SPECIFIC CONCRETE DIMENSIONS ARE REQUIRED TO ACHIEVE NECESSARY BALLAST EFFECT
SEE INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS

AO	CAH	04/28/07	-	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE

e/one SEWER SYSTEMS
MODEL DH071-74
NA0050P05

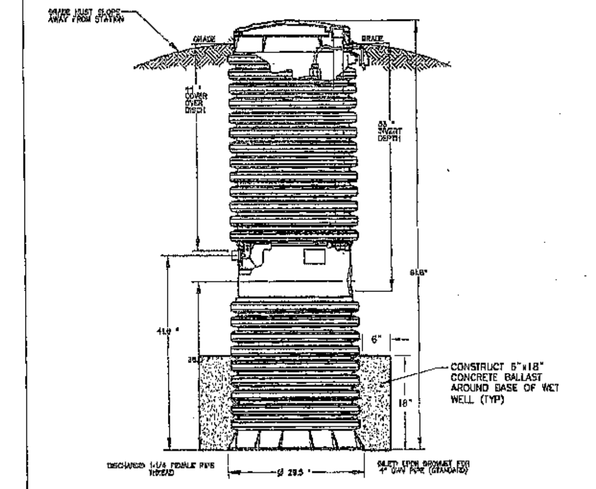


SANITARY SEWER FORCEMAIN
NOT TO SCALE

BDB		04/26/2011	-	N/A
DR BY	CHK'D	DATE	REV.	SCALE

Water ReSources Technologies
Protecting our groundwater
1-1/4" LATERAL ASSEMBLY
WRT-LK125TTC

OPTIONS : ☐ DH071-93 (HARD WIRED LEVEL CONTROLS) ☐ DR071-93 (WIRELESS LEVEL CONTROLS)



SANITARY SEWER GRINDER STATION #2
NOT TO SCALE
CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTIONS FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY

AO	CAH	07/12/07	B	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE

e/one SEWER SYSTEMS
MODEL DH071-93 / DR071-93
NA0050P06

REV. BY:	DESCRIPTION	DATE:	DRAWN
	REVISE PER FDEP	12/4/13	JRH
	REVISE PER TOWN OF LADY LAKE	11/08/13	LJG
	REVISE PER FIRE COMMENTS	10/31/13	LJG

CLIENT: MIKE GIRARD TREE TOPS GOLF, INC.
PROJECT: ROLLING ACRES SELF STORAGE
DRAWING: WATER AND SEWER DETAILS #1
14 of 15

Mar 19 2015 3:20 PM
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AS SHOWN	DET-1	10/13
DESIGN:	DRAWN:	CHECKED:
	LJG	

DRAWING: WATER AND SEWER DETAILS #1
CLIENT: MIKE GIRARD
ROLLING ACRES SELF STORAGE
JOB NO.: 1310019.002
SHEET: 14 OF: 15

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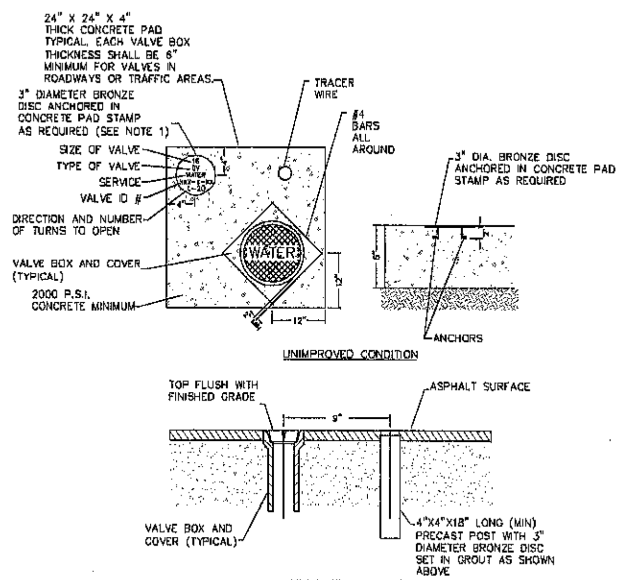
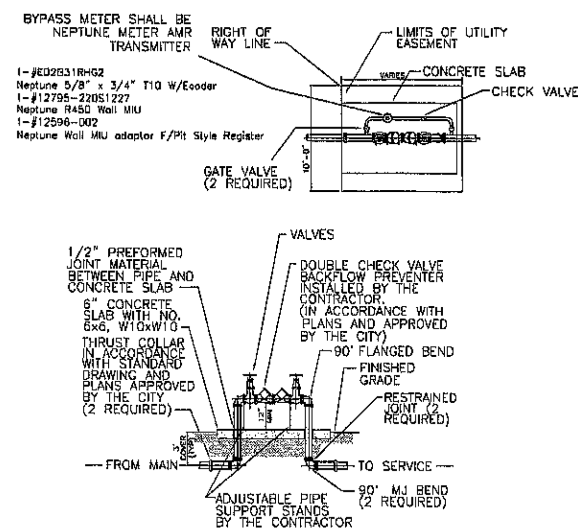


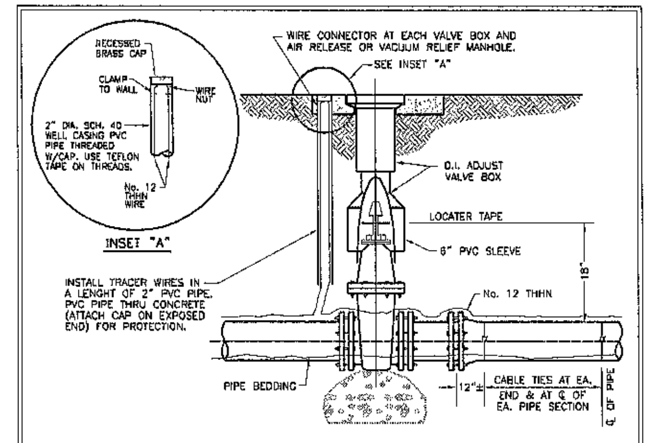
NOTES:
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES
2. REUSE VALVES TO HAVE SQUARE VALVE BOX TOP

VALVE COLLAR
NOT TO SCALE

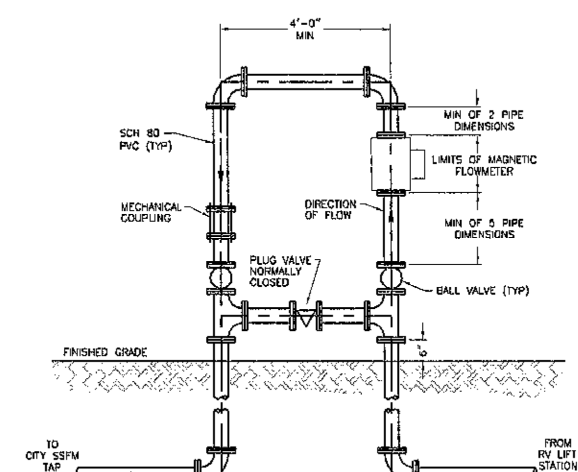


NOTES:
1. THE CONTRACTOR SHALL CONTACT THE UTILITIES INSPECTOR FOR EXACT ASSEMBLY LENGTH AND HEIGHT ABOVE THE SLAB. ALL PIPE FITTINGS AND APPURTENANCES SHALL BE INSTALLED BY THE CONTRACTOR.
2. ALL ABOVE GROUND PIPE SHALL BE FLANGED DUCTILE IRON.
3. BACKFLOW PREVENTERS SHALL BE TAMPER PROTECTED WITH TAMPER SWITCHES.

