REGULAR MEETING OF THE LADY LAKE TOWN COMMISSION

DATE:	**Monday, April 7, 2014**
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]: Pastor James Keough – Congregational Church of The Villages

E. ROLL CALL

F. PUBLIC COMMENTS[2]

G. PROCLAMATION:

1. Proclamation for National Library Week – April 14-20, 2014 (Mayor Kussard/Beth Maciejewski)

H. CONSENT[3]:

2. Minutes – March 17, 2014 – Regular Commission Meeting

I. OLD BUSINESS:

3. Consideration of Approval of the Amended and Updated Section 4.10 of the Workers Compensation Policy (tabled from 3-17-14) (Tia O'Neal)

4. Consideration of the Offer from Lake County to Accept 65 Acres of Property Known as Lady Lake Preserve (Kris Kollgaard)

J. NEW BUSINESS:

5. Consideration to Host the Second Annual Taste of Lady Lake on May 23, 2014 at the Log Cabin/Veterans Park (Mike Burske)

6. Acknowledgement of Additional Engineering Services for the Rolling Acres Sidewalk Project (Mike Burske)

7. Consideration of Approval of the Abatement Fee Reduction Procedure for Code Enforcement (Thad Carroll)

8. Update on Priority Projects Submission to Lake County Regarding Transportation Impact Fee Projects (C.T. Eagle)

K. TOWN ATTORNEY'S REPORT:

9. Resolution No. 2014-102 – First/Final Reading (tabled from 3-17-14) – Plaza Professional Center – Variance Request to Authorize the Removal of a 38" Historic Live Oak Tree to Accommodate a New Office Building on the Last Remaining Parcel at the Plaza Professional Center – Located at 302 La Grande Blvd. (Thad Carroll)

10. Resolution No. 2014-104 – First/Final Reading – Grand Oaks Holding, LLC – Variance for Off-Site Premises Sign – Proposed New Freestanding Sign to be Located at the Southeast Corner of County Road 25 and Marion County Road (Thad Carroll)

11. Resolution No. 2014-105 – First/Final Reading – Grand Oaks Holding LLC – Special Permit Use Request for an Electronic Message Board/Marquee Sign to be Located at the Southeast Corner of County Road 25 and Marion County Road (Thad Carroll)

L. TOWN MANAGER'S REPORT:

12. Consideration of Appointment of the Lady Lake Liaison to the Lake County Library Board (Kris Kollgaard)

13. Consideration of Appointments/Reappointment to the Police Pension Board (Kris Kollgaard)

M. MAYOR/COMMISSIONER'S REPORT:

N. PUBLIC COMMENTS[4]

O. 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 – 04-07-2014

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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, libraries are the heart of their communities, campuses and schools; and

WHEREAS; librarians work to meet the changing needs of their communities, including providing resources for everyone and bringing services outside of library walls; and

WHEREAS, libraries and librarians bring together community members to enrich and shape the community and address local issues; and

WHEREAS, librarians are trained, tech-savvy professionals, providing technology training and access to downloadable content like e-books; and

WHEREAS, libraries offer programs to meet community needs, providing residents with resume writing classes, 24/7 homework help and financial planning services to teens applying for student loans to older adults planning their retirement; and

WHEREAS, libraries continuously grow and evolve in how they provide for the needs of every member of their communities; and

WHEREAS, libraries, librarians, library workers and supporters across America are celebrating National Library Week.

NOW, THEREFORE, be it resolved that I, Ruth Kussard, Mayor of Lady Lake, proclaim April 14-20, 2014 as National Library Week, and encourage all residents to visit the library this week to take advantage of the wonderful library resources available at your library.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the Town of Lady Lake to be affixed this 7th day of April, **2014**.

Ruth Kussard

Ruth Kussard, Mayor

Attest:

Kristen Kollgaard

Kristen Kollgaard, Town Clerk

H-2

MINUTES OF THE REGULAR MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
March 17, 2014

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: Mayor Ruth Kussard

D. INVOCATION[i]: Dr. Paul Harsh, First Baptist Church of Lady Lake

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; Chief Chris McKinstry, Police Department; John Pearl, I.T. Director; Jeannine Michaud, Finance Director; Tia O'Neal, Human Resource 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.

- Joe Quinn of 633 Rainbow Blvd. stated that he would like to revisit the issue of dogs being allowed at the Paradise Drive Park. He stated that people are still not picking up after their pets and The Villages and the ARC are not doing anything about it. Mr. Quinn suggested that the Town may need to consider an ordinance to deal with it.

Town Manager Kris Kollgaard stated this would need to be referred to the attorney as the dog park is owned by The Villages.

Town Attorney Derek Schroth stated that if the park is within the Town limits, the Town can regulate within the park.

Commissioner Richards commented that the Town has dog ordinances. He stated he does not like the idea of drawing up an ordinance for regulating someone else's property.

Mr. Schroth responded that the Town can regulate within the Town limits, but cannot prohibit dogs on someone else's property.

Commissioner Hannan asked Mr. Schroth if he was aware of any other towns that regulated this type of problem.

Mr. Schroth replied that the County has some regulations regarding picking up animal waste, and that regulations have to be reasonable and have to address an issue of health, safety and welfare, and animal waste falls under that category.

Commissioner Holden stated that then the Town would have to deal with the enforcement aspect.

Ms. Kollgaard stated that if the Commissioners approved, she would contact Ms. Tutt of The Villages and discuss this to see what they could come up with. The Commissioners agreed this was a good idea.

G. CONSENT[iii]:

1. Minutes – March 3, 2014 – Regular Commission Meeting

2. Budget Amendments to Establish CDBG Drainage Budget in FY 2014, and Utilize Excess Reserve Funds in Utilities to Purchase Bypass Pump (Jeannine Michaud)

The background summary for this agenda item (on file in the Clerk's Office) states that Amendment BT14-010 appropriates a FY 2014 budget for the CDBG grant. This amendment will increase the expense line item for Small Cities Grant Expense funded by CDBG Grant revenue. The Town Commission approved the award of the construction contract at the February 19, 2014 Commission meeting. Additionally in the FY 2014 budget, potential purchases from reserves were identified and the bypass pump was one of those items identified in the Utility Fund. Current pumps cannot be used for the high pressure lift stations. At the end of FY 2013, $2,109,382 was in Utility Unrestricted Reserves.

3. 2014 Concurrency Management Report (Thad Carroll)

The background summary for this agenda item (on file in the Clerk's Office) states that 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.

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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, 2013 through February 28, 2014.

Upon a motion by Commissioner Richards and seconded by Commissioner Vincent, the Commission approved Consent Items #G-1 through #G-3, by a vote of 5 to 0.

H. OLD BUSINESS:

No old business.

I. NEW BUSINESS:

4. Abatement Order Recommendation – Case No. 12-3773 – 201 Morningside Avenue – Violation of the Town of Lady Lake Code of Ordinances Ch. 7-46 – Unlawful Storage of Junk and Debris, and Ch. 7-67 – High Grass (Cindy Diemer)

Senior Code Enforcement Officer Cindy Diemer presented the background summary for this agenda item (on file in the Clerk's Office). She stated that this case was heard by the Special Magistrate on October 30, 2012 for the violations of Ch. 7-46 for unlawful storage of junk and debris, and Ch. 7-67 for high grass. The Order of Enforcement required payment of an $87 administrative fee and compliance within 30 days or a fine of $250.00 per day would be assessed and the property was not determined to be in full compliance until February 4, 2014. The lien has accrued to the amount of $107,087.00, inclusive of the administrative fee, and was recorded on December 4, 2012 in Book 4247, Pages 1447-1449. The property is assessed by the Lake County Property Appraiser at $20,843; $8,600 of which is land value.

Ms. Diemer reported that the property has been in serious decline for the past two years while the property owner's daughter was living at the property. The property owner requested to be placed on the agenda so that she can trade the property for a desperately needed vehicle. Ms. Diemer stated that the Special Magistrate heard the testimony of the property owner and the mitigating circumstances, and has recommended the lien be reduced to $800.00 from $107,087.00, including the administrative fee. She stated the property owner is present if there are any questions.

Commissioner Hannan stated he is in favor of reducing the fine to $300.00 because of the mitigating circumstances that it was the daughter of the property owner living there and causing the violations.

Commissioner Richards stated he is not receptive to the reduced amount of $300.00 instead of the recommended abatement amount of $800.00 as staff spent a lot of time trying to get this property in compliance.

Commissioner Holden stated he would like to hear from the property owner.

- Ms. Pam Turner explained that her daughter, along with her five children, had no place to live, so she moved out and let them live at her property, while she herself rented a place in Fruitland Park. Ms. Turner stated her daughter did not tell her about the code violation notices and that she was unaware of the lien until she recently tried to sell or trade the property for a vehicle.

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Commissioner Richards asked if the property is now vacant with the utilities shut off. The property owner confirmed this.

Commissioner Hannan stated again that he feels the mother should not be punished for what her daughter did with the property.

Commissioner Holden agreed.

Mayor Kussard asked staff if $300.00 would cover the cost of staff's time spent over the years inspecting the property, etc.

Ms. Diemer replied that staff has been to the property numerous times, and the daughter was cited and would come into compliance, and it was a constant cycle of this over the last few years. She stated it was only when the property owner's situation changed recently that the property has come into compliance and remained that way. Ms. Diemer stated that staff has spent at least 10 to 12 hours total as a rough estimate.

Commissioner Holden thanked staff for providing the pictures as documentation.

Mayor Kussard asked that Commissioner Hannan clarify whether his reduction to $300.00 included the $87.00 administrative fee, or if it was additional.

Upon a motion by Commissioner Hannan and seconded by Commissioner Holden, the Commission approved a reduction of the recommended Abatement Order from the Town of Lady Lake's Special Magistrate for Code Enforcement, dated February 25, 2014 in the amount of $800.00, to $300.00 plus the $87.00 administrative fee, for a total of $387.00, by a vote of 3 to 2 (Richards/Vincent).

5. Consideration of Approval of the Amended and Updated Section 4.10 of the Workers Compensation Policy (Tia O'Neal)

Human Resource Director Tia O'Neal gave the background summary for this agenda item (on file in the Clerk's Office). She stated that upon recommendation of council, Town staff has reviewed Policy 4.10 (Worker's Compensation) of the Town's current Human Resource Manual. Ms. O'Neal stated the most notable changes are sections "F" and "G" of the draft policy. Section "F" requires employees to return to work in any position the Town deems them qualified for with substantial certifications from workers' compensation physicians. She stated that failure to report for a light duty position would result in termination. Ms. O'Neal stated that further, Section "G" allows the Town to run FMLA and workers' compensation concurrently; the Town has not run FMLA and workers' compensation concurrently as the current policy does not give us the ability to do so. She stated that this is common industry practice and has been recommended not only by council, but also by PRM. The draft policy has been reviewed by Attorney Mark Van Valkenburgh.

Commissioner Richards asked why the employee would not receive their regular rate of pay under light duty rather than reasonable accommodation at "the rate of pay determined by the Town" as described under Workers' Compensation - F.

Ms. O'Neal stated it is normal for an employee to receive their regular rate of pay, especially if it is for a short amount of time; however, if someone is going to be in a light duty position that would

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normally pay less than the employee's regular position, then it gives the Town the right to reduce their salary if it is going to be for an extended period of time.

Commissioner Richards stated he is not in favor of this, as an employee would receive two-thirds of their salary if they were out on workers' compensation, rather than returning to light duty and perhaps receiving even less than the two-thirds workers' compensation pay.

Ms. O'Neal stated the Town has never done this before, and always tries to put the employee back to work in their own department and in a position closely related to what they were doing.

Commissioner Richards stated he is bothered by the verbiage in the policy.

Town Manager Kris Kollgaard stated that the policy can be changed, but this verbiage is a safeguard and allows the Town to make adjustments in extenuating circumstances such as with the Police Department. She stated if an officer is out on light duty, other staff then has to put in overtime because a shift must be covered, and cannot be staffed by a temp agency, etc., and this would only be if there were two or three employees out for an extended period of time.

Ms. O'Neal agreed that it would help in this instance as a police officer's shift must be covered, and the Town would be paying the officer's wage and overtime wages to others as well.

Commissioner Richards suggested that more verbiage be added to the policy that extenuating circumstances may have to be brought before the Commission for approval. He stated that if someone is on light duty, they should receive their regular salary unless it was deemed a hardship for the Town due to staffing.

Ms. Kollgaard stated this can be amended and brought back to the Commission. She stated it can state that before a wage is reduced, it will need to go before the Commission for their decision. Ms. Kollgaard stated that although these circumstances have not occurred in the past, if they did, it could effect the overall budget if it went on for a long time period such as a year.

Commissioner Vincent asked how many employees were currently out on workers' compensation.

Ms. O'Neal replied that there is only one active employee out on workers' compensation at this time.

Mayor Kussard asked how it would be handled if an employee is on prescribed medication and they are asked to take a drug test as described under Workers' Compensation - H., as it would show up on the test and she would not want the employee to be subject to termination because of this.

Ms. O'Neal replied that if an employee is taking a medication prescribed by a doctor, they would take the medication with them to the drug test appointment to notify them prior to the test and this will be factored in and not effect the employee's results.

It was the consensus of the Commission to table this until the next meeting so that the policy can be further amended as discussed.

6. Consideration of Town Hall Lobby Window and Door Modification Project (C.T. Eagle)

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Public Works Director C.T. Eagle gave the background summary for this agenda item (on file in the Town Clerk's office). He stated that in a combined effort with Customer Service, Growth Management and the Building Department, staff is proposing the addition of a customer service window in the lobby for the Growth Management/Building Department which will allow for the removal of the existing small enclosed customer service area. Mr. Eagle stated that a counter will also be installed at the new window location for customers to utilize and the existing code lock will be moved to the lobby access door to provide secured public access to the area. An additional staff door will be added in the main corridor area to provide more efficient secured access to other departments. Mr. Eagle stated the existing Utilities Customer Service counter will be extended to allow extra room for customers to utilize for writing. He stated the proposed project will be performed in-house by Facilities Maintenance staff after normal operating hours so as not to disrupt daily operations. The cost estimate and conceptual drawing were included in the packet. Upon approval, staff will request the transfer of the required funds from contingency funds to the budgetary departmental line items to cover the additional costs for this project.

Town Manager Kris Kollgaard commented that there is $110,000 in the contingency budget this year. She stated that adding the window to the lobby will allow for better security than the current small alcove off of the lobby, and that the way the door currently opens out of the alcove into the lobby can be dangerous.

Upon a motion by Commissioner Hannan and seconded by Commissioner Richards, the Commission approved the use of contingency funds for Facilities Maintenance staff to perform the proposed Town Hall Lobby Window and Door Modification Project, by a vote of 5 to 0.

J. TOWN ATTORNEY'S REPORT:

7. <u>Ordinance No. 2014-03</u> – Second/Final Reading – Minor Amendment to The Tri-County Villages Development of Regional Impact, Adopting an Eighth Amendment to the Amended Development Order to Add a 94 Bed Assisted Living Facility to the DRI and Remove 7,550 Sq. Ft. of Commercial Entitlements (Thad Carroll)

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

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Town Clerk's office). He stated that the applicant, Villages of Lake-Sumter, Inc., has submitted an application for a minor amendment to the Tri-County Villages of Lake Development of Regional Impact development order. Mr. Carroll stated that the 2.54 +/- acre property is currently vacant, and the DRI Development Order must be amended to add 94 ALF beds since the Assisted Living Facility is currently not permitted in the DRI. The Villages proposes a reduction of 7,550 sq. ft. of commercial currently entitled on this site to ensure there is no increase in impacts from the change.

The ALF campus is to be located in the Spanish Springs area, within the Town Center Commercial (TCC) area inside of Avenida Central and U.S. Highway 27/441. While the entitlement for the use will permit this use to be placed anywhere within the TCC, it is anticipated that the development will be built on the vacant property on the corner of Avenida Central and Alvarez Avenue, a parcel of approximately 2.54 acres. The campus will consist more specifically of approximately 94 ALF beds, containing ALF and Memory Care beds with accessory uses such as a dining room, a cafeteria and other amenities. The proposed ALF campus is compatible with the surrounding area. The Town Center Commercial category in the DRI is being amended to permit the ALF use by amending the Phase Allocation table to identify ALF as a permitted use in the Town Center

Commercial category. The Town of Lady Lake Comprehensive Plan and the Zoning Designation of the property already permits the use of Assisted Living Facilities.

In accordance with Florida Statute 380.06(19)(e)2, a local government can approve the amendment based on their local approval process. However, courtesy copies of the proposed amendment have been provided under separate cover to the East Central Florida Regional Planning Council (ECFRPC), Withlacoochee Regional Planning Council (WRPC) and the Florida Department of Economic Opportunity (DEO). The statute does require that a copy of the adopted amendment be submitted to the ECFRPC, WRPC and DEO pursuant to Section 380.06(19)(e)2., F.S.

Traffic: The addition of 94 ALF beds, while decreasing 7,550 sq. ft. of commercial, results in no increase in projected external vehicle traffic; this is demonstrated in the attached transportation analysis provided by Kimley-Horn. The analysis determines that according to the 9th edition of the ITE Trip Generation Manual, the 94 ALF beds would generate 28 pm peak hour trips and 284 trips per day. To ensure the project is trip-neutral, meaning no additional external trips are generated, the traffic analysis concludes that a reduction of 7,550 SF of commercial is needed.

Open Space: The amendment would also not reduce conservation lands or open space in the DRI. All of the subject property is designated as Town Center Commercial on the DRI Master Plan and none of the subject property is classified as Open Space or Conservation within the DRI. There are lands designated as Open Space and Conservation within the DRI but those lands are not impacted by this change.

Other Impacts: This amendment will have no impact to the Town's Water and Sewer Utilities, as these Town services are not provided to The Villages properties. In addition, no impacts to schools, parks and recreation, or library services will occur as a result of approval of the proposed amendment.

Based upon the evaluation of the justification as provided above, this amendment meets the criteria in s.380.06(19)(e)2.k. because the amendment 1) does not generate an increase in external vehicle trips, and 2) the amendment does not reduce any approved open space or conservation areas in the DRI. The applicant has provided the Department's (DEO) determination letter with the application.

Notices to inform the surrounding property owners (14) within 150' of the subject property of the proposed amendment were mailed by certified mail return receipt on January 28, 2014 and the property was also posted on this date. Mr. Carroll noted that there were several comments and inquiries from adjacent residents of Vista Sonoma at the previous Planning and Zoning Board meeting, and that there is currently no site plan on file. Town Attorney Derek Schroth reviewed and approved Ordinance No. 2014-03 as to form on January 31, 2014.

Mr. Carroll reported that the Technical Review Committee reviewed the application for Ordinance No. 2014-03 at its regular meeting on Tuesday, February 4, 2014, recommending approval to forward to the Planning and Zoning Board by a 5-0 vote. At the February 10, 2014 meeting, the Planning and Zoning Board voted 3-0 to forward Ordinance No. 2014-03 to the Town Commission with the recommendation of approval. He stated that staff recommends approval of this ordinance, and if it is approved, it will be transmitted to the Central Florida Regional Planning Council, the Department of Economic Opportunity, and a copy will go to the developer. Mr. Carroll stated that Martin Dzuro is present if there are any questions.

Mayor Kussard commented for the audience that this is the second/final reading of the ordinance and the first phase of the process to amend the Development of Regional Impact to remove the

7,550 sq. ft. of commercial entitlements and add entitlements for a 94 bed assisted living facility. She stated she is aware that the residents of Vista Sonoma are concerned about what will be built, however, they will have the opportunity to voice their opinion at the site plan application. She asked if the public had any comments or questions about this phase of the process.

A gentleman spoke from the audience but it was inaudible on the recording.

Mr. Carroll stated he could address the gentleman's question about whether they could receive copies once the materials have been submitted for the site plans. He stated that the Town's Growth Management Department has not yet received an application for site plans, so he cannot supply copies.

Martin Dzuro, representing the developer, stated that, if contact information for the Vista Sonoma's homeowners' association president can be attained, the developer of this parcel has agreed to give a presentation of the proposed facility once they have the drawings and plans. He stated this will be the same information given to the Town when they apply for the site plan.

Upon a motion by Commissioner Richards and seconded by Commissioner Hannan, the Commission approved Ordinance No. 2014-03 – Second/Final Reading – Minor Amendment to The Tri-County Villages Development of Regional Impact, Adopting an Eighth Amendment to the Amended Development Order to Add a 94 Bed Assisted Living Facility to the DRI and Remove 7,550 Sq. Ft. of Commercial Entitlements, by the following roll call vote:

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

8. <u>Resolution No. 2014-102</u> – First/Final Reading – Plaza Professional Center – Variance Request to Authorize the Removal of a 38" Historic Live Oak Tree to Accommodate a New Office Building on the Last Remaining Parcel at the Plaza Professional Center – Located at 302 La Grande Blvd. (Thad Carroll)

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

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Town Clerk's office). He stated that the applicant, Fran Dann-Akin, on behalf of property owners Brian W. Warwick, Janet R. Varnell, and Ellen Robards, has submitted an application for a variance in accordance with Chapter 10, Section 10-4).f). of the Land Development Regulations (LDRs) which states that on all properties, the removal of historic trees shall require a variance from the Planning and Zoning Board and the Town Commission. He stated the parcel area is 2.21 +/- acres and is currently vacant commercial property, and staff recommends approval as presented.

Mr. Carroll reviewed a drawing of the subject property and the proposed building footprint, as well as an aerial view of the property. He stated the applicant proposes the removal of a 38" Historic Live Oak Tree to accommodate the construction of up to 4,300 sq. ft. of new office building space on the last remaining parcel at the Plaza Professional Center site. Mr. Carroll stated that the applicant has submitted material indicating that the professional center was approved by the Town in 1987, and since that time, the property has remained vacant and the Town has incorporated its

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historic tree ordinance. The applicant has stated that due to the fact that the historic tree lies directly within the building pad, it is required to be removed. Additionally, the applicant indicated that the tree exhibits excessive lean which would endanger any future building erected and the root structure of the tree will suffer substantial damage during and after construction if the tree were to remain (the Justification Statement was included in the packet).

Note: The application originally referenced the project as being within La Plaza Grande Professional Center; however, now it has been corrected to properly identify the Plaza Professional Center as the correct property reference of the site, which is just north of the La Plaza Grande Professional Center.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

Photos of the posting, several views of the subject parcel and of the historic tree in question were shown.

The subject property lies in Section 07, Township 18, South Range 24 East, in Lady Lake, Florida. The Future Land Use Map designation for the site is Commercial General-Retail Sales & Services (RET) and is zoned Planned Commercial (CP). The subject property is located at 302 La Grande Blvd. within the Plaza Professional Center (Alternate Key 3808678); within the town limits of the Town of Lady Lake, Florida. Resolution No. 2014-102 was reviewed by Town Attorney Derek Schroth on Tuesday, February 25, 2014, and determined it to be correct in form.

Mr. Carroll reported that notices to inform the surrounding property owners (16) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, February 24, 2014. The property was posted on Tuesday, February 25, 2014. He stated that 14 of the 16 receipts have been received and staff has received one communication in opposition of the variance.

Comments:

- The applicant is aware that a $3,800 fee is due to the Town to mitigate the removal of the tree and is prepared to make payment to the Tree Bank pending approval of the resolution.

- Upon approval of this variance resolution, the applicant will continue with the Site Plan application process for approval of the improvements proposed at the remaining vacant lot. All landscaping buffer requirements and planting would have to be satisfied during this process.

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Mr. Carroll reported that the Technical Review Committee reviewed the application for Resolution No. 2014-102 at its regular meeting on Tuesday, February 18, 2014, recommending approval by a 3-0 vote. On March 10, 2014, the Planning and Zoning Board reviewed Resolution No. 2014-102 at their regular meeting and recommended approval to the Town Commission by a 3-1 vote. He stated that Fran Dann-Akin is present to answer any questions.

Commissioner Hannan asked if the yellow outline shown on one drawing is the building outline.

Mr. Carroll replied that it is the alternate key parcel outline, and the conceptual site plan was shown on another slide and it had a red circle around it.

Fran Dann-Akin introduced herself and stated that this site has approximately 40 oak trees on it. She stated that in showing this commercial property in the past, developers have turned it down because there are too many trees to work around.

Commissioner Richards stated the proposed parking lot is shown in the only open space available on the parcel. He asked if the building footprint could be changed to the open area and if the parking spaces could be placed within the trees.

Ms. Dann-Akin stated that the Town's parking space requirements calls for one space per every 200 sq. ft. of building area, and there is not enough room to lay out the parking spaces required in the tree area.

Commissioner Richards stated he would be more receptive to approving a parking space variance than to remove this historic tree; and with the present plan, a parking lot is the only thing visible from the open road. He stated that there were 17 negative responses to this historic tree removal on the Villages News.

Commissioner Hannan commented that it is a healthy, historic oak tree.

Ms. Dann-Akin stated she agrees that this is a beautiful tree, and that there are 40 other trees on this parcel, some of them quite large. She stated that in 2009, the owners hired an architect and a site engineer and fully designed the building to go around the tree, but later learned that building around the tree would cause significant damage to the roots and might cause the tree to die later on.

Commissioner Richards again suggested trying to place the parking spaces under the trees, and put the building in the open space.

Ms. Dann-Akin stated that even if the Town granted a variance for reduced parking spaces, sufficient parking is a big issue for medical offices

Mr. Carroll stated that this resolution could be tabled while the engineering is being done to change the concept, and to find out what the options are. He stated if it looks like a parking variance will be required instead of a historic tree variance, then a new application will be needed along with a new resolution.

Commissioner Hannan agreed that he would much rather see a parking variance.

Commissioner Holden also agreed he would hate to lose this tree, and if something else could be worked out, he would go along with it.

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Mr. Carroll confirmed with Mr. Schroth that tabling this resolution for the time being was the easiest way to go.

Town Manager Ms. Kollgaard confirmed with Mr. Schroth that if this resolution was tabled to a date and time certain, then it would not have to be re-advertised.

Ms. Dann-Akin stated that she would appreciate this coming back before the Commission at the April 7, 2014 meeting. She asked what the engineers would need to propose in regard to parking.

Mr. Carroll stated that if there is a way to accommodate the required ratio of parking on the footprint and shift the parking toward the tree and shift the building toward the open space, it would be ideal. If not, a variance for parking may be possible.

Upon a motion by Commissioner Richards and a second by Commissioner Hannan, the Commission approved tabling Resolution No. 2014-102 – First/Final Reading – Plaza Professional Center – Variance Request to Authorize the Removal of a 38" Historic Live Oak Tree to Accommodate a New Office Building on the Last Remaining Parcel at the Plaza Professional Center – Located at 302 La Grande Blvd., to be reconsidered at the April 7, 2014 Commission meeting, by the following roll call vote:

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

9. <u>Resolution No. 2014-103</u> – First/Final Reading – Orange Blossom Hills Country Club Expansion – Parking Space Size Reduction Variance to Allow 9.5'x17' as the Minimum Regular Parking Space Size Through-Out the Orange Blossom Hills Country Club – Located at 1542 Water Tower Circle (Thad Carroll)

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

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Town Clerk's office). He stated that applicant John R. Grant, on behalf of the Villages Operating Company, has filed an application for a variance to the Town of Lady Lake's Land Development Regulations, Chapter 7, Section 7-6).b).1).A) which requires that a standard parking space be ten (10) feet wide and twenty (20) feet long. The applicant is requesting a size reduction to allow 9.5'x17' as the minimum regular parking space size in lieu of providing standard 10'x20' parking spaces throughout the Orange Blossom Hills Country Club Facility located on 2.21 +/- acres at 1542 Water Tower Circle, within Orange Blossom Gardens Unit No. 7 (Alternate Key 2805382).

Mr. Carroll reviewed the drawing showing the location of the subject property, along with an aerial view. He stated the Orange Blossom Hills Country Club parking lot area was originally constructed in 1986, and the majority of standard parking spaces exhibit a 9.5'x17' dimension, aside from golf cart parking spaces, which are six feet wide and ten feet long. The applicant is proposing to rebuild the existing 1,114 sq. ft. pool deck into an 878 sq. ft. outside bar/dining area with porch entrance, which will generate 63 additional seats. Now that the applicant proposes to expand the facility and increase the number of seats, the applicant is required to bring parking spaces up to current Code.

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Mr. Carroll stated there has been some confusion by residents reading the postings; thinking that the number of parking spaces will be reduced, when in fact it is a variance for parking space size reduction. He clarified that the applicant is not asking to further reduce the size of the existing parking spaces which are 9.5'x17', but rather to be able to utilize these parking spaces in lieu of the what the Code requires, which is 10'x20.' The generation of additional seats at the country club facility creates the requirement that the parking spaces be ten feet wide and twenty feet long; however, due to space constraints within the existing development, this requirement cannot be accommodated; thus the submittal of this variance application. Additionally, the applicant states that the Country Club has been operating with 9.5'x17' parking spaces for 30 years and it has been found to be adequate for their operations.

As part of the application, a Justification Statement is required to be submitted outlining the reasons and unique challenges of the site that require such variance. Within the Justification Statement, the applicant stated that the building is nearly 30 years old and in need of improvements to provide a first class recreation and dining establishment and to maintain the quality of enjoyment for the public.

Proposal of parking spaces to be provided:

Existing		
Dimension	Parking Space Type	Number of Spaces
17'x9.5'	Standard	58
17'x10'	Standard	14
17'x20'	ADA	2
18'x9.5'	Standard	3
18'x10'	Standard	21
10'x6'	Golf Cart	97
Proposed		
18'x12'	ADA	6
Total provided		201

Required		
Restaurant Seating (76)	1 space/2 seats	38
Bar Seating (63)	1 space/3 seats	21
Outside Dining (32)	1 space/2 seats	16
Retail (973 sq. ft.)	1 space/200 SF	5
Employee Pro Shop (4)	1 space/2 emp	2
Employee Restaurant (20)	1 space/2 emp	10
18 Hole Golf Course	6 spaces/ 1 hole	108
Total required		200

Mr. Carroll noted that the applicant will be providing the required number of total parking spaces and the required number of ADA parking spaces. He reviewed the photos of different directional views of the property, as well as the site plan showing the proposed changes. Mr. Carroll also noted that there was a change to the golf cart path, and changes to the parking lot include upgrading of the appropriate size and number of ADA parking spaces located near the West Boone Court entrance.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

7. No diminution in value of surrounding properties would be suffered.
8. Granting the permit would be of benefit to the public interest.
9. Denial of the permit would result in unnecessary hardship to the owner seeking it.
10. The use must not be contrary to the spirit of this Code.
11. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
12. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The application has been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and the application is ready for transmittal to the Planning & Zoning Board. Resolution No. 2014-103 was reviewed by Town Attorney Derek Schroth on Tuesday, February 25, 2014, and determined it to be correct in form.

The subject property involving approximately 3.52 ± acres lies in Section 06, Township 18, and Range 24 in Lake County, Florida. Appropriate legal descriptions and a site plan of the property involved, along with supplementary materials, have been included with the submitted applications. The Future Land Use for the site is Recreation (P) and is zoned Mixed Residential- Medium Density (MX-8).

Mr. Carroll reported that notices to inform the surrounding property owners (14) within 150' of the property of the proposed variance were mailed by certified mail return receipt on Monday, February 24, 2014, and all 14 receipts were returned. He stated that two phone call inquiries, but no opposition was noted. The property was posted on Tuesday, February 25, 2014.

<u>Comments:</u>

- Upon approval of this variance resolution, the applicant will continue with the Minor Modification to Site Plan application process for approval of the Outside Bar/Dining Area improvements proposed at the Orange Blossom Hills Country Club.

Mr. Carroll reported that the Technical Review Committee reviewed the application for Resolution No. 2014-103 at its regular meeting on Tuesday, February 18, 2014, recommending approval by a 3-0 vote. On March 10, 2014, the Planning and Zoning Board reviewed Resolution No. 2014-103 at their regular meeting and recommended approval by a 4-0 vote. He stated that Jeff Head with Farner Barley is present to answer any questions.

Mayor Kussard asked if there were any questions or comments. There were no questions or comments.