FIRE ASSEMBLY
NOT TO SCALE



PIPE DETECTOR WIRE MARKER TAPE INSTALLATION
NOT TO SCALE



NOTES:
1. PIPING MUST BE CONFIGURED TO ENSURE FULL FLOW IN THE CROSS-SECTIONAL AREA OF THE METER.

MAGNETIC FLOW METER DETAIL
N.T.S.

REV.	BY	DESCRIPTION	DATE	DRAWN
		REVISE PER TOWN OF LADY LAKE	02/07/15	VL
		REVISE PER TOWN OF LADY LAKE	11/08/13	LJG
		REVISE PER FIRE COMMENTS	10/31/13	LJG

CLIENT: MIKE GIRARD TREE TOPS GOLF, INC.
PROJECT: ROLLING ACRES SELF STORAGE
DRAWING: WATER AND SEWER DETAILS #2
14A of 15

DAVID W. SPRINGSTEAD, P.E. FLORIDA REGISTRATION No. 48229
Mar 19 2015 3:20 PM

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SCALE:	FILE:	DATE:
N.T.S.	DET-1	10/13
DESIGN:	DRAWN:	CHECKED:
	LJG	

DRAWING: WATER AND SEWER DETAILS #2
CLIENT: MIKE GIRARD ROLLING ACRES SELF STORAGE
JOB NO.: 1310019.002 SHEET: 14A OF: 15

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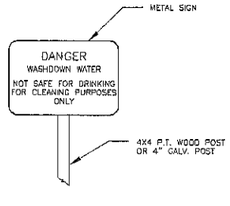

SIGN "A"
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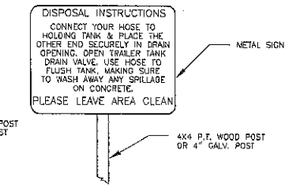

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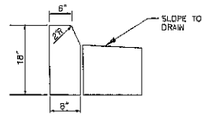
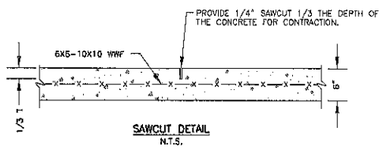


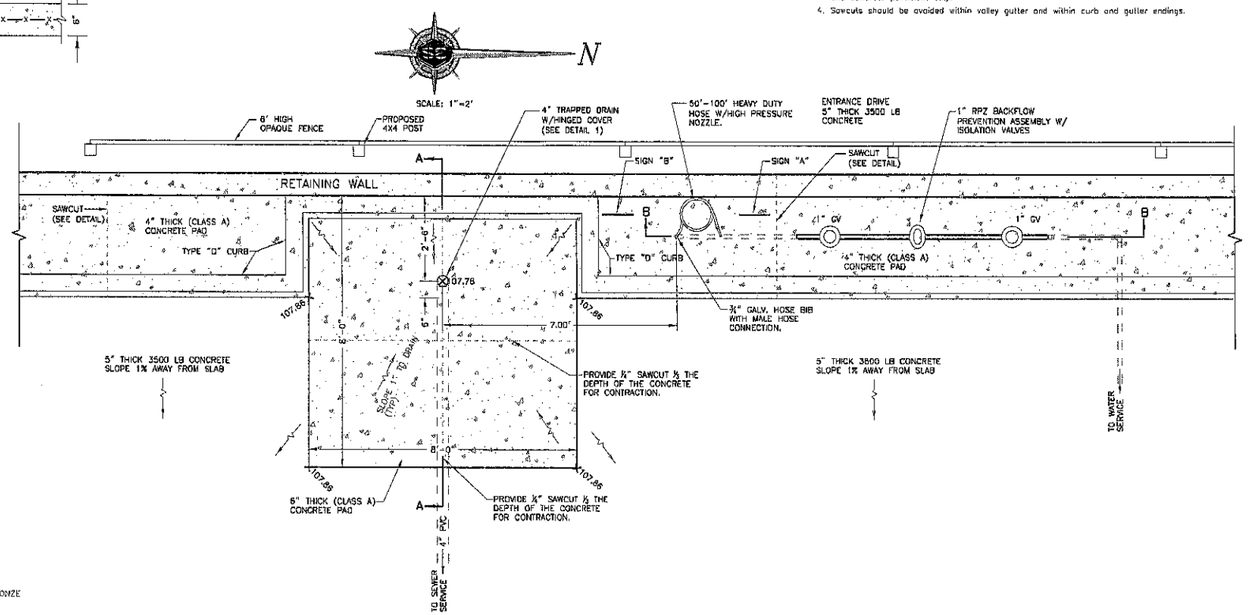
TYPE D CURB

GENERAL NOTES

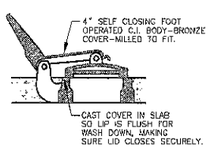
1. For curb, gutter, and curb and gutter provide ½" to ¾" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers. Curb, gutter and curb & gutter expansion joints shall be located in accordance with Section 520 of the standard specifications.
2. Ends of Curbs shall transition from full to zero heights in 3 feet.
3. For use adjacent to concrete or flexible pavement, concrete shown. For details depicting usage adjacent to flexible pavement, Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only.
4. Sawcuts should be avoided within valley gutter and within curb and gutter endings.



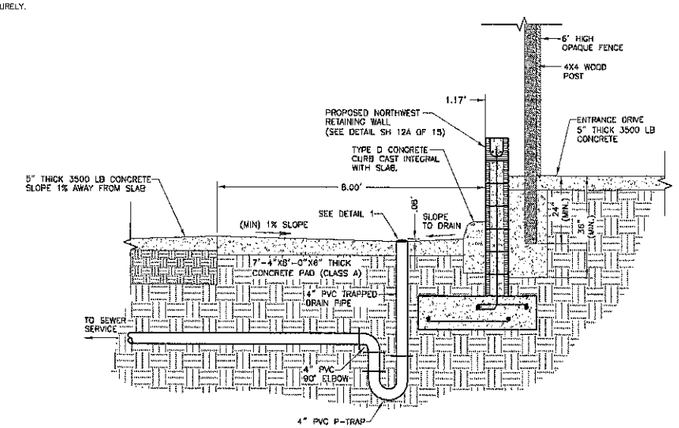
SAWCUT DETAIL
N.T.S.