Upon a motion by Commissioner Richards and seconded by Commissioner Hannan, the Commission approved Resolution No. 2014-103 – First/Final Reading – Orange Blossom Hills Country Club Expansion – Parking Space Size Reduction Variance to Allow 9.5'x17' as the Minimum Regular Parking Space Size Through-Out the Orange Blossom Hills Country Club – Located at 1542 Water Tower Circle, by the following roll call vote:

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

K. TOWN MANAGER'S REPORT:

10. Consideration of Appointment to the Planning & Zoning Board (Kris Kollgaard)

Town Manager Kris Kollgaard reported that Mr. Julius Chirieleison of the Planning and Zoning Board has recently resigned due to a change in job location which would make it difficult for him to attend the meetings, resulting in a vacancy on the Board. There are currently three applications on file for the vacant position: Mr. Gil Pierson, Mr. Van Reynolds and Mr. Philip Fahey.

Ms. Kollgaard reported that Mr. Reynolds has since withdrawn his application after finding out there were several applicants for the position, stating he would prefer to be on the Police Pension Board, and this was communicated by email to the Commissioners. She stated that Mr. Philip Fahey and Mr. Gil Pierson were present in the audience.

Commissioner Hannan asked if they applicants would like to speak.

Mr. Philip Fahey introduced himself and stated he has lived in Lady Lake for 15 years. He presented his background as a former member of the Planning and Zoning Board and the Citizens Review Board.

Mr. Gil Pierson stated he has recently returned to the area and has experience in that he previously served two four year terms on the Deerfield Beach Planning and Zoning Board and the Beautification Authority.

Ms. Kollgaard asked the Commissioners to make their selections. The following results were read into the record and tallied:

Commissioner Richards voted for Gil Pierson.
Mayor Kussard voted for Gil Pierson.
Commissioner Vincent voted for Gil Pierson.
Commissioner Holden voted for Gil Pierson.
Commissioner Hannan voted for Gil Pierson.

Mr. Gil Pierson received 5 votes and was appointed as a new member. Mr. Philip Fahey received no votes.

The Commissioners congratulated Mr. Pierson on his appointment and thanked him for volunteering. They also thanked Mr. Fahey for his application, as well.

Ms. Kollgaard distributed a handout for a proposed chair purchase from Staples for the Chambers. She stated that staff looked at the chair and thought it was comfortable and sturdy, and that it is originally priced at $169.00 but is currently on sale for $99.00 each through Saturday. Ms. Kollgaard stated they are on sale, not clearance, and can be returned if need be. She stated she would like to order enough chairs for the dais and the conference table, perhaps 17 in total.

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It was the consensus of the Commissioners that staff proceed with the purchase of the chairs at the sales price of $99.00 each.

Commissioner Hannan asked if the current chairs are salvageable.

Ms. Kollgaard reported they will be going to the Police Department for the new conference room which was made out of the old dispatch center.

Ms. Kollgaard handed out a flyer that she came across from a Lady Lake Days Celebration on Saturday, April 28, 1984. She stated there are a lot of tidbits in the flyer from previous days.

Commissioner Hannan stated he would like to see Lady Lake hold something like this again.

Ms. Kollgaard stated that the Town will be hosting another Taste of Lady Lake this year, and perhaps something like this could be incorporated with it in the future.

L. MAYOR/COMMISSIONER'S REPORT:

Commissioner Hannan stated that the medical marijuana referendum is coming up and that some municipalities already have ordinances in place. He stated that he believes Lady Lake should also be prepared with an ordinance to guide the Town.

Town Attorney Derek Schroth reported that the City of Cocoa Beach has recently adopted an ordinance and he can circulate that to the Town Manager and the Commission. He stated that cities that are being proactive want to have regulations on the books the date it is effective so it can be regulated the way they want it to be. Mr. Schroth stated the Town can do the same thing and put it on a future agenda.

Commissioner Hannan stated he spoke with the Town Manager regarding publicity and commented that it was one of former Police Chief Ed Nathanson's strengths. He said the Town Manager got back to him to let him know that the City of Leesburg has a Public Information Officer, and a copy of their job description was passed around. He stated this is more than his thoughts were on the subject, but that the Town needs to publicize itself and its events more than it is. He asked for the Commissioners' thoughts on this.

Commissioner Richards stated the Economic Development Committee is working on things, such as coming up with the Taste of Lady Lake. He stated he is not ready to hire a public information officer like Leesburg did, but he is in favor of getting information out without doing that.

Commissioner Hannan stated that he thought an existing employee could take on the job.

Town Manager Kris Kollgaard stated that she did not feel an existing employee could take on the job of a public information officer, as they would have to go from department to department – Growth Management, Building Department, Police Department, Information Technology, etc. She stated the Town advertises its events, and she asked if Commissioner Hannan was talking about other events happening in the area, not just Town events.

Commissioner Hannan stated he would like to see everything publicized.

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Ms. Kollgaard stated that an existing employee would not have the time or expertise to handle that kind of job. It would require someone with newspaper experience, etc.

Mayor Kussard commented that it is one thing to make up a media report, and another to have it published.

Commissioner Holden stated he would not be in favor of creating a position such as this, and that it is not a big issue for him.

Commissioner Vincent commented that he attended a meeting in Ocala (at the Ocala/Marion Chamber of Commerce to meet with the Chamber & Economic Partnership) and they have a well-oiled machine looking for commerce and publicize everything that goes on. He stated he wished all the Commissioners could have attended.

Commissioner Richards commented that he would be glad when a procedure is established for the abatements. He stated he liked the backup documentation Mr. Carroll provided regarding the abatement fee reduction procedure. Commissioner Richards stated the Town needs to recover the costs that the Town incurs in these cases, or other citizens are paying for someone else's failure. He stated it costs the Town time and money when Code Enforcement staff has to keep going back to a property, and in photos and documentation of the process.

Ms. Kollgaard asked if the Commission would like to put a formal policy in place which would have to be done by resolution or ordinance. She stated it was staff's impression that the Commission wanted an informal policy to use as a guideline.

Commissioner Richards replied that he would like something more concrete for Code Enforcement staff to go by, with the Commission to back them up.

Ms. Kollgaard stated that the Commission had agreed at the workshop that liens would not accrue more than 25% of the assessed value of the property, and not to exceed $5,000.00. She asked the Town Attorney if putting that in resolution or ordinance form would allow any reduction of that.

Town Attorney Derek Schroth replied that flexibility would have to be built into the ordinance, but the Town currently has that flexibility without an ordinance.

Commissioner Richards asked if it could just be policy and procedure for the Special Magistrate to go by without the full force of a law, with the Commission having the final say.

Mayor Kussard agreed that the Commission needs to have the flexibility to make a decision on each case.

Commissioner Hannan stated that each case is unique, and tonight's case was due to a family member, and not the homeowner's responsibility.

Commissioner Vincent commented that he did not agree that the homeowner was not responsible.

Commissioner Holden agrees the Commission needs flexibility to make its decisions.

Ms. Kollgaard reminded the Commissioners that the Special Magistrate is independent, although the Commission has the authority to change her recommendations.

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Commissioner Richards asked if the guidelines sent to the Commissioners by Mr. Carroll are part of the operating policy and procedure for the Growth Management Department.

Ms. Kollgaard stated that it can be made part of staff's policies and procedures, and then staff will make a recommendation to the Commission for their decision.

The Commissioners were in agreement with this.

Mayor Kussard handed out a copy of an email she received from Kathy Houser of Central Florida Health Alliance requesting a letter of support from the Mayor for the creation of an inpatient acute rehabilitation unit at The Villages Regional Hospital. Mayor Kussard stated this is very much needed in a retirement area such as this, as the closest rehabilitation units are located in Leesburg or Ocala.

The Commissioners agreed that the Mayor had their support to write a letter of support for the rehabilitation unit.

Mayor Kussard stated that she attended the Scam Jam Shred-A-Thon on Saturday and it was well attended. She stated the only question she heard was why they did not hold it after the April 15th tax deadline.

M. PUBLIC COMMENTS[iv]

Mayor Kussard asked if anyone had any further questions or comments. There were no questions or comments.

N. ADJOURN

There being no further discussion, the meeting was adjourned at 7:10 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

[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.*

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I-3

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April 7, 2014

SUBJECT: Town of Lady Lake Human Resource Policy –*Section 4.10 Workers' Compensation*

DEPARTMENT: Human Resources

STAFF RECOMMENDED MOTION: Consideration of approval of the amended and updated section 4.10 Workers Compensation Policy.

SUMMARY: This policy was previously brought to the Commission on 03/17/2014. Town Commission asked staff to revise the language for section "F" to allow Town Commission to approve or disapprove reduction of pay for an employee on worker's compensation in a light duty position. The draft policy has been updated to reflect those changes and has been reviewed by the labor attorney.

FISCAL IMPACT: 0

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[X] Other-Current Policy 4.10-Workers' Compensation

[X] Other – Draft Policy 4.10-Workers' Compensation with recommended changes

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DEPARTMENT HEAD	Submitted	Date 03/31/2014
HR	Approved as to Form	Date 03/31/2014
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN MANAGER	Approved Agenda Item for: 4-7-14	Date 3-31-14

Reviewed

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

4.10 WORKERS' COMPENSATION

Any regular, full-time employee of the Town who is required to be off work due to an on-the-job injury may receive injury pay from the Town provided the Town Manager has authorized such compensation as follows:

A. The disability resulted from an injury or an illness sustained directly in the performance of the employee's work, as provided in the State Workers' Compensation Act.

B. If incapacitated for his regular position, the employee may be given other duties for the period of recuperation. Unwillingness to accept such an assignment could make the employee ineligible for continued benefits.

C. A physician selected by the Town may be used to determine the physical ability of the employee to continue working or to return to work.

D. The first seven (7) calendar days of the disability, the employee will be paid at their normal rate of pay and with no charge to medical leave benefits.

E. After the first seven (7) calendar days the employee will receive a check from our Workers' Compensation Carrier in an amount equal to 66 2/3 percent of their average weekly earnings. (Based on their earnings thirteen weeks prior to the accident.)

(1) If the employee desires, medical leave credits can be used to make up the difference of 33 1/3 percent of the amount they would normally take home.

(2) The amount of medical leave credits needed will vary with each employee.

F. If an employee loses fourteen (14) calendar days or more, then Workers' Compensation will pay for the first seven (7) days of disability, which will be turned over to the Town.

G. When medical leave credits are exhausted annual leave may be used with written permission from the employees.

H. When all medical and annual leave benefits are exhausted the employee shall receive only the Workers' Compensation check. An employee who is off work due to an on-the-job injury shall earn medical and annual leave benefits the same as if on the job. However, in order for an employee to be eligible to use or be paid for leave credits earned while out due to an on-the-job injury, he/she must have returned to work for a minimum of thirty (30) calendar days. Exception:

CURRENT POLICY

When needed still on Worker's Compensation leave credits earned while out due to an on-the-job injury, leave credits may be used as earned.

I. That the employee was not in violation of any laws, statutes, ordinances, safety rules and regulations and instructions by supervisors affecting the cause of the accident.

J. At any time during the period of disability, any case may, upon request, and with sufficient documentation, be reviewed by our Workers' Compensation Carrier and a physician, who shall recommend to the Town whether the employee should be retained, reduced to a lower classification or separated. Any employee so affected shall have the right to appeal.

K. Should an employee be released by his physician for "light duty", return to work shall depend on work being available and restrictions placed by the doctor on the light duty authorization.

L. Written medical release must be presented to the Town Human Resources Department prior to returning to work from a lost time on-the-job injury.

CURRENT POLICY

WORKERS' COMPENSATION
Section 4.10

The Town has Workers' Compensation Insurance for all employees injured on the job.

A. Payment of Workers' Compensation to all employees, who are disabled because of an injury arising out of and in the course of performing their duties with the Town, will be governed by the Florida State Workers' Compensation Law.

B. An employee who is disabled as a result of a workplace injury and is unable to work for more than seven (7) days due to a job-related injury or illness, as certified by a physician acceptable to the Town, generally, will receive their regular pay for the first (7) days of bona fide absence, less any benefits received under the Workers' Compensation Law. After seven (7) days of bona fide absence, full-time employees may use accrued leave time to supplement workers' compensation to the extent that the employee's total compensation from all sources, including but not limited to workers' compensation, does not exceed their straight-time net weekly earning or salary, whichever applies. In addition the employee must not be in violation of any laws, statutes, ordinances, safety rules and regulations and instructions by supervisors affecting the cause of the accident.

C. When all accrued leave benefits are exhausted the employee shall receive only payment made by the Town's Workers' Compensation carrier. An employee who is off work due to an on-the-job injury shall earn medical and annual leave benefits the same as if on the job until such time as such benefit time accrued up until the time the employee's leave commenced have been exhausted. However, in order for an employee to be eligible to use or be paid for leave credits which were earned while out due to an on-the-job injury, he/she must have returned to work for a minimum of thirty (30) calendar days.

D. If an employee loses fourteen (14) calendar days or more, then Workers' Compensation, generally, will pay for the first seven (7) days of disability, if that occurs, the employee must reimburse the Town for any amounts paid by the Town for that time period. A written medical release must be presented to the Human Resource Department prior to return to work from a lost time on-the-job injury.

E. In the event an employee fails to advise the attending physicians of preexisting conditions or other injuries reported under workers' compensation, whether injuries were sustained while employed by the Town or sustained prior to employment with the Town, such failure will be treated like any other act of deceit, dishonesty or fraud and the employee shall be subject to disciplinary action up to and including immediate termination. Employees must only see physicians covered by the worker's compensation carrier.

F. The Town has a return to duty program and light duty assignments are made at the discretion of the Town, however, employees will be required by the Town to

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work in any position for which the Town deems them qualified with or without reasonable accommodation ~~at the rate of pay determined by the Town.~~ If an employee is placed on light duty for more than 60 days, the Town Manager reserves the right to bring forth to the Commission a recommendation for reduction of pay which may consider factors including, but not limited to, the following criteria:

1. The pay grade of the current position being held by the injured employee while on light duty and;
2. The negative fiscal impact due to the injured employee being placed in a light duty position.

Refusal of an employee to work when assigned to do so under this Section shall subject the employee to termination.

G. The Town will run FMLA leave and Worker's Compensation leave concurrently.

H. Employees who sustain injuries while on the job must report the injury to their supervisor immediately. Failure to do so may potentially jeopardize treatment or compensation. Employees injured on the job will be required to undergo a drug screening prior to returning to work and a positive test may affect the employee's entitlement to benefits.

I. Any employee who knowingly refuses to use a safety appliance or observe a safety rule may lose 25% of his or her compensation benefits in the case of a claim. Section 440.09(5) of the State of Florida's Worker's Compensation Laws reads: "If injury is caused by the knowing refusal of the employee to use a safety appliance or observe a safety rule required by statute or lawfully adopted by the division, and brought prior to the accident to the employee's knowledge, or if injury is caused by the knowing refusal of the employee to use a safety appliance provided by the employer, the compensation as provided in this chapter shall be reduced 25%". This reduction in compensation benefits will also apply to anyone who does not wear safety apparel such as issued shoes, hats, goggles, etc., or neglects to follow a safety rule.

DRAFT 5-17-14

I-4

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE : April 7, 2014

SUBJECT: Consideration of the Offer from Lake County to Accept 65 Acres of Property Known as the Lady Lake Preserve

DEPARTMENT: Town Manager

STAFF RECOMMENDED MOTION: To Reject the Offer from Lake County for the 65 Acre Property Known as the Lady Lake Preserve

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SUMMARY: Lake County has offered to give the Town a 65-acre property located a few miles east of the Town limits. The property consists of a sand-bottomed rainfall dependent lake, with associated wetlands. Eleven acres of the property is uplands containing open land, shrub/brush land, and a small forested area. The property has to be maintained solely for preservation of the existing ecosystems and associated fish and wildlife. The Land Management Plan from Lake County was provided to the Town, however none of the proposed actions have been implemented. Since acquisition of the property, Lake County has provided routine patrol and basic maintenance. Information provided by Lake County was forwarded to the Town's engineers for evaluation as a recharge area for future CUP needs. The property would provide a potential recharge, however if reuse was used in the future, we need to be aware of the additional treatment and monitoring requirements. Also, any recharge into the lake would likely influence surface water/lake levels on other properties. The Town appreciates Lake County's offer to pass on this property to the Town, however at this time, staff does not feel that the benefits to the Town would outweigh the potential costs to maintain this preserve.

FISCAL IMPACT: None at this time

[ ] **Capital Budget**
[ ] **Operating**
[ ] **Other**

ATTACHMENTS: [ ] **Ordinance** [ ] **Resolution** [ ] **Budget Resolution**
[ ] **Other**
[X] **Support Documents---** Information from Lake County/Information from Staff and Town Engineers

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DEPARTMENT HEAD	**Submitted** April 1	**Date**
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 4-7-14	**Date** 4-1-14

COMMISSION ACTION:

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

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

4/3/14

On Nov. 2, 2004, Lake County voters approved a public-lands referendum by more than 70 percent. The citizens of Lake County voted for up to an additional one-third millage to allow the County to issue $36 million in bonds for the acquisition and improvement of land to protect drinking water, improve water quality of rivers and lakes, protect open space and provide passive recreation areas.

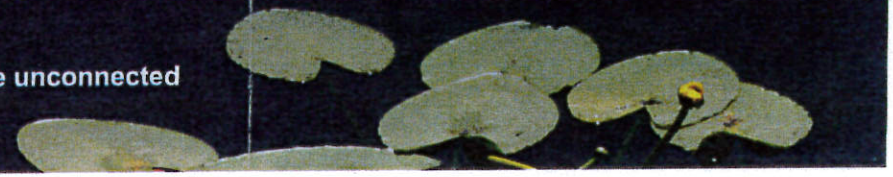
The Public Lands Management Program was created in September 2005 to assist the Public Land Acquisition Advisory Council with preparing and recommending policies to guide the acquisition and management of public lands, both environmental and recreational. The 11-member advisory council included individuals knowledgeable in the fields of geology, biology, local history, archaeology, recreation, business and the County's geography and culture. The advisory council was dissolved in April 2011 having fulfilled its purpose.

CRITERIA ADDRESSED PRIMARY CONCERNS

Properties acquired were evaluated based on criteria which encompassed three areas of primary concern: enhancing water resources, protecting environmentally sensitive lands and providing potential passive recreational lands.

THE CRITERIA INCLUDE:

- **Significant area of documented high-recharge rates**
- **Water bodies or wetlands capable of protecting natural floodplain functions and preventing or reducing flood damage**
- **Aquifers, springs and/or significant geological features are present**
- **Potential for water-resource enhancement**
- **Protects, maintains or enhances populations of listed species**
- **Protects one or more biological communities**
- **Maintains or enhances natural systems corridors**
- **Connects two or more otherwise unconnected conservation lands**
- **Potential for resource-based, public-use opportunities, including, but not limited to, greenways, blueways and trails**
- **Connects two or more otherwise unconnected greenways, blueways, parks, public facilities or trails**
- **Multiple-use potential for resource based and user-oriented recreational facilities and programs**
- **Contributes to green space, scenic vistas or acts as a development buffer**
- **Contains significant historical, archeological and/or cultural sites**



Lady Lake Preserve

Land Management Plan

EXECUTIVE SUMMARY

This 65-acre property was acquired to preserve the eastern part of Lady Lake, a sand-bottomed rainfall dependent lake, and its associated wetlands and uplands. The lake levels fluctuate regularly and the lake may take the form of one waterbody or several small waterbodies. The lake has little floating vegetation and the water remains relatively open. The shoreline contains marsh and wet prairie communities.

The marsh around the lake may potentially provide nesting sites for Florida sandhill cranes, a species state listed as threatened. Florida sandhill cranes have been observed foraging in the upland areas of the property. The 11 acres of uplands contain open land, shrub/brushland, and a small forested area dominated by live oak trees.

Public access to this property is prohibited as per Lake County ordinance. As a result, there are no proposed physical improvements. The property will be maintained solely for preservation of the existing ecosystems and associated fish and wildlife.

Lady Lake Preserve
Land Management Plan

Approved by the Lake County Board of County Commissioners March 22, 2011

LAKE COUNTY
FLORIDA

Lady Lake Preserve

Land Management Plan

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3. Ecological Assessment
4. Florida Exotic Pest Plant Council's 2009 List of Invasive Plant Species
5. Florida Natural Areas Inventory Report Forms

Lady Lake Preserve

Land Management Plan

I. INTRODUCTION

A. Project Name – Lady Lake Preserve, official name to be determined.

B. Project Location

Lady Lake Preserve is located in west Lake County, east of the City of Lady Lake (see Exhibit A, Location Map). It lies west of Grays Airport Road and is less than two miles east of US Highway 27. It is accessible from Oak Pointe Drive from within the Oak Pointe subdivision. It is in Township 18 South, Range 24 East, Section 15.

C. Description

The property is approximately 65 acres in size. Approximately 26 acres of the wetlands are part of the open water body of Lady Lake itself. Uplands at the site cover about 11 acres and include open land, shrub and brushland, as well as an area dominated by live oak. There have been no large scale alterations to the land, but there have been disturbances such as rutting around wetland margins from ATV and/or truck activity as well as a sand boat ramp and trail.

D. Adjacent Land Uses

Adjacent land uses include medium and low-density residential and former agriculture. To the east of the property is the subdivision of Oak Pointe as well as an abandoned citrus grove. A large private landholding is on the west. To the north and south are relatively large residential lots.

E. Funding

The funding source for the acquisition of this property and others came via a voter-approved referendum. This referendum was passed in 2004 by a greater than 70% approval. The funds are limited to the acquisition and improvement of environmentally-sensitive lands. Grant opportunities will be sought to help offset costs for planned future land management activities.

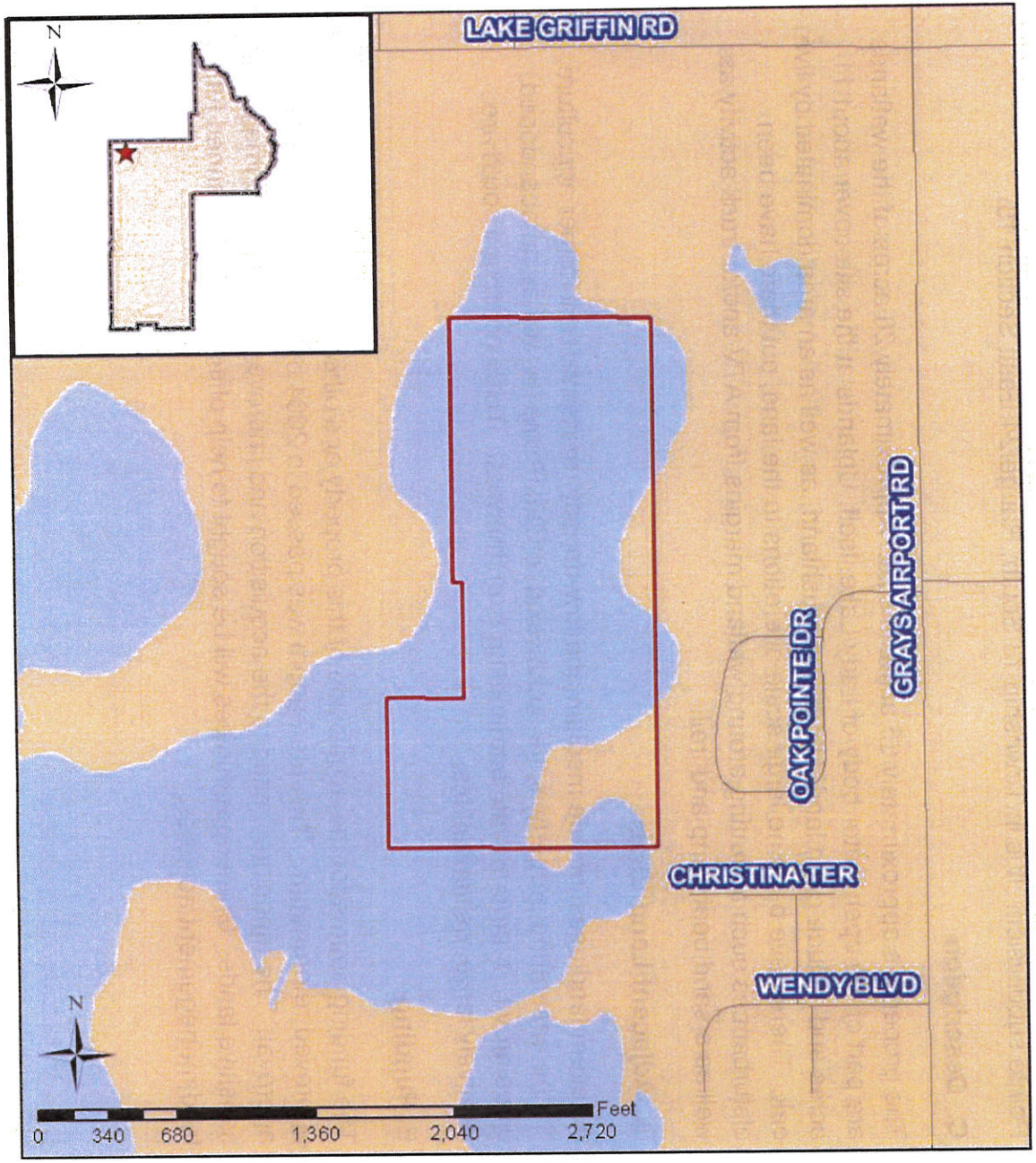


Exhibit A
Lady Lake Preserve
Location Map

Legend

Lady Lake Preserve

LAKE COUNTY
BOARD OF COUNTY COMMISSIONERS

Date Produced: October 4, 2010
Produced By: Lake County Public Lands
Data Sources: Lake County GIS

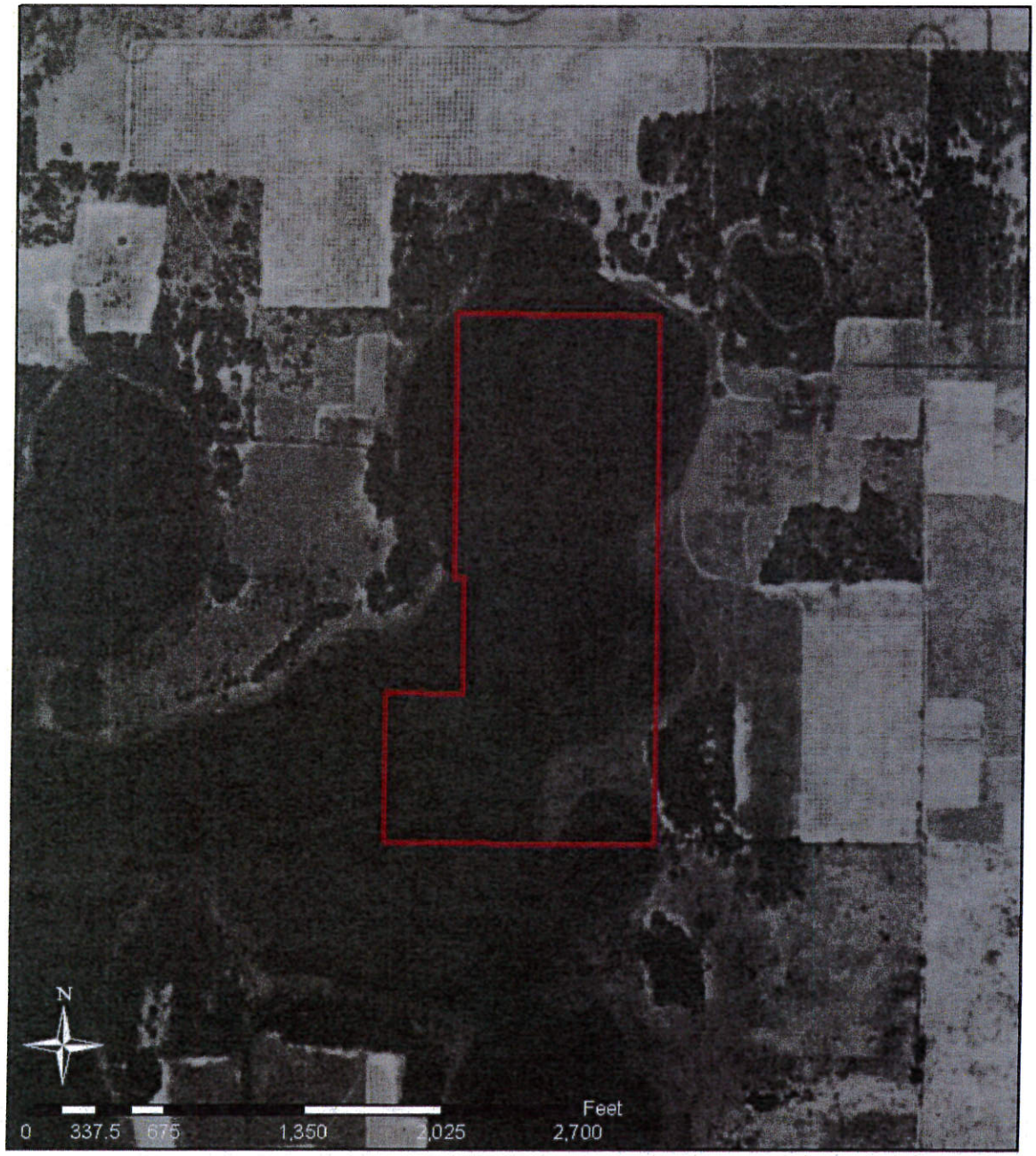


Exhibit B
Lady Lake Preserve
Aerial Comparison (1941)

Legend

Lady Lake Preserve

LAKE COUNTY
BOARD OF COUNTY COMMISSIONERS

Date Produced: October 4, 2010
Produced By: Lake County Public Lands
Data Sources: Lake County GIS

Exhibit B
Lady Lake Preserve
Aerial Comparison (2009)

Legend

Lady Lake Preserve

LAKE COUNTY
BOARD OF COUNTY COMMISSIONERS

Date Produced: October 4, 2010
Produced By: Lake County Public Lands
Data Sources: Lake County GIS

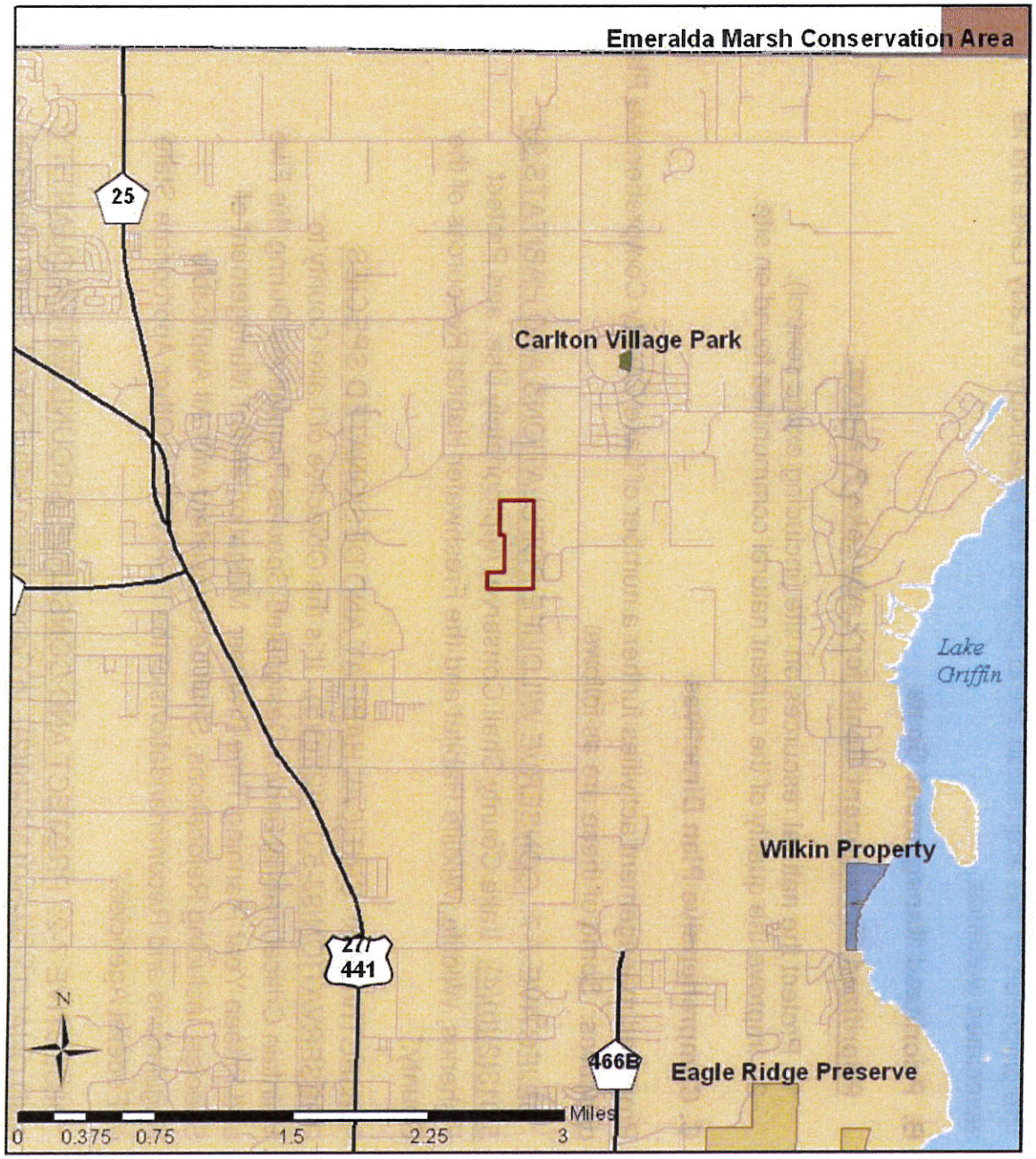


Exhibit C
Lady Lake Preserve
Surrounding Conservation Lands

Legend

- Lady Lake Preserve
- County Boundary

Florida Managed Areas

- Carlton Village Park
- Eagle Ridge Preserve
- Emeralda Marsh Conservation Area
- Wilkin Property

LAKE COUNTY
BOARD OF COUNTY COMMISSIONERS

Date Produced: October 4, 2010
Produced By: Lake County Public Lands
Data Sources: Lake County GIS

II. PURPOSE OF ACQUISITION

A. Purpose

The Public Lands Management Section was created in September 2005 to assist the Public Land Acquisition Advisory Council with preparing and recommending policies to guide the acquisition and management of public lands, both environmental and recreational.