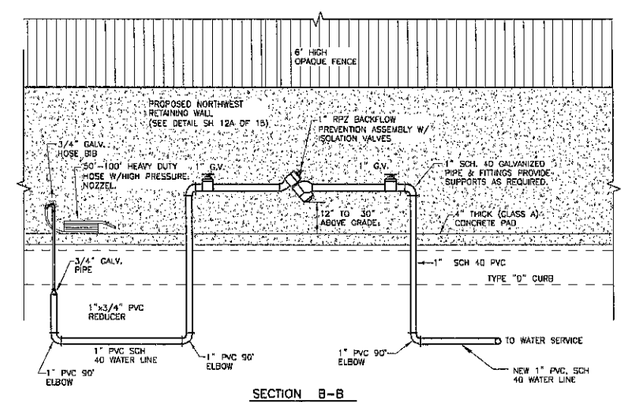
PLAN VIEW
SCALE: 1"=2'



DETAIL 1
N.T.S.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

REV. BY:	DESCRIPTION	DATE:	DRAWN

CLIENT: MIKE GIRARD
TREE TOPS GOLF, INC.

PROJECT: ROLLING ACRES SELF STORAGE

DRAWING: DUMP STATION DETAILS

14B of 15

Mar 19 2015 3:21 PM

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SCALE:	FILE:	DATE:
AS SHOWN	RV-DUMP	01/15
DESIGN:	DRAWN:	CHECKED:

DRAWING: DUMP STATION DETAILS
CLIENT: MIKE GIRARD
ROLLING ACRES SELF STORAGE

JOB NO.:	SHEET: 14B
1310019.002	OF: 15

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GENERAL PROJECT DATA

FOR IDENTIFICATION OF CONTRACTUAL AGREEMENTS, THIS SET OF DRAWINGS IS DATED OCTOBER 2013. ANY REVISIONS THEREAFTER WILL BE NOTED AND DATED ON THE AFFECTED DRAWINGS(S).

ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO ABIDE BY THE PROVISIONS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND SUBMITTING NPDES "NOTICE OF INTENT" (N.O.I.) AND "NOTICE OF TERMINATION" (N.O.T.) NOTICES TO THE EPA OR LOCAL STATE AGENCY HAVING JURISDICTION OVER THE NPDES PROGRAM. THE CONTRACTOR SHALL KEEP ONSITE A COPY OF THE SWPPP, NOI, AND WATER MANAGEMENT DISTRICT PERMITS ISSUED TOGETHER WITH THE INSPECTION REPORTS AND CURRENT PLANS, INCLUDING ANY MODIFICATIONS REQUIRED.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS TO THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED.

DRAINAGE SYSTEMS

THE DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING THE COURSE OF THIS CONTRACT. THE CONTRACTOR SHALL INCLUDE FUNDS TO OPERATE AND MAINTAIN THE DRAINAGE SYSTEMS DURING THE WORK PROCESS.

THE UTILITIES ARE THE PROPERTY OF THE FOLLOWING:

POWER	WATER & SEWER
FLORIDA POWER COORPORATION P.O. BOX 120069 CLERMONT, FLORIDA 34712	TOWN OF LADY LAKE 409 FENNELLE BLVD. LADY LAKE, FLORIDA 32159 MAIN OFFICE: (352) 751-1926 CONTACT: FRED BLAKELEY

TELEPHONE	CABLE
CENTURY LINK 302 E. BROADWAY OCALA, FLORIDA 34474	BRIGHT HOUSE LEESBURG, FL. 34748

THE CONTRACTOR IS TO OBTAIN A COPY OF THE SOILS REPORT FOR REVIEW PRIOR TO CONSTRUCTION; AND THE CONSTRUCTION IS TO CONFORM TO THE RECOMMENDATIONS IN THAT REPORT.

SURVEY INFORMATION PREPARED BY: WILEY SURVEYING AND MAPPING, INC.

AS-BUILTS

AS-BUILTS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER TWO WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED, AND DATED BY THE RESPONSIBLE PARTY. SEE INDIVIDUAL SECTIONS (STORM, WATER SYSTEM, ETC.) FOR ADDITIONAL AS-BUILT REQUIREMENTS.

PERMITS AND PERMIT REQUIREMENTS

THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL REGULATORY AND LOCAL AGENCY PERMITS. THE CONTRACTOR SHALL BE EXPECTED TO REVIEW AND ABIDE BY ALL THE REQUIREMENTS AND LIMITATIONS SET FORTH IN THE PERMITS. A COPY OF THE PERMIT SHALL BE KEPT ON THE JOB AT ALL TIMES.

LAYOUT AND CONTROL

UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE FOR THE LAYOUT OF ALL OF THE WORK TO BE CONSTRUCTED. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

QUALITY CONTROL TESTING REQUIREMENTS

ALL TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR, CITY, COUNTY, AND THE ENGINEER. TESTING REQUIREMENTS ARE TO BE IN ACCORDANCE WITH THE OWNER/OPERATOR'S SPECIFICATIONS AND REQUIREMENTS. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS. CONTRACTOR SHALL PROVIDE TESTING SERVICES THROUGH A FLORIDA LICENSED GEOTECHNICAL ENGINEERING FIRM ACCEPTABLE TO THE OWNER AND ENGINEER. CONTRACTOR TO SUBMIT TESTING FIRM TO OWNER FOR APPROVAL PRIOR TO COMMENCING TESTING.

SHOP DRAWINGS

SHOP DRAWINGS AND CERTIFICATIONS FOR ALL STORM DRAINAGE, WATER SYSTEM, SEWER SYSTEM, AND PAVING SYSTEM MATERIALS AND STRUCTURES ARE REQUIRED. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION.

EARTHWORK

EARTHWORK QUANTITIES

THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.

EROSION CONTROL

EROSION AND SILTATION CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE MEASURES ARE TO BE INSPECTED BY THE CONTRACTOR ON A REGULAR BASIS AND ARE TO BE MAINTAINED OR REPAIRED ON AN IMMEDIATE BASIS, AS REQUIRED.

WETLAND PROTECTION

THE LIMITS OF THE ON-SITE WETLANDS HAVE BEEN PROVIDED TO THE CONTRACTOR ON THE CONSTRUCTION PLANS OR ON PERMIT MATERIALS. THE WETLANDS ARE TO BE PROTECTED FROM DISTURBANCE AT ALL TIMES. CONTRACTOR SHALL PROVIDE EROSION, SILTATION, AND DIVERSION MEASURES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

LIMITS OF DISTURBANCE

AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. REPAIR OR RECONSTRUCTION OF DAMAGED AREAS ON SURROUNDING PROPERTIES SHALL BE PERFORMED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.