The creation of the Section was a direct result of Lake County voters approving a public land referendum on Nov. 2, 2004. The referendum approved up to a one-third millage for the County to issue $36 million in bonds for the acquisition and improvement of land to protect drinking water, improve water quality of rivers and lakes, protect open space and provide recreation areas.

The purposes of this acquisition are to protect the waterbody of Lady Lake and its associated wetlands.

B. Prioritized Management Goals

Prioritized Management Goals for Lady Lake Preserve:

1. Protect the natural resources on site (including exotic control).
2. Improve the quality of the current natural communities found on site.

C. Comprehensive Plan Directives

Proposed management activities further a number of Lake County Comprehensive Plan directives. Some of these are as follows:

"OBJECTIVE 7-7: CONSERVE WILDLIFE POPULATIONS AND HABITATS 9J-5.013(2)(b)(4). Lake County Shall Conserve, Appropriately Use, and Protect Fisheries, Wildlife, Wildlife Habitat and the Freshwater Habitat Resources of the County."

"OBJECTIVE 7-8: CRITICAL HABITAT AND DESIGNATED SPECIES PRESERVATION 9J-5.013(2)(c)(5). It is the Objective of Lake County to Maintain Critical Habitat and/or Designated Species Populations During the Five and Fifteen Year Planning Time Frames. Mitigation and/or Management of Species, Including Relocations, Shall be Consistent with All Applicable Regulations and Recommendations of the FGFWFC or Other Appropriate State or Federal Agencies."

"OBJECTIVE 7-2: PROTECT AND CONSERVE GROUNDWATER QUANTITY AND QUALITY 9J-5.013(2)(b)(2). In Coordination with Federal, State, Regional

and Local Governments, Conserve, Protect and Restore the County's Groundwaters by Significantly Reducing the Levels of Pollutant Intrusion, Restoring Damaged Natural Functions, and Avoiding Excessive Drawdowns of Groundwater Levels through Wise Use of this Resource throughout the Five Year and Fifteen Year Planning Time Frames."

"OBJECTIVE 7-4: PROTECT FLOODPLAINS AND FLOODWAYS 9J-5.013(2)(c)(6). Lake County Shall Protect the 100 Year Floodplain So That its Natural Functions are Protected and Maintained."

"OBJECTIVE 7-5: PROTECT AND PRESERVE WETLAND VALUES AND FUNCTIONS 9J-5.013(2)(b)(3), (4). There Shall Be No Net Loss of Wetlands Whether By Functional Value or Extent Within Lake County. The Wetlands of Lake County Shall be Conserved and Protected to Ensure That the Natural Structure and Functional Values are maintained."

D. Future Land Use

This property and others determined to have environmental value will be assigned "conservation" – type future land use.

E. Zoning

The property is zoned as Community Facilities District which is the zoning designation applicable to conservation lands.

III. NATURAL AND CULTURAL RESOURCES

A. Soils

Exhibit D details the soils found at Lady Lake Preserve. The soils will be helpful in establishing what community types existed on the site and will help guide the management of the property.

Soil Types and Descriptions for Lady Lake Preserve, Lake County, Florida

Soil Name & Number	Soil Description	Seasonal High Water Table Depth (inches)	Historic Vegetation	Hydric Status
Placid & Myakka Sands, depressional (40)	Very deep, very poorly drained, rapidly permeable soils on low flats, depressions, poorly defined drainageways on uplands, and floodplains on the Lower Coastal Plain.	0-6	Pond pine, bay, cypress, gum, pickerel weed, and coarse grasses.	Hydric

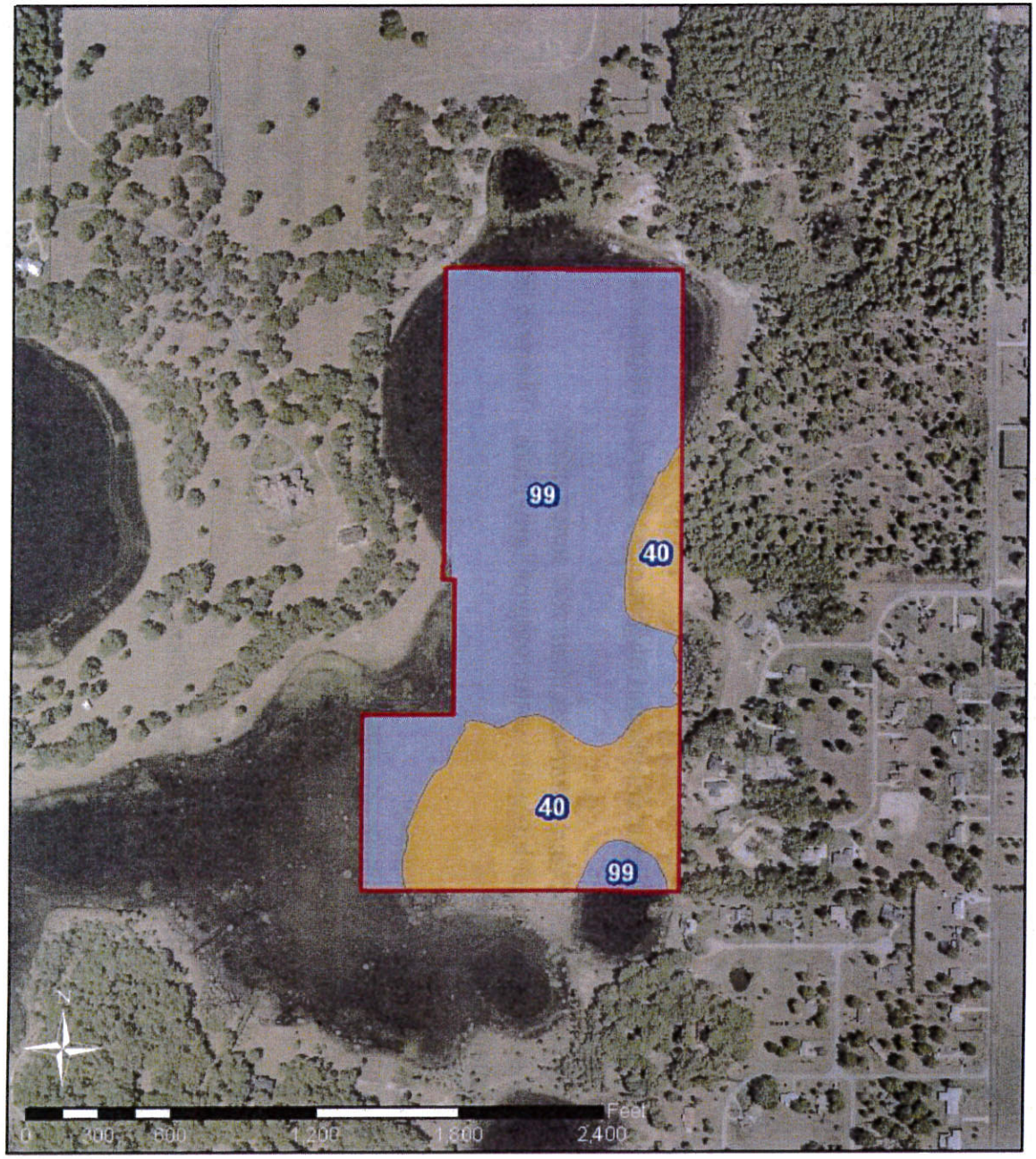


Exhibit D
Lady Lake Preserve
Soils Map

Legend

Lady Lake Preserve

Soils

MapUnitSym, MapUnitNam

40, Placid and Myakka sands, depressional

99, Water

LAKE COUNTY
BOARD OF COUNTY COMMISSIONERS

Date Produced: October 4, 2010
Produced By: Lake County Public Lands
Data Sources: Lake County GIS

B. Natural Communities

The natural communities have been mapped and categorized according to the Florida Land Use and Cover and Forms Classification System (FLUCCS; FDOT 1999).

Open Land (190)
This area has been disturbed by human activity. There are rutted out areas and adjacent dirt mounds vegetated mostly by bahia grass (*Paspalum notatum*) and also containing natal grass (*melinis repens*), broomsedge bluestem (*Andropogon virginicus*), and white beggar-ticks (*Bidens alba*). The area along the wetland edge contains sundew (*Drosera* sp.), yellow-eyed grass (*Xyris* sp.), Carolina redroot (*Lachnanthes caroliniana*), Asian cornwort (*Centella asiatica*), marsh pennywort (*Hydrocotyle umbellata),* maidencane (*Panicum hemitomon*), and some dahoon holly trees (*Ilex cassine*).

Shrub and Brushland (320)
This area consists of a variety of herbaceous vegetation with scattered trees. Species in the herbaceous layer include bahia grass, dense greenbriar (*Smilax* sp.), dense blackberry (*Rhus* sp.), and shiny blueberry (*Vaccinium myrsinites*). There is also some scattered broomsedge bluestem, wax myrtle (*Myrica cerifera*), dahoon holly, American beautyberry (*Callicarpa americana*), and camphor tree (*Cinnamomum camphora*).

Live Oak (427)
This area is upland forest dominated by live oak (*Quercus virginiana*).

Lakes larger than 10 acres but less than 100 acres (523)
This section is part of the open water body of Lady Lake. There is little herbaceous vegetation.

Freshwater Marshes (641)
The large marsh consists of white water-lily (*Nymphaea odorata*), shore rush (*Juncus marginatus*), St. John's wort (*Hypericum* sp.), royal fern (*Osmunda regalis*), cinnamon fern (*Osmunda cinnamomea*) and maidencane in the north. The central region of the large marsh is predominately white water-lily. The south west area of the large marsh grades is characterized by shore rush, beakrush (*Rhynchospora* sp.), ten-angle pipewort (*Etiocaulon decangulare*), spikerush (*Eliocharis* sp.), and water hyssop (*Bacopa* sp.).

There are two depression marshes within the wet prairie area of the property that are dominated by St. John's wort, maidencane, redroot, and arrow-head (*Sagittaria lancifolia*).

The marsh in the southeast corner of the property has a berm along the north edge and is connected to the rest of Lady Lake through a man-made ditch which is offsite to the southwest. This marsh primarily consists of white water-lily, spatterdock (*Nuphar luteum*), and maidencane.

Wet Prairies (643)
These wetland areas are characterized by dense beakrush, shore rush, yellow-eyed grass, sundew, and St. John's wort.

Exhibit E
Lady Lake Preserve
FLUCCS Map

Legend

Lady Lake Preserve

FLUCCS

Code, Class

- 190, Open Land
- 320, Shrub and Brushland
- 427, Live Oak
- 523, Lakes larger than 10 ac but less than 100 ac
- 641, Freshwater Marshes
- 643, Wet Prairies

LAKE COUNTY
BOARD OF COUNTY COMMISSIONERS

Date Produced: October 6, 2010
Produced By: Lake County Public Lands
Data Sources: Lake County GIS, LPG Environmental & Permitting Services, Inc.

C. Invasive Exotics

Management goals include removing invasive species in a timely manner to avoid any deleterious effects that invasives may have on the natural ecosystems. The most current Florida Exotic Pest Plant Council's List of Invasive Plant Species (copy located in Appendix) will be used as a reference to identify invasive exotic plants on the site.

Management techniques will include mechanical and chemical treatments. Typical mechanical treatments include mowing, bush-hogging, cutting of trees with chainsaw and hand-removal. The predominant chemical treatment will be herbicides to aid in exotic control.

Invasive Removal Timeline

Invasives will be removed during restoration phases or as part of invasive work days held throughout the year. The sequence of removal will be dictated by the Category (I or II as published in the most current Florida Exotic Pest Plant Council's Invasive Plant List) and by the severity of the infestation. Category I plants will take precedence in the invasive management process.

Invasive Exotic Plant List for Lady Lake Preserve

Genus	Species	Common Name	FLEPPC Category
Cinnamomum	*camphora*	camphor tree	I
Melinis	*repens*	rose natal grass	I
Urena	*lobata*	Caesar's weed	II

D. Prescribed Burn Plan

There is currently no access for vehicles or machinery to the site. Unless sufficient access for the vehicles or machinery necessary to conduct a prescribed burn is provided, it will not be possible to perform a burn on this property.

E. Photo-monitoring

The condition of natural areas and success of management activities will be tracked using photo-monitoring of the site. Representative sections of all the natural areas will be photographed on a regular basis to provide a visual record of changes to the site over time.

F. Feral Animal Program

No evidence of feral animals has been observed. If evidence is observed the site will be monitored for activity and ecological damage. Measures to decrease feral animal populations will be employed if there is an elevated risk of significant ecological damage.

G. Listed Plant Species

Two listed plant species occur on the site, royal fern and cinnamon fern. The Florida Department of Agriculture and Consumer Services list these species as "Commercially Exploited".

H. Listed Animal Species

Florida sandhill cranes (*Grus canadensis pratensis*) have been observed foraging at the site. The wetlands along the lake margin could potentially provide habitat for nesting.

I. Inventory of the Natural Communities

A more detailed biological survey will be conducted within the year of adopting the management plan. A comprehensive list of plants and animals found on the entire site will be produced by staff and volunteers prior to conducting any major management practice. The list will be continuously updated as needed. The site will be monitored on at least an annual basis. A current species list is located in the Appendix.

Any information regarding an occurrence of an identified listed species will be forwarded to the Florida Natural Areas Inventory using the submittal form on the FNAI website at the following address: http://www.fnai.org/FNAI_data/RareSpeciesDataForm.cfm on an annual basis. A copy of the form is also located in the Appendix.

J. Archeological, Cultural, and Historical Resource Protection

The Division of Historical Resources was contacted to search the Florida Master Site File for any recorded cultural resources on the site or in its vicinity on May 8, 2008. One site was recorded for the area.

If cultural resources are found on the property:

- Artifacts will not be collected nor will archaeological and historic sites be disturbed on the property until the Department of State, Division of Historical Resources has been contacted for a recommendation.
- Protection and management of archaeological and historical resources will be in accordance with the Best Management Practices published by the State of Florida, Division of Historical Resources.
- Significant resources will be interpreted for the public.

IV. Site Development and Improvement

A. Informational Signage

This property has an ordinance which prohibits public access and detailed signage would not be discernible from the road. Therefore, informational signage would not be of any benefit and is not proposed at this time.

B. Existing Physical Improvements and Disturbances

There are no existing improvements.

C. Proposed Physical Improvements

There are no proposed physical improvements.

D. Parking

Parking will not be provided.

E. Education Program

There is no education program proposed due to the prohibition of public access by County ordinance.

F. Permits

All required permits will be obtained before development or restoration work is commenced. This includes obtaining an authorization to burn from DOF, local building permits, etc.

G. Easements, Concessions, and Leases

There are no easements, concessions, or leases associated with the property.

V. Management Needs

A. Access

Currently the only access to the property is a narrow drainage easement that extends from Oak Pointe Drive to the eastern edge of the property. Vehicular access may need to be acquired in the future to conduct certain land management activities such as prescribed burning.

B. Public Involvement

Management Plan Process

Public involvement with this project began with the voter-approved referendum which allowed the issuance of bonds to provide land acquisition funding. It has continued with the evaluation and recommendation for acquisition of the project site by a citizen advisory council – Public Land Acquisition Advisory Council – and approval by the Lake County Board of County Commissioners. The Advisory Council and County Commission meetings are advertised and open to the public allowing separate forums for further public input and involvement. Management Plans are developed with input from the Advisory Council and must be adopted by the Board of County Commissioners.

Volunteer Opportunities

Volunteer services may be sought to help maintain the site.

Examples of volunteer opportunities that may be offered at this site include:

- Removing exotic plants
- Inventorying species

Any volunteer opportunities will be organized through the County's volunteer program.

C. Maintenance

Routine maintenance such as picking up litter and managing invasive exotics will be carried out by staff and/or Lake County volunteers.

D. Security

Staff will conduct patrols of the site. The Lake County Sheriff's Office has been provided aerials of the property and asked to patrol the site when they are in the area.

Citizen volunteers may also be employed to establish a presence at the site to deter potential illicit behavior.

E. Staffing

This site will not be staffed.

VI. Initial Cost Estimates

Item/Task	Cost/(Revenue)
Natural Resource Protection	
Control of Invasive Plants	$300
Natural Resource Protection Total	$300
Total Estimated Cost	$300
Total Revenue	
Net Estimated Cost	$300

VII. Monitoring and Reporting

The county will prepare an annual report which will evaluate the implementation of the Management Plan.

Appendix 1

Florida Natural Areas Inventory Report

FLORIDA
Natural Areas
INVENTORY

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
fax 850-681-9364
www.fnai.org

May 14, 2008

Lauren Brothers
Lake County Department of Public Works
31150 Industry Drive
Tavares, FL 32778

Dear Ms. Brothers,

Thank you for your request for information from the Florida Natural Areas Inventory (FNAI). We have compiled the following information for your project area.

Project:	Lady Lake Property
Date Received:	May 8, 2008
Location:	Township 18S, Range 24E, Section 15 Lake County

Element Occurrences
A search of our maps and database indicates that currently we have several Element Occurrences mapped within the vicinity of the study area (see enclosed map and element occurrence table). Please be advised that a lack of element occurrences in the FNAI database is not a sufficient indication of the absence of rare or endangered species on a site.

The Element Occurrences data layer includes occurrences of rare species and natural communities. The map legend indicates that some element occurrences occur in the general vicinity of the label point. This may be due to lack of precision of the source data, or an element that occurs over an extended area (such as a wide ranging species or large natural community). For animals and plants, Element Occurrences generally refer to more than a casual sighting; they usually indicate a viable population of the species. Note that some element occurrences represent historically documented observations which may no longer be extant.

Likely and Potential Rare Species
In addition to documented occurrences, other rare species and natural communities may be identified on or near the site based on habitat models and species range models (see enclosed Biodiversity Matrix Report). These species should be taken into consideration in field surveys, land management, and impact avoidance and mitigation.

FNAI habitat models indicate areas, which based on land cover type, offer suitable habitat for one or more rare species that is known to occur in the vicinity. Habitat models have been developed for approximately 300 of the rarest species tracked by the Inventory, including all federally listed species.

FNAI species range models indicate areas that are within the known or predicted range of a species, based on climate variables, soils, vegetation, and/or slope. Species range models have been developed for approximately 340 species, including all federally listed species.

Florida Resources
and Environmental
Analysis Center

Institute of Science
and Public Affairs

The Florida State University

Tracking Florida's Biodiversity

The FNAI Biodiversity Matrix Geodatabase compiles Documented, Likely, and Potential species and natural communities for each square mile Matrix Unit statewide.

The Inventory always recommends that professionals familiar with Florida's flora and fauna should conduct a site-specific survey to determine the current presence or absence of rare, threatened, or endangered species.

Please visit www.fnai.org/trackinglist.cfm for county or statewide element occurrence distributions and links to more element information.

The database maintained by the Florida Natural Areas Inventory is the single most comprehensive source of information available on the locations of rare species and other significant ecological resources. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. Inventory data are designed for the purposes of conservation planning and scientific research, and are not intended for use as the primary criteria for regulatory decisions.

Information provided by this database may not be published without prior written notification to the Florida Natural Areas Inventory, and the Inventory must be credited as an information source in these publications. FNAI data may not be resold for profit.

This report is made available at no charge due to funding from the Florida Department of Environmental Protection, Division of State Lands.

Thank you for your use of FNAI services. If I can be of further assistance, please give me a call at (850) 224-8207.

Sincerely,

Lindsay Horton

Lindsay Horton
Data Services Coordinator

Encl

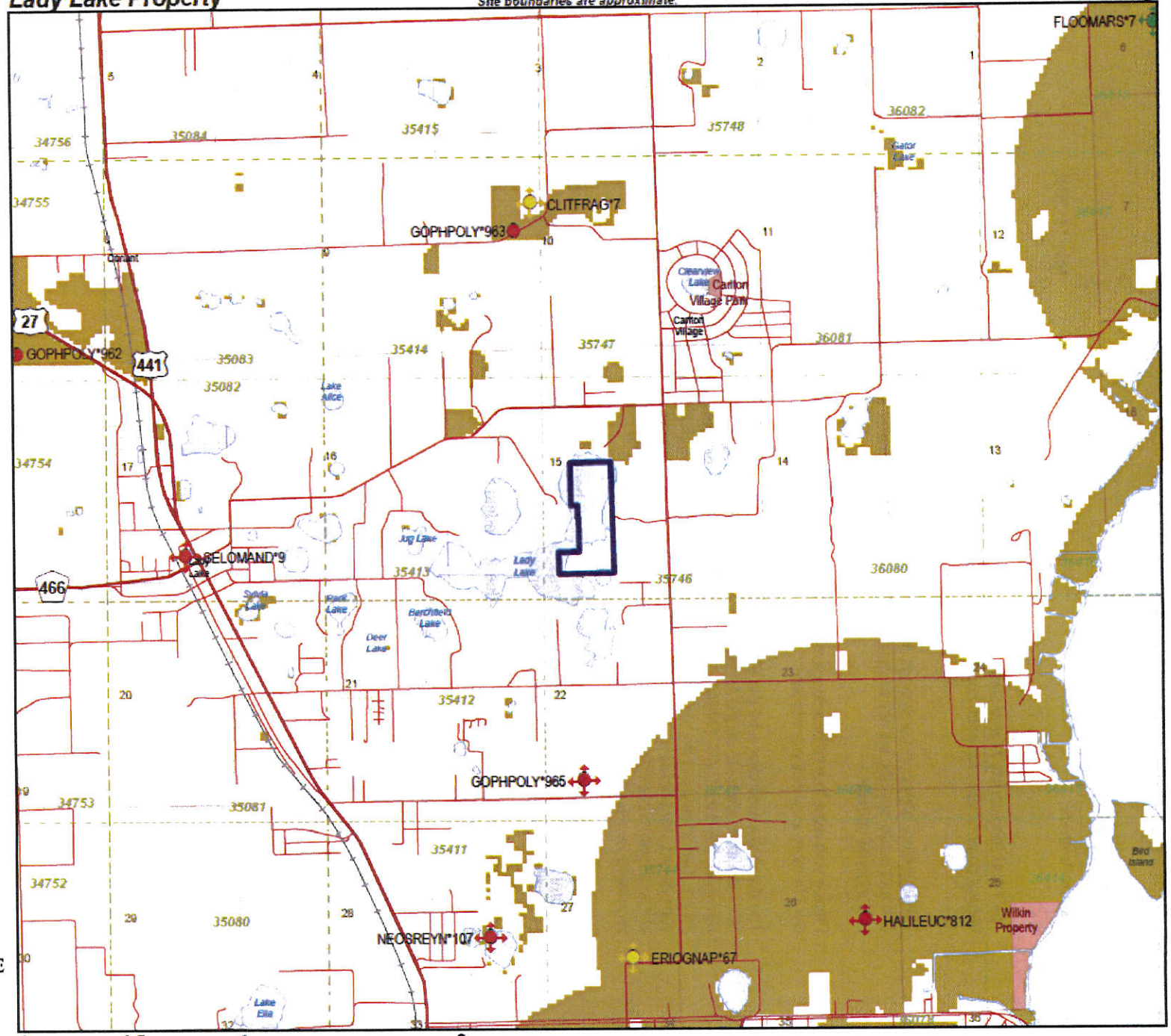
1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
(850) 224-8207
(850) 681-9364 Fax
www.fnai.org

FLORIDA Natural Areas INVENTORY

Lady Lake Property

Site boundaries are approximate.

Lake County



Element Occurrences

- Animals
- Plants
- Communities
- Other
- Data Sensitive
- Point Indicates General Vicinity of Element
- U.S. Fish & Wildlife Service Scrub Jay Survey 1992-96

Conservation Lands

- Federal
- State
- Local
- Private
- State Aquatic Preserves

Land Acquisition Projects

- Florida Forever Board of Trustees Projects

- FNAI Rare Species Habitat
- FNAI Biodiversity Matrix Square Mile Units

- County Boundary
- Interstate
- Turnpike
- Major Highway
- Local Road
- Railroad [Inactive railroads shown in Gray]
- Water

N W E S

0 0.5 1 2 Miles

NOTE
Map should not be interpreted without accompanying documents.

Map produced by LHH
Map Date: 14 MAY 2008

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
(850) 224-8207
(850) 681-9364 Fax
www.fnai.org

FLORIDA Natural Areas INVENTORY

Florida Natural Areas Inventory

ELEMENT OCCURRENCES DOCUMENTED ON OR NEAR *PROJECT SITE*

Map Label	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing	Observation Date	Description	EO Comments
GOPHPOLY*965	Gopherus polyphemus	Gopher Tortoise	G3	S3	N	LT	1994-06-19	IN A MIXED OAK SANDHILL OR LOGGED-OVER MESIC HARDWOOD FOREST, PROBABLY GRAZED IN PAST BY CATTLE.	SOME VERY LARGE TORTOISES PRESENT.
CLITFRAG*7	Clitoria fragrans	Scrub Pigeon-wing	G3	S3	LT	LE	1980-05-18	1980: OPEN PINE WOODS ALONG THE COUNTY ROAD (S80BALUFFLUS).	2004-12-11: Xeric habitats of the area have been converted to small ranches, pine plantations, and housing developments (PNDJEN04FLUS). 1994: NOT FOUND, DESPITE EXTENSIVE SEARCH (F94REE01FLUS). 1980: SEVERAL SCATTERED PLANTS WITH IMMATURE FRUITS (S80BALU
ERIOGNAP*67	Eriogonum longifolium var. gnaphalifolium	Scrub Buckwheat	G4T3	S3	LT	LE	1975-07-06	High open dry waste area on side road.	1975-07-06: Few plants (S75BALUF). 1975-05-11: A few plants (S75BALUF).
GOPHPOLY*963	Gopherus polyphemus	Gopher Tortoise	G3	S3	N	LT	1994-06-19	A MOSTLY YOUNG (10" DBH), EVEN-AGED (CLEAR-CUT ORIGIN) OAK SANDHILL SUCCESSIONAL TO XERIC HAMMOCK.	ONE YOUNG TORTOISE SEEN, 1 HUGE ACTIVE BURROW NOTED DURING AN EXTENSIVE VEGATIONAL SURVEY. ALSO NOTED (NO DATA) S OF HIGHWAY. ASSOCIATED FLORA: DOMINANT: PTERIDIUM AQUILLINUM, QUERCUS VIRGINIANA, QUERCUIS INCANA; COMMON: SMILAX AURTICULATA, DIOSPYROS VIR
GOPHPOLY*962	Gopherus polyphemus	Gopher Tortoise	G3	S3	N	LT	1994-08-16	A HISTORICALLY ABUSED, FORMER XERIC HAMMOCK AND SANDHILL. HAS AREAS OF SANDHILL CHARACTER (QUERCUS LAEVIS-PINUS PALUSTRIS/PTERIDIUM AQUILLINUM-ARISTIDA BEYRICHIANA), BUT ALL TREES FROM 10" AND UP HAVE BEEN LOGGED OUT.	THREE ACTIVE BURROWS NOTED ON A RECONNAISSANCE LEVEL SURVEY.
NEOSREYN*107	Neoseps reynoldsi	Sand Skink	G2	S2	LT	LT	ZZ	No general description given	3 SPEC. (?) (AMNH-7711 AND 62960-61), COLLECTOR N/A, DATE N/A.

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FLORIDA Natural Areas INVENTORY

Florida Natural Areas Inventory

ELEMENT OCCURRENCES DOCUMENTED ON OR NEAR *PROJECT SITE*

Map Label	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing	Observation Date	Description	EO Comments
FLOOMARS*7	Floodplain marsh		G3?	S2	N	N	2004	LARGE AREA OF MARSH ASSOCIATED WITH THE OKLAWAHA RIVER; MOSTLY SAWGRASS (CLADIUM JAMAICENSE), CATTAILS (TYPHA DOMINGENSIS), CHAIN FERN (WOODWARDIA VIRGINICA), DUCK POTATO (SAGITTARIA LANCIFOLIA), ROYAL FERN (OSMUNDA REGALIS), BULLRUSH (SCIRPUS CALIFORNIC	2004: Update to last obs date was based on interpretation of aerial photography (previous value was 1993-03-09) (U05FNA02FLUS).
HALILEUC*812	Haliaeetus leucocephalus	Bald Eagle	G5	S3	N	LT	2003	No general description given	Nest status 1995-2003: Continuously active. (U03FWC01FLUS). Previous data (note different format) Nest; 1995: Produced 1 young; 1994: Produced 2 young; 1993-90: Gone; 1989: Activity unknown; 1988: Gone; 1987: Produced 1 young; 1986: Gone; 1985: Inactive;
SELOMAND*9	Selonodon mandibularis	Large-Jawed Cebrionid Beetle	G2G3	S2S3	N	N	1984-06-14	1984-06-14: No description given (B99GAL01FLUS).	1984-06-14: 1 specimen was collected by light and deposited in FSCA (B99GAL01FLUS).

GLOBAL AND STATE RANKS

Florida Natural Areas Inventory (FNAI) defines an **element** as any rare or exemplary component of the natural environment, such as a species, natural community, bird rookery, spring, sinkhole, cave, or other ecological feature. FNAI assigns two ranks to each element found in Florida: the **global rank**, which is based on an element's worldwide status, and the **state rank**, which is based on the status of the element within Florida. Element ranks are based on many factors, including estimated number of occurrences, estimated abundance (for species and populations) or area (for natural communities), estimated number of adequately protected occurrences, range, threats, and ecological fragility.