TREE REMOVAL

THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER WHEN ALL WORK IS LAID OUT (SURVEY STAKED), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED. NO TREES SHOWN ON THE CONSTRUCTION PLANS AS BEING SAVED SHALL BE REMOVED WITHOUT PERMISSION FROM THE OWNER AND ENGINEER.

CLEARING AND GRUBBING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING FOR SITE CONSTRUCTION INCLUDING CLEARING FOR PAVING, UTILITIES, DRAINAGE FACILITIES AND BUILDING CONSTRUCTION. ALL AREAS TO BE CLEARED SHALL BE FIELD STAKED AND REVIEWED BY THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION.

MATERIAL STORAGE/DEBRIS REMOVAL

ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NONORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE. ALL CLAY ENCOUNTERED SHALL BE EXCAVATED OUT AND REPLACED WITH CLEAN GRANULAR FILL MATERIALS.

FILL MATERIAL

ALL FILL MATERIALS SHALL CONTAIN NO MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH OR OTHER MATERIAL THAT WILL NOT COMPACT INTO A SUITABLE AND ENDURING BACKFILL. FILL SHALL BE CLEAN, NON-ORGANIC, GRANULAR MATERIAL WITH NOT MORE THAN 10% PASSING THE NO. 200 SIEVE.

COMPACTION

FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. ALL OTHER FILL AREAS ARE TO BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND OWNER WITH ALL (PASSING AND FAILING) TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR'S PAY REQUEST SUBMITTAL FOR THE AFFECTED WORK.

POTABLE WATER/FIRE SYSTEMS:

OWNER/OPERATOR:

THE ENTITY THAT WILL OWN, OPERATE AND MAINTAIN THE WATER SYSTEM SHOWN ON THESE PLANS IS MIKE GIRARD. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THAT ENTITY.

PIPE MATERIALS:

SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL INFRASTRUCTURE TO BE CONSTRUCTED. WATER SYSTEM SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AND OWNER FOR REVIEW PER THE OWNER'S POLICY FOR REVIEW OF SHOP DRAWINGS.

POLYVINYL CHLORIDE PLASTIC PIPE (PVC) 4" THROUGH 12" SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C900 (LATEST EDITION) AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND HAVE A DR (DIMENSION RATIO) OF 18. ALL PVC PIPE SHALL BEAR THE NSF LOGO FOR POTABLE WATER. JOINTS SHALL BE OF THE PUSH-ON TYPE AND COUPLINGS CONFORMING TO ASTM D3139, DR18 PIPE. PIPE SMALLER THAN 4" SHALL BE SCH 80 PVC IN ACCORDANCE WITH ASTM D1785.

DUCTILE IRON PIPE (DIP) SHALL BE STANDARD PRESSURE CLASS 350 IN SIZES 4" THROUGH 12" AND CONFORM TO ANSI/AWWA C150/A21.50 (LATEST EDITION). ALL DUCTILE IRON PIPE SHALL HAVE A STANDARD THICKNESS OF CEMENT MORTAR LINING AS SPECIFIED IN ANSI/AWWA C104/A21.4 (LATEST EDITION). PIPE JOINTS SHALL BE OF THE PUSH-ON RUBBER GASKET TYPE CONFORMING TO ANSI/AWWA C111/A21.11 (LATEST EDITION).

PVC PIPE SMALLER THAN 4" SHALL BE SCHEDULE 80 IN ACCORDANCE WITH ASTM D2464.

FITTINGS FOR DUCTILE IRON PIPE AND PVC C-900 PIPE SHALL BE DUCTILE IRON AND SHALL CONFORM TO ANSI/AWWA C153/A21.10 (LATEST EDITION) AND SHALL BE CEMENT LINED IN CONFORMANCE WITH ANSI/AWWA C104/A21.4 (LATEST EDITION).

POLYETHYLENE WRAP USED FOR CORROSION PREVENTION ON DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/ASTM D1248. THE MINIMUM NOMINAL THICKNESS SHALL BE 0.008 IN. (8 MILS). INSTALLATION OF POLY WRAP SHALL BE IN ACCORDANCE WITH AWWA C105.

VALVES:

GATE VALVES SHALL BE RESILIENT SEAT AND SHALL CONFORM TO ANSI/AWWA C509.87 WITH HANDWHEEL OR WRENCH NUT, EXTENSION STEMS AND OTHER APPURTENANCES AS REQUIRED. MANUFACTURER'S CERTIFICATION OF THE VALVES COMPLIANCE WITH AWWA SPECIFICATION C509 AND TESTS LISTED THEREIN WILL BE REQUIRED. VALVES SHALL BE CLOW, DRESSER KENNEDY, AMERICAN.

VALVE BOXES:

VALVE BOXES ON BURIED POTABLE WATER MAINS SHALL BE ADJUSTABLE, CAST IRON CONSTRUCTION, WITH MINIMUM INTERIOR DIAMETER OF 5" WITH COVERS CAST WITH THE INSCRIPTION IN LEGIBLE LETTERING ON TOP: "WATER". BOXES SHALL BE SUITABLE FOR THE APPLICABLE SURFACE LOADING AND VALVE SIZE, AND SHALL BE MANUFACTURED BY MUELLER COMPANY, MODEL H3564, OR APPROVED EQUAL. VALVE BOX PADS SHALL BE 18" X 18" X 4" THICK CONCRETE WITH #4 REINFORCING BARS. PAD TO BE SET AT FINISHED GRADE WITH RECESSED DETECTOR WIRE CONDUIT PORT PER DETAIL.

PIPE INSTALLATION:

PIPE INSTALLATION OF PVC WATER MAIN SHALL BE IN CONFORMANCE WITH ASTM D2774 (LATEST EDITION). INSTALLATION OF DUCTILE IRON PIPE WATER MAIN SHALL BE IN CONFORMANCE WITH AWWA C600.87.

COMPACTED BACKFILL SHALL BE TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVEMENTS WITH 12" MAXIMUM LIFT THICKNESS. OTHER COMPACTION OF BACKFILL SHALL BE TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH 12" MAXIMUM LIFT THICKNESS. SEE PIPE TRENCHING DETAILS.

MINIMUM COVER OVER ALL PIPE SHALL BE 36" FROM TOP OF PIPE TO FINISHED GRADE. SEE PLAN AND PROFILE SHEETS FOR REQUIRED DEPTH.

ALL WATER MAINS SHALL BE INSTALLED WITH PIPE RESTRAINTS OR THRUST BLOCKS, UNLESS SPECIFICALLY NOTED OR SHOWN OTHERWISE.