GLOBAL RANK DEFINITIONS

G1	Critically imperiled globally because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
G2	Imperiled globally because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
G3	Either very rare and local throughout its range (21-100 occurrences or less than 10,0000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
G4	Apparently secure globally (may be rare in parts of range).
G5	Demonstrably secure globally.
G#?	Tentative rank (e.g., G2?)
G#G#	Range of rank; insufficient data to assign specific global rank (e.g., G2G3)
G#T#	Rank of a taxonomic subgroup such as a subspecies or variety; the G portion of the rank refers to the entire species and the T portion refers to the specific subgroup; numbers have same definition as above (e.g., G3T1)
G#Q	Rank of questionable species - ranked as species but questionable whether it is species or subspecies; numbers have same definition as above (e.g., G2Q)
G#T#Q	Same as above, but validity as subspecies or variety is questioned.
GH	Of historical occurrence throughout its range, may be rediscovered (e.g., ivory-billed woodpecker)
GNA	Ranking is not applicable because element is not a suitable target for conservation (e.g. as for hybrid species)
GNR	Not yet ranked (temporary)
GNRTNR	Neither the full species nor the taxonomic subgroup has yet been ranked (temporary)
GX	Believed to be extinct throughout range
GXC	Extirpated from the wild but still known from captivity/cultivation
GU	Unrankable. Due to lack of information, no rank or range can be assigned (e.g., GUT2).

STATE RANK DEFINITIONS

Definition parallels global element rank: substitute "S" for "G" in above global ranks, and "in Florida" for "globally" in above global rank definitions.

FEDERAL AND STATE LEGAL STATUSES (U.S. Fish and Wildlife Service – USFWS) PROVIDED BY FNAI FOR INFORMATION ONLY.

For official definitions and lists of protected species, consult the relevant state or federal agency.

FEDERAL LEGAL STATUS

Definitions derived from U.S. Endangered Species Act of 1973, Sec. 3. Note that the federal status given by FNAI refers only to Florida populations and that federal status may differ elsewhere.

LE	Listed as Endangered Species in the List of Endangered and Threatened Wildlife and Plants under the provisions of the Endangered Species Act. Defined as any species which is in danger of extinction throughout all or a significant portion of its range.
LE,XN	A non essential experimental population of a species otherwise Listed as an Endangered Species in the List of Endangered and Threatened Wildlife and Plants. LE,XN for Grus americana (Whooping crane), Federally listed as XN (Non essential experimental population) refers to the Florida experimental population only. Federal listing elsewhere for Grus americana is LE.
PE	Proposed for addition to the List of Endangered and Threatened Wildlife and Plants as Endangered Species.
LT	Listed as Threatened Species, defined as any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.
LT,PDL	Species currently listed Threatened but has been proposed for delisting.
PT	Proposed for listing as Threatened Species.
C	Candidate Species for addition to the list of Endangered and Threatened Wildlife and Plants, Category 1. Federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as Endangered or Threatened.
SAT	Threatened due to similarity of appearance to a threatened species.
SC	Species of Concern, species is not currently listed but is of management concern to USFWS.
N	Not currently listed, nor currently being considered for addition to the List of Endangered and Threatened Wildlife and Plants.

FLORIDA LEGAL STATUSES (Florida Fish and Wildlife Conservation Commission – FFWCC/ Florida Department of Agriculture and Consumer Services – FDACS)

Animals: Definitions derived from "Florida's Endangered Species and Species of Special Concern, Official Lists" published by Florida Fish and Wildlife Conservation Commission - FFWCC, 1 August 1997, and subsequent updates.

LE	Listed as Endangered Species by the FFWCC. Defined as a species, subspecies, or isolated population which is so rare or depleted in number or so restricted in range of habitat due to any man-made or natural factors that it is in immediate danger of extinction or extirpation from the state, or which may attain such a status within the immediate future.
LT	Listed as Threatened Species by the FFWCC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future.
*LT**	Indicates that a species has LT status only in selected portions of its range in Florida. LT* for Ursus americanus floridanus (Florida black bear) indicates that LT status does not apply in Baker and Columbia counties and in the Apalachicola National Forest. LT* for Neovison vison pop. 1 (Southern mink, South Florida population) state listed as Threatened refers to the Everglades population only (Note: species formerly listed as Mustela vison mink pop. 1. Also, priorly listed as Mustela evergladensis).
LS	Listed as Species of Special Concern by the FFWCC, defined as a population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification,

environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species.

LS* Indicates that a species has LS status only in selected portions of its range in Florida. LS* for Pandion haliaetus (Osprey) state listed as LS (Species of Special Concern) in Monroe County only.

PE Proposed for listing as Endangered.

PT Proposed for listing as Threatened.

PS Proposed for listing as a Species of Special Concern.

N Not currently listed, nor currently being considered for listing.

Plants: Definitions derived from Sections 581.011 and 581.185(2), Florida Statutes, and the Preservation of Native Flora of Florida Act, 5B-40.001. FNAI does not track all state-regulated plant species; for a complete list of state-regulated plant species, call Florida Division of Plant Industry, 352-372-3505 or please visit: http://DOACS.State.FL.US/PI/Images/Rule05b.pdf

LE Listed as Endangered Plants in the Preservation of Native Flora of Florida Act. Defined as species of plants native to the state that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue, and includes all species determined to be endangered or threatened pursuant to the Federal Endangered Species Act of 1973, as amended.

PE Proposed by the FDACS for listing as Endangered Plants.

LT Listed as Threatened Plants in the Preservation of Native Flora of Florida Act. Defined as species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in such number as to cause them to be endangered. LT* indicates that a species has LT status only in selected portions of its range in Florida.

PT Proposed by the FDACS for listing as Threatened Plants.

N Not currently listed, nor currently being considered for listing.

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FLORIDA
Natural Areas
INVENTORY

Tracking Florida's Biodiversity

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Tallahassee, FL 32303
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(850) 681-9364 Fax
www.fnai.org

FLORIDA Natural Areas INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Report

Matrix Unit ID: 35746

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing
Likely					
Clitoria fragrans	Scrub Pigeon-wing	G3	S3	LT	LE
Mycteria americana	Wood Stork	G4	S2	LE	LE
Sandhill upland lake		G3	S2	N	N
Potential					
Agrimonia incisa	Incised Groove-bur	G3	S2	N	LE
Asplenium heteroresiliens	Wagner's Spleenwort	GNA	S1	N	N
Athene cunicularia floridana	Florida Burrowing Owl	G4T3	S3	N	LS
Bonamia grandiflora	Florida Bonamia	G3	S3	LT	LE
Calamintha ashei	Ashe's Savory	G3	S3	N	LT
Calopogon multiflorus	Many-flowered Grass-pink	G2G3	S2S3	N	LE
Carex chapmanii	Chapman's Sedge	G3	S3	N	LE
Centrosema arenicola	Sand Butterfly Pea	G2Q	S2	N	LE
Coelorachis tuberculosa	Piedmont Jointgrass	G3	S3	N	LT
Digitaria floridana	Florida Crabgrass	G1	S1	N	N
Drymarchon couperi	Eastern Indigo Snake	G3	S3	LT	LT
Eriogonum longifolium var. gnaphalifolium	Scrub Buckwheat	G4T3	S3	LT	LE
Gopherus polyphemus	Gopher Tortoise	G3	S3	N	LT
Grus canadensis pratensis	Florida Sandhill Crane	G5T2T3	S2S3	N	LT
Heterodon simus	Southern Hognose Snake	G2	S2	N	N
Matelea floridana	Florida Spiny-pod	G2	S2	N	LE
Monotropsis reynoldsiae	Pygmy Pipes	G1Q	S1	N	LE
Mustela frenata peninsulae	Florida Long-tailed Weasel	G5T3	S3	N	N
Myotis austroriparius	Southeastern Bat	G3G4	S3	N	N
Nemastylis floridana	Celestial Lily	G2	S2	N	LE
Neofiber alleni	Round-tailed Muskrat	G3	S3	N	N
Neoseps reynoldsi	Sand Skink	G2	S2	LT	LT
Notophthalmus perstriatus	Striped Newt	G2G3	S2S3	N	N
Pituophis melanoleucus mugitus	Florida Pine Snake	G4T3	S3	N	LS
Podomys floridanus	Florida Mouse	G3	S3	N	LS
Polygala lewtonii	Lewton's Polygala	G3	S3	LE	LE
Pteroglossaspis ecristata	Giant Orchid	G2G3	S2	N	LT
Rana capito	Gopher Frog	G3	S3	N	LS
Salix floridana	Florida Willow	G2	S2	N	LE
Sciurus niger shermani	Sherman's Fox Squirrel	G5T3	S3	N	LS
Spigelia loganioides	Pinkroot	G2Q	S2	N	LE
Stilosoma extenuatum	Short-tailed Snake	G3	S3	N	LT
Ursus americanus floridanus	Florida Black Bear	G5T2	S2	N	LT*
Warea amplexifolia	Clasping Warea	G1	S1	LE	LE

Definitions: *Documented - Rare species and natural communities documented on or near this site.*
Documented-Historic - Rare species and natural communities documented, but not observed/reported within the last twenty years.
Likely - Rare species and natural communities likely to occur on this site based on suitable habitat and/or known occurrences in the vicinity.
Potential - This site lies within the known or predicted range of the species listed.

Appendix 2

Species List

Lady Lake Preserve Plant List

Genus	Species	Common Name	Native/Exotic	Date	Location
Andropogon	*virginicus*	broomsedge bluestem	native		
Bacopa	*sp.*	water hyssop	native		
Bidens	*alba*	white beggar-ticks	native		
Callicarpa	*americana*	beautyberry	native		
Centella	*asiatica*	Asian coinwort	exotic		
Cinnamomum	*camphora*	camphortree	exotic		
Drosera	*capillaries*	sundew	native		
Eleocharis	*sp.*	spikerush	native		
Eriocaulon	*decangulare*	ten-angle pipewort	native		
Hydrocotyle	*umbellata*	water pennywort	native		
Hypericum	*sp.*	St. John's wort	native		
Ilex	*cassine*	dahoon holly	native		
Juncus	*marginatus*	shore rush	native		
Lachnanthes	*caroliniana*	Carolina redroot	native		
Melinis	*repens*	rose natalgrass	exotic		
Myrica	*cerifera*	wax myrtle	native		
Nuphar	*lutea*	spatterdock	native		
Nymphaea	*odorata*	white waterlily	native		
Osmunda	*cinnamomea*	cinnamon fern	native		
Osmunda	*regalis*	royal fern	native		
Panicum	*hemitomon*	maidencane	native		
Paspalum	*notatum*	bahia grass	exotic		
Pinus	*elliottii*	slash pine	native		
Quercus	*virginiana*	live oak	native		
Rhynchospora	*sp*	beakrush	native		
Rubus	*spp.*	blackberry	native		
Sagittaria	*lancifolia*	arrow-head	native		
Smilax	*sp.*	greenbriar	native		
Vaccinium	*myrsinites*	shiny blueberry	native		
Xyris	*sp.*	yellow-eyed grass	native		

Appendix 3

Ecological Assessment Report

ENVIRONMENTAL ASSESSMENT
ANDREWS PARCEL
LAKE COUNTY, FLORIDA

(LPGEPS #599-31)

Prepared for:

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December 2006

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1.0 INTRODUCTION

LPG Environmental & Permitting Services, Inc. (LPGEPS) conducted an environmental assessment of the Andrews Parcel, located in Section 15, Township 18 South, Range 24 East in Lake County, Florida (Figure 1). The property encompasses approximately 59.96 acres and is located south of Lake Griffin Road, north of Griffin View Drive, east of US Highway 441/27, and west of Gray's Airport Road. This assessment was conducted to establish current characteristics of the property, as well as to evaluate environmental conditions within the property boundaries that may need to be addressed prior to development. The property was specifically investigated for wetlands and other environmentally sensitive areas, floodplain issues, and the potential for the occurrence of listed species.

This environmental assessment report has been produced for exclusive use by the CLIENT, Lake County Department of Growth Management, and is not intended to address or meet regulatory agency criteria as part of a permitting effort, unless specifically outlined herein.

2.0 PROPERTY CHARACTERISTICS

In November of 2006, LPGEPS conducted an environmental assessment on the ± 59.96 acre Andrews Parcel. The property characteristics evaluated include topography, flood zone designation, soils, land cover mapping, and potential for occurrence of listed species. The site evaluation was accomplished using literature, data records, field investigation, and aerial interpretation. Reference materials used to aid the field investigation include:

- USGS 7.5 Minute Quadrangle Topographic Map for Lady Lake, Florida
- USDA National Resources Conservation Service Soil Survey of Lake County (1990)
- FEMA Flood Zone Map obtained from the FEMA website in the form of a raw TIF image of the original paper FIRM map (Panel No.: 12069C0170D, July 3, 2002).
- Aerial Photography (2006)
- Florida Land Use, Cover and Forms Classification System (FDOT, January 1999)

Findings from the assessment are as follows:

2.1 Topography

A review of the USGS Topographic Map for Lady Lake, Florida indicates that that Lady Lake encompasses a majority of the property (Figure 2). According to the USGS Topographic Map, the topography of the property is relatively level with a high elevation of nearly 75 feet (NAGVD 1929) and a

low elevation of approximately 66 feet (NAGVD 1929). The highest elevation is mapped adjacent to the east boundary in the central and south portions of the property. The lowest elevation is mapped in association with Lady Lake. Additionally, according to the USGS topographic map, an area of marsh is located in the southwest portion of the property. The USGS topography data appears to be consistent with the topographic relief observed during the site assessment; however, uneven topography, in the form of vegetated mounds of dirt, was observed in the portions of upland areas of the property indicating that these areas have been disturbed.

2.2 Flood Prone Areas

A review of the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map indicates that the following flood probability zones have been identified on the Andrews Parcel (Figure 3):

- Zone "A", which indicates special flood hazard areas inundated by 100-year flood with no base flood elevations determined. This zone is mapped for the majority of the property.
- Zone "X", which designates areas determined to be outside of the 500-year (0.2% annual chance) floodplain. This zone is associated with a small upland, forested area in the southeast portion of the property.

2.3 Soils

According to the USDA Natural Resources Conservation Service (NRCS) soil survey of Lake County, one (1) soil type and water are mapped within the property (Figure 4).

Placid and Myakka sands, depressional (47)
Water (99)

According to the Florida Association of Environmental Soil Scientists (FAESS) in the *Hydric Soils of Florida Handbook, Third Edition* (2000), Placid and Myakka sands, depressional (47), is classified as hydric.

Portions of the property mapped as the above referenced hydric soil type are inconsistent with the observed land uses. These areas, which are located in the central portion of the site and in the southern portion of the site, though mapped as hydric soils did not exhibit signs of hydric conditions or wetlands. The absence of hydric conditions in these areas could indicate a change in hydrology of this area, or the result of a lowered water table. Additionally, the topography in the herbaceous portions of these areas was uneven, indicating possible disturbance of the soils.

2.4 Land Uses and Vegetative Community Characterization

The land use designations and vegetative communities within the property were mapped utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS, FDOT 1999). The Andrews Parcel consists primarily of wetland land cover types, including portions of Lady Lake and associated wetland systems, which may be jurisdictional to State and/or federal regulatory agencies. Detailed descriptions of the identified land uses and vegetative communities on the Andrews Parcel are provided below and depicted by Figure 5.

190 Open Land (+/- 1.80 acres)

A single area of open land is located in the central region of the property along the eastern boundary. This area is characterized by a variety of vegetation. The western portion of this area, adjacent to the wetland, is characterized by sundew (*Dropsera* sp.), yellow-eyed grass (*Xyris* sp.), Carolina redroot (*Lachnanthes caroliniana*), Asian cornwort (*Centella asiatica*), marsh pennywort (*Hydrocotyle umbellata*), and maidencane (*Panicum hemitomon*). There are also several dahoon holly trees (*Ilex cassine*) located in this area. The eastern portion of this land use is characterized by uneven topography with several vegetated dirt mounds. Vegetation in this area includes bahia grass (*Paspalum notatum*), rose natalgrass (*Rhynchelytrum repens*), broomsedge bluestem (*Andropogon virginicus*), and white beggar-ticks (*Bidens alba*).

320 Shrub and Brushland (+/- 5.50 acres)

An area consisting primarily of herbaceous vegetation with scattered trees is located in the southeast region of the property. The herbaceous stratum is dominated by grasses and shrubs including bahia grass and patches of dense greenbriar (*Smilax* sp.), dense blackberry (*Rubus* sp.), and shiny blueberry (*Vaccinium myrsinites*). Scattered broomsedge bluestem, wax myrtle (*Myrica cerifera*), dahoon holly, American beautyberry (*Callicarpa americana*) and camphortree (*Cinnamomum camphora*) are also present in this area. This area is also characterized by an uneven, seemingly altered topography.