ALL PLUGS, CAPS, TEES, BENDS, FIRE HYDRANTS, VALVES, ETC. SHALL BE PROVIDED WITH PIPE RESTRAINTS OR THRUST BLOCKS. FOR RESTRAINT AND THRUST BLOCK CONSTRUCTION SPECIFICATIONS, REFER TO WATER SYSTEM DETAILS.

PIPE IDENTIFICATION:

ALL WATER MAIN PIPE, INCLUDING FITTINGS, SHALL BE COLOR CODED OR MARKED USING BLUE AS PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE. SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE AT DRINKING WATER TREATMENT PLANTS SHALL BE COLOR CODED AND LABELED IN ACCORDANCE WITH SUBSECTION 62-555.320(10), F.A.C., AND ALL OTHER ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR SHALL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE. A CONTINUOUS 14 GUAGE COPPER DETECTOR WIRE SHALL BE ATTACHED AS SHOWN ON THE WATER DETAIL SHEET.

DISINFECTION AND TESTING:

ALL PIPE SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651.

ALLOWABLE LEAKAGE FOR PVC PRESSURE MAINS WILL BE IN ACCORDANCE WITH AWWA M23.

THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC AND LEAKAGE TESTING. CONTRACTOR SHALL CONTACT THE ENGINEER, OWNER/OPERATOR AND COUNTY IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

THE WATER SYSTEM SHALL BE SOAK TESTED 24 HOURS @ 1.5 TIMES THE WORKING PRESSURE WITH 150 PSI WHICHEVER IS GREATER, AND TESTED FOR LEAKAGE AT 150 PSI FOR TWO HOURS WITH ALLOWABLE LEAKAGE IN ACCORDANCE WITH ABOVE STANDARDS.

ALL TESTING SHALL BE PERFORMED WITH POTABLE WATER. AIR TESTING OF WATER MAINS WILL NOT BE ALLOWED.

CONTRACTOR SHALL PULL BACTERIOLOGICAL TEST SAMPLES FROM THE SAMPLE POINTS SPECIFIED BY THE ENGINEER.

CONNECTIONS TO EXISTING WATER MAINS:

PRIOR TO THE CONNECTION TO ANY EXISTING MAIN, THE PROPOSED WATER MAIN SHALL BE DISINFECTED AND HAVE ENGINEER APPROVED PRESSURE TESTING.

AS BUILT DRAWINGS:

THE CONTRACTOR SHALL PROVIDE VERTICAL AND HORIZONTAL "AS-BUILT" INFORMATION RELATIVE TO ALL CONSTRUCTED UTILITIES AND STRUCTURES. THREE SETS SHALL BE PROVIDED FOR REVIEW.

AS-BUILT INFORMATION FOR THE WATER SYSTEM SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

1. LOCATION OF ALL PUMPS, TANKS, RESEVOIRS, PRESSURE SYSTEMS, EQUIPMENT, VALVES, FITTINGS, HYDRANTS AND SERVICES. HORIZONTAL AND VERTICAL
2. LOCATION OF THE WATER MAIN TIED WITH COORDINATES.
3. CERTIFICATION AS TO THE SYSTEM MEETING THE MINIMUM COVER REQUIREMENTS.
4. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION WHICH DEVIATES FROM THE APPROVED ENGINEERING PLANS.
5. UTILITY LOCATES ON SYSTEMS INSTALLED UNDER THIS CONTRACT SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER UNTIL AS-BUILT DRAWINGS ARE REVIEWED AND APPROVED BY THE UTILITY.

PIPE IDENTIFICATION FOR SANITARY/STORM SEWERS:

ALL WASTEWATER/STORMWATER PIPE, INCLUDING FITTINGS, SHALL BE COLOR CODED OR MARKED USING GREEN AS PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL GREEN PIPE. SHALL HAVE A CO-EXTRUDED GREEN EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH GREEN STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE GREEN STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE AT WASTEWATER TREATMENT PLANTS SHALL BE COLOR CODED AND LABELED AS SUGGESTED BY F.D.E.P. ALL OTHER WASTEWATER/STORMWATER PIPE ABOVEGROUND, SHALL BE PAINTED GREEN OR SHALL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE. A CONTINUOUS 14 GUAGE COPPER DETECTOR WIRE SHALL BE ATTACHED AS SHOWN ON THE WATER DETAIL SHEET.

SANITARY SEWER NOTES:

OWNER/OPERATOR:

THE ENTITY THAT WILL OWN, OPERATE AND MAINTAIN THE SYSTEM SHOWN ON THESE PLANS IS MIKE GIRARD. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THAT ENTITY.

LATERALS:

1. ALL SERVICE LATERALS AND FITTINGS SHALL BE A MINIMUM OF 4" IN DIAMETER.
2. ALL LATERALS SHALL TERMINATE WITH A 4" CLEAN-OUT AT THE PROPERTY LINE, AND AT A DEPTH TO FINAL GRADE OF 3 FEET.
3. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2" X 2" X 2" ABOVE GRADE WOODEN STAKE OR APPROVED MARKER AND CURB MARKED WITH A "S".
4. IF CLEANOUTS ARE NOT INSTALLED AT THE TIME OF FINAL INSPECTION, THEN THE TERMINAL END OF EACH LATERAL SHALL BE EXPOSED.

MAINS AND MANHOLES:

1. ALL GRAVITY SANITARY SEWER MAINS SHALL BE CONSTRUCTED OF DR-35 PVC PIPE MEETING ASTM 3034, AND SHALL HAVE A MINIMUM COVER OF THREE (3) FEET.
2. WHERE REQUIRED, MAINS SHALL BE CLASS 50 DUCTILE IRON PIPE (DIP) MEETING AWWA C150 AND C151. MAINS SHALL BE 60 MIL EPOXY COATED WITH POLYETHYLENE WRAP CONFORMING TO AWWA C105.
3. MAINS AND LATERALS WITH LESS THAN THREE (3) FEET OF COVER SHALL BE CLASS 50 DIP.
4. ALL PVC PIPE SHALL BEAR THE NSF-DWI SEAL.
5. JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI-B-7.
6. JOINTS BETWEEN PIPES OF DISSIMILAR MATERIALS MAY BE MADE WITH A FLEXIBLE MECHANICAL COMPRESSION COUPLING WITH NUMBER 316 STAINLESS STEEL BANDS.
7. ALL SANITARY MANHOLES SHALL BE PRECAST CONCRETE WITH A MINIMUM WALL THICKNESS OF FIVE (5) INCHES FOR INSIDE DIAMETER OF FOUR (4) FEET.
8. MANHOLES SHALL MEET ASTM C-478. RING AND COVER SHALL BE TRAFFIC BEARING H-20, CLASS 30 MEETING ASTM A-48.
9. INTERIOR AND EXTERIOR WALLS OF ALL MANHOLES SHALL HAVE A MINIMUM OF TWO (2) 8 MIL COATS OF AN APPROVED PROTECTIVE COAL TAR EPOXY.

FORCEMAINS:

1. FORCEMAINS SHALL BE DR 18 PVC PIPE CONFORMING TO AWWA C-900, OR 50 MIL EPOXY COATED CLASS 50 DIP. PVC PIPE SHALL HAVE INTEGRAL BELL PUSH ON TYPE JOINTS CONFORMING TO ASTM D3139.
2. ALL FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON WITH 250 PSI MINIMUM PRESSURE RATING.
3. METALLIC MARKING TAPE SHALL BE PLACED OVER THE MAIN AT A MAXIMUM DEPTH OF TWO (2) FEET BELOW THE SURFACE AND TIED INTO ALL VALVE BOXES. TESTING FOR CONTINUITY WILL BE REQUIRED.
4. ALL MAINS SHALL HAVE A MINIMUM COVER OF THREE (3) FEET. FORCEMAINS WITH LESS THAN THREE (3) FEET OF COVER SHALL BE CLASS 50 DIP.
5. ALL CONNECTIONS TO EXISTING SEWER FORCEMAINS SHALL BE ACCOMPLISHED WITH A WET TAP AND THRUST BLOCK.
6. PROVIDE JOINT RESTRAINT OR THRUST BLOCKS AS SHOWN ON THE DETAIL SHEET, UNLESS SPECIFICALLY NOTED OR SHOWN OTHERWISE.

TESTING:

1. SEWAGE COLLECTION SYSTEM:
   A. ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI-BELL STANDARD FOR LOW-PRESSURE AIR TESTS.
   B. ALL SEWER MAINS SHALL BE LAMPED IN THE PRESENCE OF THE ENGINEER.
   C. ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL CONSTRUCTION AND COAL TAR EPOXY PAINT THROUGHOUT.
   D. HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE.

AS BUILT DRAWINGS:

THE CONTRACTOR SHALL PROVIDE VERTICAL AND HORIZONTAL "AS-BUILT" INFORMATION RELATIVE TO ALL CONSTRUCTED UTILITIES AND STRUCTURES. THREE SETS SHALL BE PROVIDED FOR REVIEW. ONCE APPROVED BY THE UTILITY, ONE REPRODUCIBLE SET SHALL BE PROVIDED.

AS-BUILT INFORMATION FOR THE SYSTEM SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

1. LOCATION OF ALL MANHOLES, PIPES, VALVES, FITTINGS, AND SERVICES. HORIZONTAL AND VERTICAL W/INVERTS.
2. LOCATION OF THE MAIN TIED WITH COORDINATES.
3. CERTIFICATION AS TO THE SYSTEM MEETING THE MINIMUM COVER REQUIREMENTS.
4. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION WHICH DEVIATES FROM THE APPROVED ENGINEERING PLANS.
5. UTILITY LOCATES ON SYSTEMS INSTALLED UNDER THIS CONTRACT SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR UNTIL AS-BUILT DRAWINGS ARE REVIEWED AND APPROVED BY THE UTILITY.

PIPE MATERIALS:

SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL INFRASTRUCTURE TO BE CONSTRUCTED. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AND OWNER FOR REVIEW PER THE CITY'S POLICY FOR REVIEW OF SHOP DRAWINGS.

POLYVINYL CHLORIDE PLASTIC PIPE (PVC) 4" THROUGH 12" SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C900 (LATEST EDITION) AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND HAVE A DR (DIMENSION RATIO) OF 18.
JOINTS SHALL BE OF THE PUSH-ON TYPE AND COUPLINGS CONFORMING TO ASTM D3139, DR18 PIPE.

DUCTILE IRON PIPE (DIP) SHALL BE STANDARD PRESSURE CLASS 350 IN SIZES 4" THROUGH 12" AND CONFORM TO ANSI/AWWA C150/A21.50 (LATEST EDITION).
PIPE JOINTS SHALL BE OF THE PUSH-ON RUBBER GASKET TYPE CONFORMING TO ANSI/AWWA C111/A21.11 (LATEST EDITION).

PIPE DETECTOR W/LOCATOR WIRE SHALL BE INSTALLED ON ALL MAINS PER DETAIL.

PIPE SIZES GREATER THAN 12" IN BOTH PVC AND DUCTILE IRON SHALL BE SEPARATELY SPECIFIED ON THE PLANS; WITH THICKNESS CLASSES TO BE SHOWN BASED ON WORKING PRESSURES, PIPE DEPTH AND TRENCH CONDITIONS.

FITTINGS FOR DUCTILE IRON PIPE AND PVC C-900 PIPE SHALL BE DUCTILE IRON AND SHALL CONFORM TO ANSI/AWWA C153/A21.10 (LATEST EDITION)

POLYETHYLENE WRAP USED FOR CORROSION PREVENTION ON DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/ASTM D1248. THE MINIMUM NOMINAL THICKNESS SHALL BE 0.008 IN. (8 MILS). INSTALLATION OF POLY WRAP SHALL BE IN ACCORDANCE WITH AWWA C105.

PIPE INSTALLATION:

PIPE INSTALLATION OF PVC MAIN SHALL BE IN CONFORMANCE WITH ASTM D2774 (LATEST EDITION). INSTALLATION OF DUCTILE IRON PIPE MAIN SHALL BE IN CONFORMANCE WITH AWWA C600.87.

COMPACTED BACKFILL SHALL BE TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVEMENTS WITH 12" MAXIMUM LIFT THICKNESS. OTHER COMPACTION OF BACKFILL SHALL BE TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH 12" MAXIMUM LIFT THICKNESS. SEE PIPE TRENCHING DETAILS.

MINIMUM COVER OVER ALL PIPE SHALL BE 36" FROM TOP OF PIPE TO FINISHED GRADE. SEE PLAN AND PROFILE SHEETS FOR REQUIRED DEPTH.

ALL MAINS SHALL BE INSTALLED WITH RESTRAINED JOINT FITTINGS OR CONCRETE THRUST BLOCKS, UNLESS SPECIFICALLY NOTED OR SHOWN OTHERWISE.

ALL PLUGS, CAPS, TEES, BENDS, FIRE HYDRANTS, VALVES, ETC. SHALL BE PROVIDED WITH RESTRAINTS OR THRUST BLOCKS. FOR RESTRAINT AND THRUST BLOCK CONSTRUCTION SPECIFICATIONS, REFER TO THE DETAILS.

LININGS AND COATINGS:

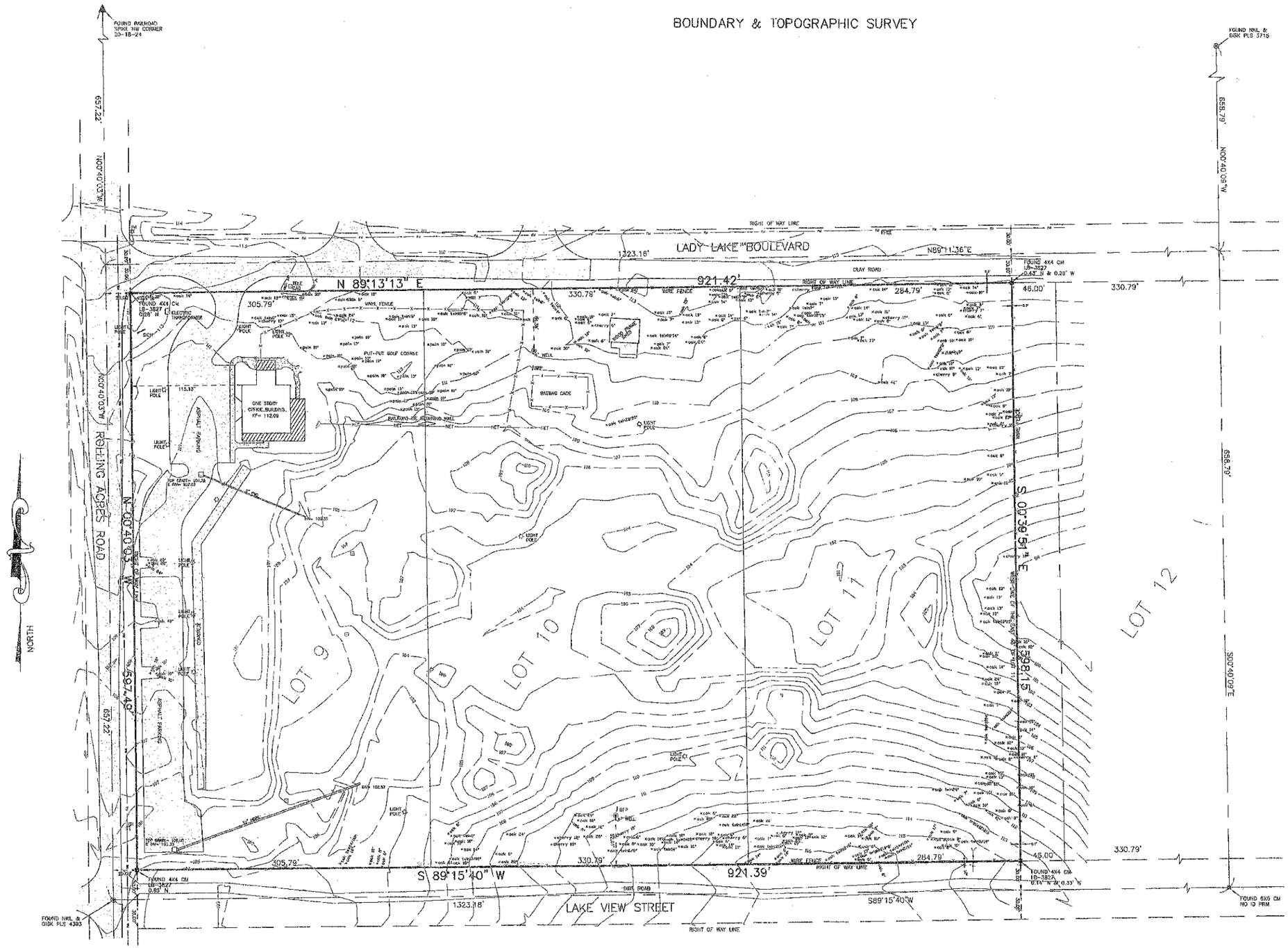
1. SEWAGE SERVICE: DUCTILE IRON PIPE AND FITTINGS SHALL RECEIVE AN INTERIOR LINING OF 40 MIL POLYETHYLENE LINING. PROTECTO 401 CERAMIC EPOXY, OR EQUAL. ALL POLYETHYLENE FOR THE DUCTILE IRON PIPE SHALL BE DONE AT THE MANUFACTURER'S PLANT.

2. COATINGS: DUCTILE IRON PIPE AND FITTINGS FOR BURIED SERVICE SHALL RECEIVE A 1 MIL ASPHALTIC COATING IN ACCORDANCE WITH ANSI A21.50 ALL EXPOSED PIPING SHALL BE PRIMED AT MANUFACTURERS PLANT TO RECEIVE A FIELD COATING AS SPECIFIED BY THE DESIGN ENGINEER.

STORM SEWER NOTES:

OWNER/OPERATO

BOUNDARY & TOPOGRAPHIC SURVEY



GRAPHIC SCALE

20 0 20 50 100 200

(IN FEET)
1 inch = 60 ft.

DESCRIPTION:

LOTS 9, 10 AND 11, LESS THE EAST 45 FEET OF LOT 11, LEE AND STEVENS ADDITION TO THE TOWN OF LADY LAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 9 THROUGH 12, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. LYING AND BEING IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 24 EAST.

NOTES:

1) SURVEY WAS COMPLETED IN THE FIELD AUGUST 19, 2013 AND ACCURATELY REFLECTS FIELD MEASUREMENTS. ALL MEASUREMENTS REFLECTED HEREON ARE FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

2) THE EXPECTED USE OF THE LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 FAC) IS INITIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 5000 FEET.

3) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE MATCHED TO THE WEST LINE OF THE NW 1/4 OF SECTION 20, TOWNSHIP 18S, RANGE 24E, AS BEING N. 00°40'03" W.

4) ELEVATIONS SHOWN ARE BASED ON NAVD 1988.

5) ALL UNDERGROUND INTERIOR IMPROVEMENTS AND PUBLIC UTILITIES HAVE NOT BEEN LOCATED AND SHOWN AT THIS TIME.

LEGEND:

CONC = CONCRETE
CM = CONCRETE MONUMENT
ID = IDENTIFICATION
PRM = PERMANENT REFERENCE
BFP = BACK FLOW PREVENTER
FH = FIRE HYDRANT
WM = WATER MAIN
FM = SANITARY SEWER FORCE MAIN

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY TO :

TREE TOPS GOLF

THAT THE BOUNDARY & TOPOGRAPHIC SURVEY, AS REFLECTED HEREON, WAS PERFORMED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

08/20/13
STEVEN B. WILEY DATE
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
CERTIFICATE NUMBER 5951

DRAWN BY:	SBW	DATE:	08/20/2013
CHECKED BY:	SBW	DRAWING NO.	1
JOB NO.	130023	SHEET	1 OF 1

WILEY SURVEYING AND MAPPING INC.

11929 GARRISON LANE
UMATILLA, FLORIDA 32784
PHONE: (352) 669-6046
(352) 267-2364
WILEYSURVEYING@GMAIL.COM

PROFESSIONAL SURVEYORS AND MAPPERS

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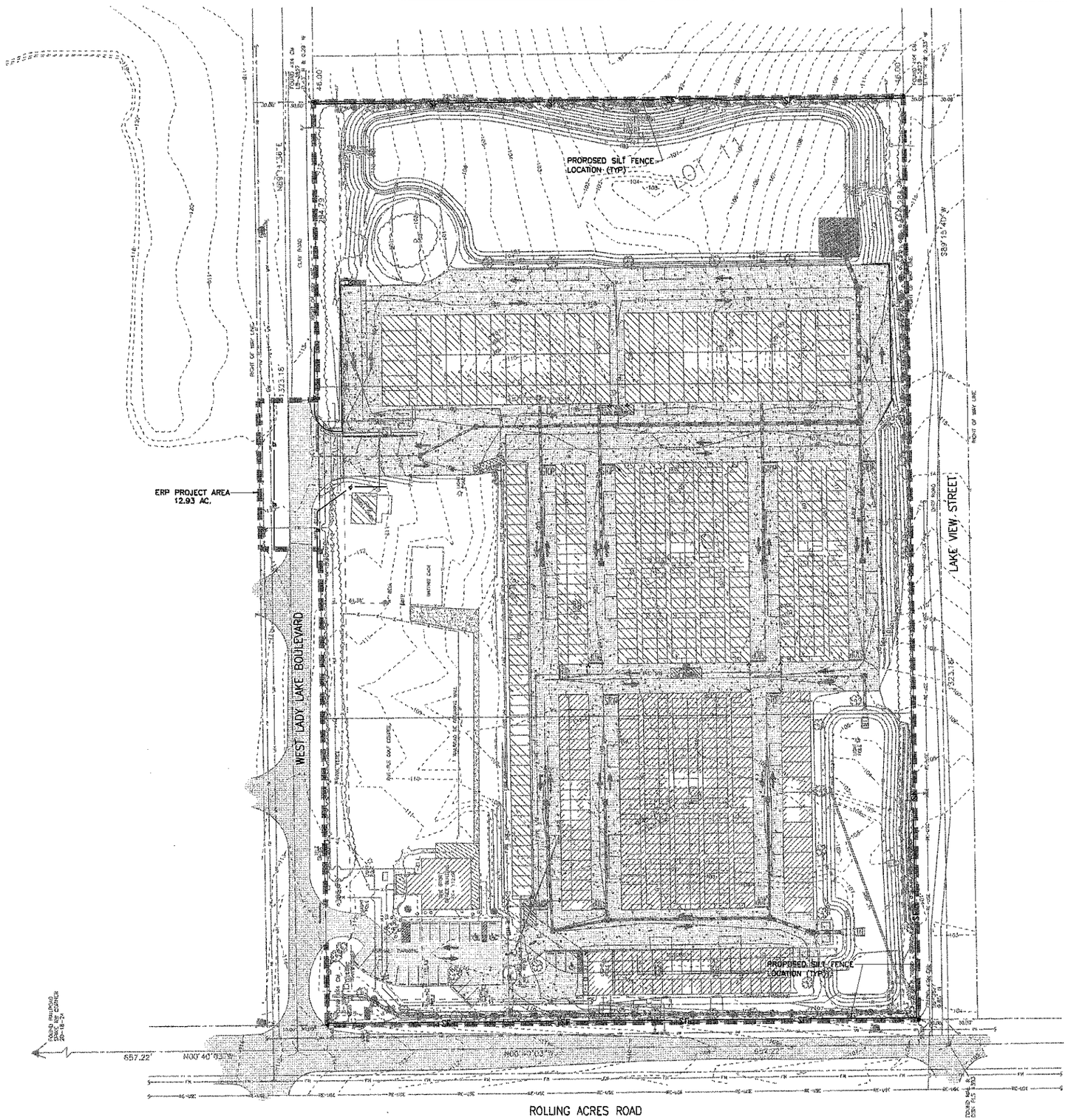

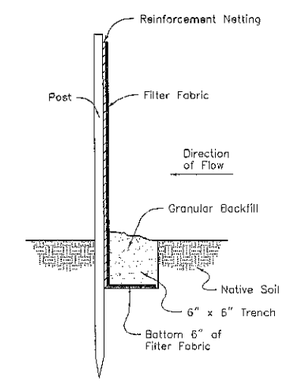

SILT BARRIER DETAIL
NOT TO SCALE

THE OWNER/AGENT IS AWARE OF AND MUST ASSURE MAINTENANCE OF THE EROSION PROTECTION THAT IS ASSOCIATED WITH THE PROJECT DURING CONSTRUCTION.

OWNER'S SIGNATURE: _____
MICHAEL GIRARD
TREE TOPS STORAGE

NOTE:
1. PROPERTY AREA = 12.64 AC
2. ERP DRAINAGE PROJECT AREA = 12.93 AC

LEGEND

	PROJECT AREA
	PROPERTY BOUNDARY
	RIGHT OF WAY
	EXISTING CENTERLINE
	EXISTING PAVEMENT
W	EXISTING WATERMAIN
FM	EXISTING SANITARY SEWER FORCEMAIN
RE-USE	EXISTING RE-USE MAIN
	BUILDING SETBACK
W	PROPOSED WATERMAIN
FM	PROPOSED SANITARY SEWER FORCEMAIN
RE-USE	PROPOSED RE-USE MAIN
	PROPOSED PAVEMENT
	PROPOSED CONCRETE
	PROPOSED BUILDING
SF	SILT FENCE

REV.	BY:	DESCRIPTION:	DATE:	DR/PN:
		REVISE AS PER TOWN OF LADY LAKE	03/16/15	VC
		ADD RV STORAGE BLDGS.	12/16/14	VC

CLIENT: MIKE GIRARD TREE TOPS GOLF, INC.

PROJECT: ROLLING ACRES SELF STORAGE

DRAWING: STORMWATER POLLUTION PREVENTION PLAN

1 of 1

Mar 19 2016 3:21 PM

DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION No. 48229

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Consulting Engineers
Planners
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LB-0001723
727 South 14th Street
Leesburg, Fl. 34748
(352) 787-1414

SCALE:	FILE:	DATE:
1"=50'	TREE TOPS	11/13
DESIGN:	DRAWN:	CHECKED:
	JRH	

DRAWING: STORMWATER POLLUTION PREVENTION PLAN
CLIENT: MIKE GIRARD
ROLLING ACRES SELF STORAGE
JOB NO.: 1310019.002 SHEET: 1 OF: 1

J:\Land Projects 2005\1310019.000\dwg\Tree Tops 2.dwg, SWPP, 3/18/2016 9:40:50 AM, ***_***