427 Live Oak (+/- 1.94 acres)

An area of upland forest is located in the southeastregion of the property. This forested area is dominated by live oak (*Quercus virginiana*). The understory is similar in vegetative composition to the herbaceous stratum of the area of Shrub and Brushland to the west of this land cover community.

523 Lakes Larger than 10 Acres but Less than 100 Acres (+/- 30.94 acres)

The northeastern portion of Lady Lake and its associated shoreline encompass the majority of the property. The majority of the lake consists of open water with little herbaceous vegetation.

641 Freshwater Marsh (+/- 14.31 acres)

Four (4) freshwater marshes are located within the project boundaries. The largest of these areas is located along the eastern portion of Lady Lake primarily in the central and southwest regions of the property. The northern area of this marsh system is characterized by white water-lily (*Nymphaea odorata*), shore rush (*Juncas marginatus*), St. John's wort (*Hypericum* sp.), royal fern (*Osumunda regalis*), cinnamon fern (*Osmunda cinnamomea*) and maidencane (*Panicum hemitomon*). The central area is almost entirely dominated by white water-lily. However, as this system progresses further south and west, the vegetation composition diversifies and includes shore rush, beakrush (*Rynchospora* sp.), tenangle pipewort (*Etiocaulon decangulare*), spikerush (*Eliocharis* sp.), and water hyssop (*Bacopa* sp.). This area exhibits shallow open water.

Additionally, there are two (2) depressional freshwater marshes located within the area of wet prairie in the south region of the property. These marshes are dominated by St. John's wort, maidencane, redroot and arrow-head (*Sagittaria lancifolia*). Both of these marsh areas contain standing water.

The fourth area of freshwater marsh is located in the south east corner of the property and is connected to Lady Lake by a man-made ditch, which is located off-site to the south. According to the USGS topographic map, this area was once part of Lady Lake. The central region of this marsh contains open water, while the periphery is characterized by white water lily, spadderdock (*Nuphar luteum*), and maidencane. This area appears to be partially bermed along the north portion of the marsh.

643 Wet Prairie (+/- 5.47 acres)

A single area of herbaceous wetland characterized by dense beakrush, shore rush, yellow-eyed grass, sundew, and St. John' wort is located in the south half of the property.

2.5 Listed Species Survey Methodology and Results

The project area was qualitatively surveyed for the occurrence, and potential for occurrence, of species listed by the Florida Fish and Wildlife Conservation Commission (FFWCC), U.S. Fish and Wildlife Service (USFWS), and the Florida Department of Agriculture and Consumer Services (FDACS) based on known habitat preference and geographical distribution. Pedestrian transects were utilized for a qualitative survey for any listed floral and faunal species utilizing the project area.

2.5.1 Listed Flora

Two (2) listed floral species, the royal fern and cinnamon fern, were observed on-site in association with the freshwater marsh located in the east-central area of the property. These species are listed as "Commercially Exploited" by the FDACS. However, there are usually no developmental constraints associated with listed floral species on private property.

2.5.2 Listed Fauna

One (1) species of listed fauna, the Florida sandhill crane (*Grus canadensis pratensis*) was observed on-site during the field assessment conducted on November 22, 2006.

Wading Birds

Two (2) Florida sandhill cranes were observed foraging in the herbaceous uplands and wet prairie located in the southern portion of the property. Additionally, a great egret (*Ardea alba*), which is a non-listed species, was also observed foraging in the same area as the sandhill crane. Several additional listed wading birds including limpkin (*Aramus guarauna*), little blue heron (*Egretta caerulea*), snowy egret (*Egretta thula*), tricolored heron (*Egretta tricolor*), white ibis (*Eudocimus albus*), and wood stork (*Mycteria americana*) have a high potential for utilizing the property for foraging. All of these species are listed by the FFWCC as Species of Special Concern (SSC), with the exception of the sandhill crane and wood stork, which are listed as "Threatened" and "Endangered," respectively, by the FFWCC and the USFWS.

Additionally, there is a moderate potential that the sandhill crane could utilize the property for nesting, since suitable habitat including areas of maidencane are present along the edges of Lady Lake, within the freshwater marsh areas.

However, according to the Florida Waterbird Colony Locator (http://www.myfwc.com/waders/), no wading bird colonies are currently located within the project boundary, nor are there any historically documented colonies within the project boundary. Permitting associated with listed wading birds is typically associated with breeding colonies (rookeries) or nest sites. There were no nests sites or rookeries identified on-site.

American Alligator

The American Alligator (*Alligator mississippiensis*) is listed as "Species of Special Concern" by the FFWCC. No alligators were observed during the field assessment; however, the lake and surrounding marsh areas provide suitable habitat for this species. There are no developmental constraints associated with this species.

Sherman's Fox Squirrel

The Sherman's fox squirrel (*Sciurus niger shermani*) is listed as a "Species of Special Concern" by the FFWCC. Fox squirrels utilize oak trees for nesting purposes and permitting for this species is typically associated with nesting habitat. One (1) fox squirrel was observed on the property directly west of the Andrews Parcel. No fox squirrels were observed on-site during the field review; however, they may utilize the on-site live oak community. The Sherman's fox squirrel is a mobile species and, therefore, there are currently no specific developmental constraints associated with this species for projects not associated with a Development of Regional Impact (DRI).

Bald Eagle

Because of the proximity of the project site to a large body of open water, a search of the 2004 FFWCC Eagle Nest Locator database (http://wildflorida.org/eagle/eaglenests/Default.asp) was conducted to determine if any eagle nests are located in the vicinity of the property. According to the database, no eagle nests are located within one-half mile of the project site. Additionally, no suitable nesting habitat was identified on-site. Thus, there should be no developmental constraints associated with this species.

Gopher Tortoise

The gopher tortoise is considered a "Species of Special Concern" (SSC) by the FFWCC. The basis of the classification for the gopher tortoise is habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well drained soils associated with abandoned and active citrus groves, pasture lands, pine flatwoods, scrub and xeric pine-oak hammocks. Although the site is mapped entirely as open water and a hydric soil type, the on-site areas exhibiting upland land cover types could potentially constitute suitable habitat for this species. Thus, a 100% gopher tortoise survey is recommended should development activities be proposed on the property.

There is also the potential for listed commensal species associated with the gopher tortoise to exist on-site. These species include the Florida mouse (*Podomys floridanus*), gopher frog (*Rana capito*), indigo snake (*Drymarchon corais couperi*), and Florida pine snake (*Pituophis melanoleucus mugitus*). None of these commensal species were observed during the field survey. These species are typically addressed during gopher tortoise permitting with the FFWCC.

Based on habitat preference, known geographic distribution, and the habitat types situated onsite, the likelihood of occurrence of additional protected wildlife species is considered low. Therefore, there should not be any additional development constraints associated with the presence of listed species of fauna.

3.0 SUMMARY

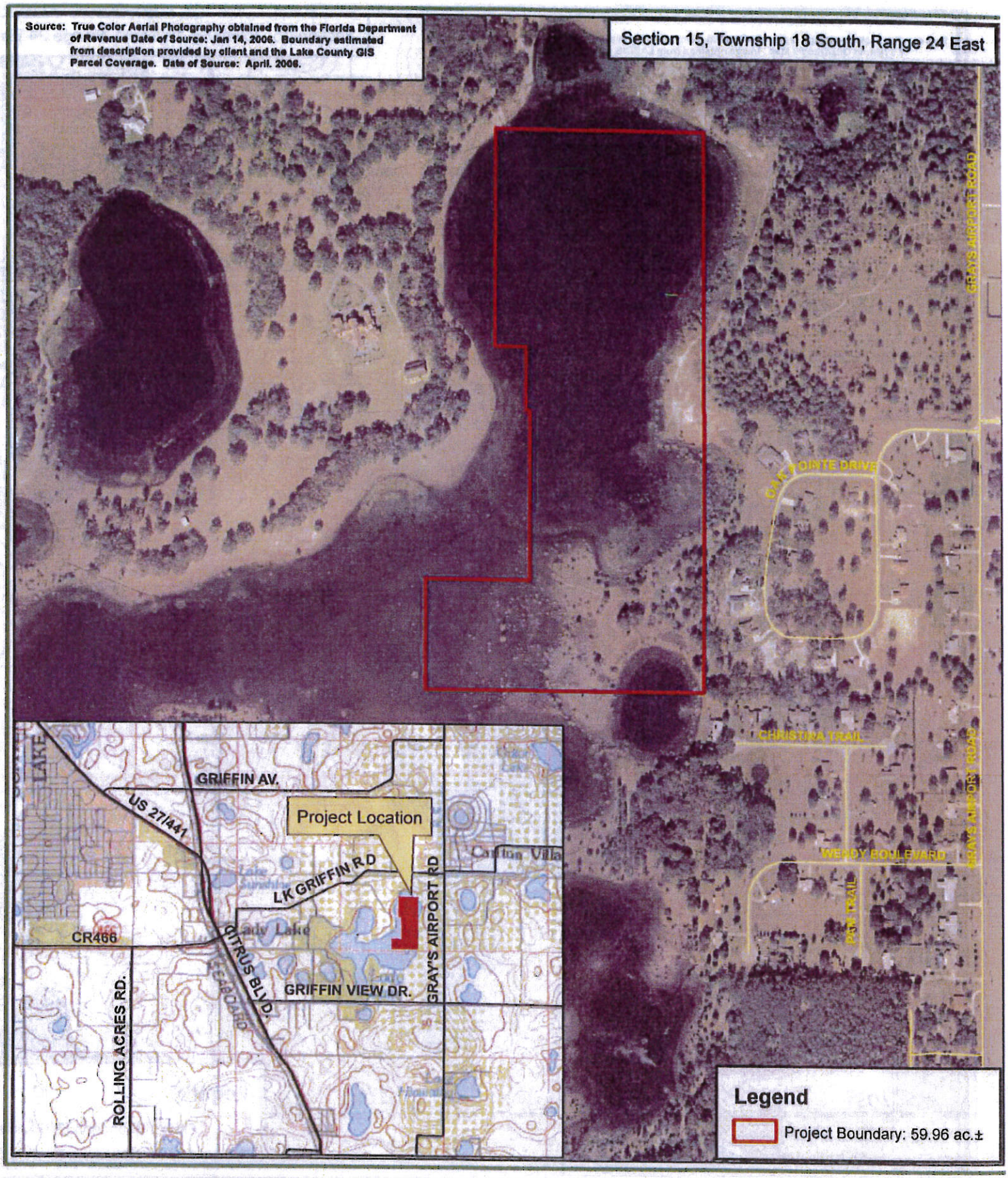
The ± 59.96 acre Andrews Parcel consists of a primarily of the northeast portion of Lady Lake and associated wetlands. Upland land cover types are present within the eastern and southern areas of the property. Approximately 50.72 acres of the property are mapped as wetlands jurisdictional to the State and/or the Army Corps of Engineers.

According to the USGS Topographic map the majority of the property consists of open water and wetland areas, which is consistent will the findings of the field assessment. Based on the latest FEMA maps available, the majority of the property is mapped within the 100-year flood plain, primarily in association with Lady Lake. Additionally, there are inconsistencies between the hydric nature of one (1) of the mapped soil types, Placid and Myakka sands, depressional, and the observed upland land cover type associated with the east-central and south portions of the property mapped as this soil type.

Two (2) species of listed flora, royal fern and cinnamon fern, was observed. There should be no developmental constraints due to these protected species of flora located on privately owned lands.

One (1) species of listed fauna, Florida sandhill crane, was observed on-site during the assessment. There are developmental constraints associated with Florida sandhill crane nests, should they be identified in the future. Proper permits must be obtained before developmental activities that impact this species' nesting habitat can be initiated. Additionally, based on the current land cover types observed on-site, the potential exists for numerous other listed species, including the American alligator, gopher tortoise, and Sherman's fox squirrel to utilize the property.

FIGURES



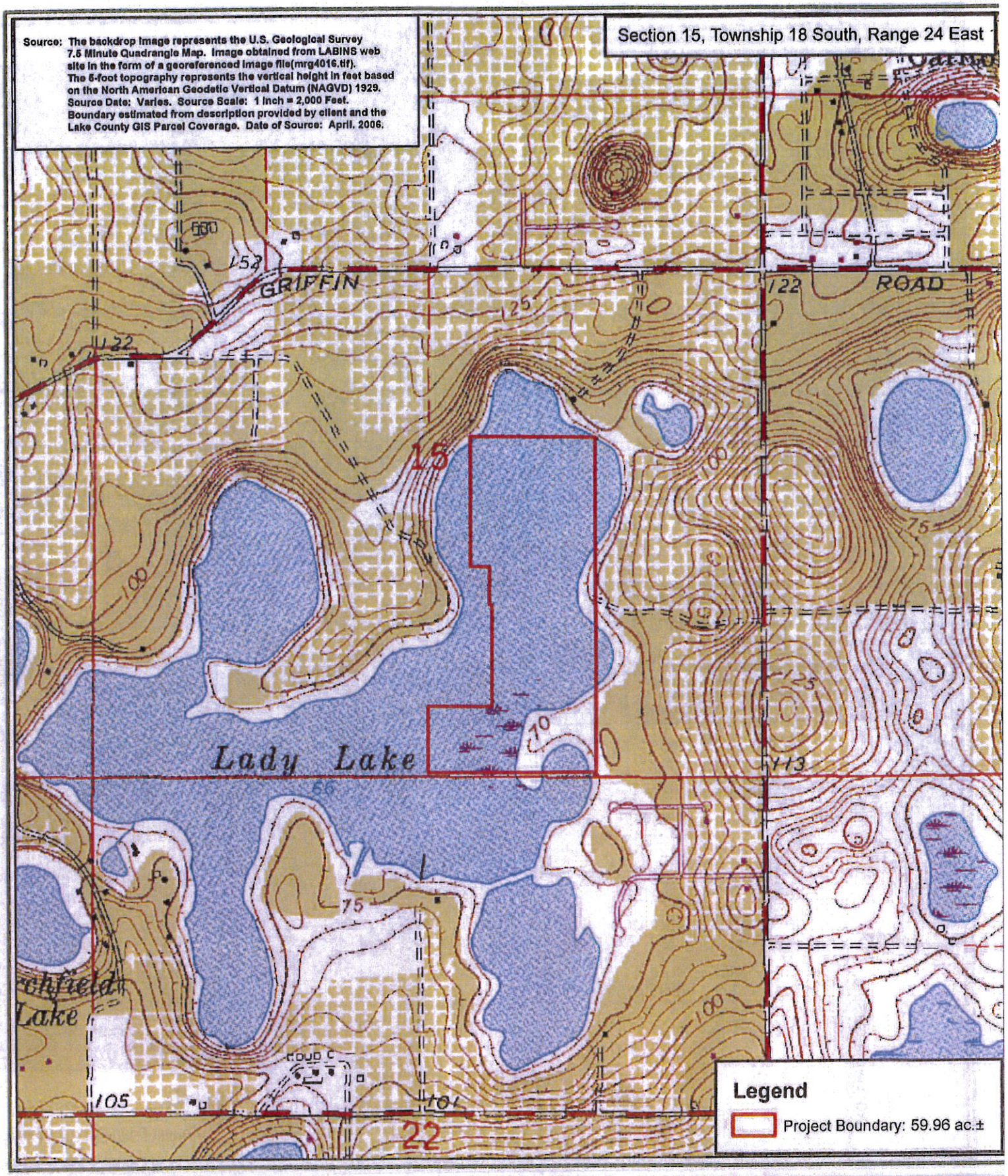
Andrews Parcel
Lake County, Florida
Environmental Assessment
Figure 1
Location Map

N

1 inch equals 600 feet

Environmental & Permitting Services, Inc.
1174 Camp Avenue Mount Dora, FL 32757
(352) 383-1444 (352) 383-3877 Fax

FILE: LOC.MXD	PROJECT: 599/31	DATE: 11/10/2006	DRWN BY: DHO	REV DATE:



Andrews Parcel
Lake County, Florida
Environmental Assessment
Figure 2
USGS Topography Map

N

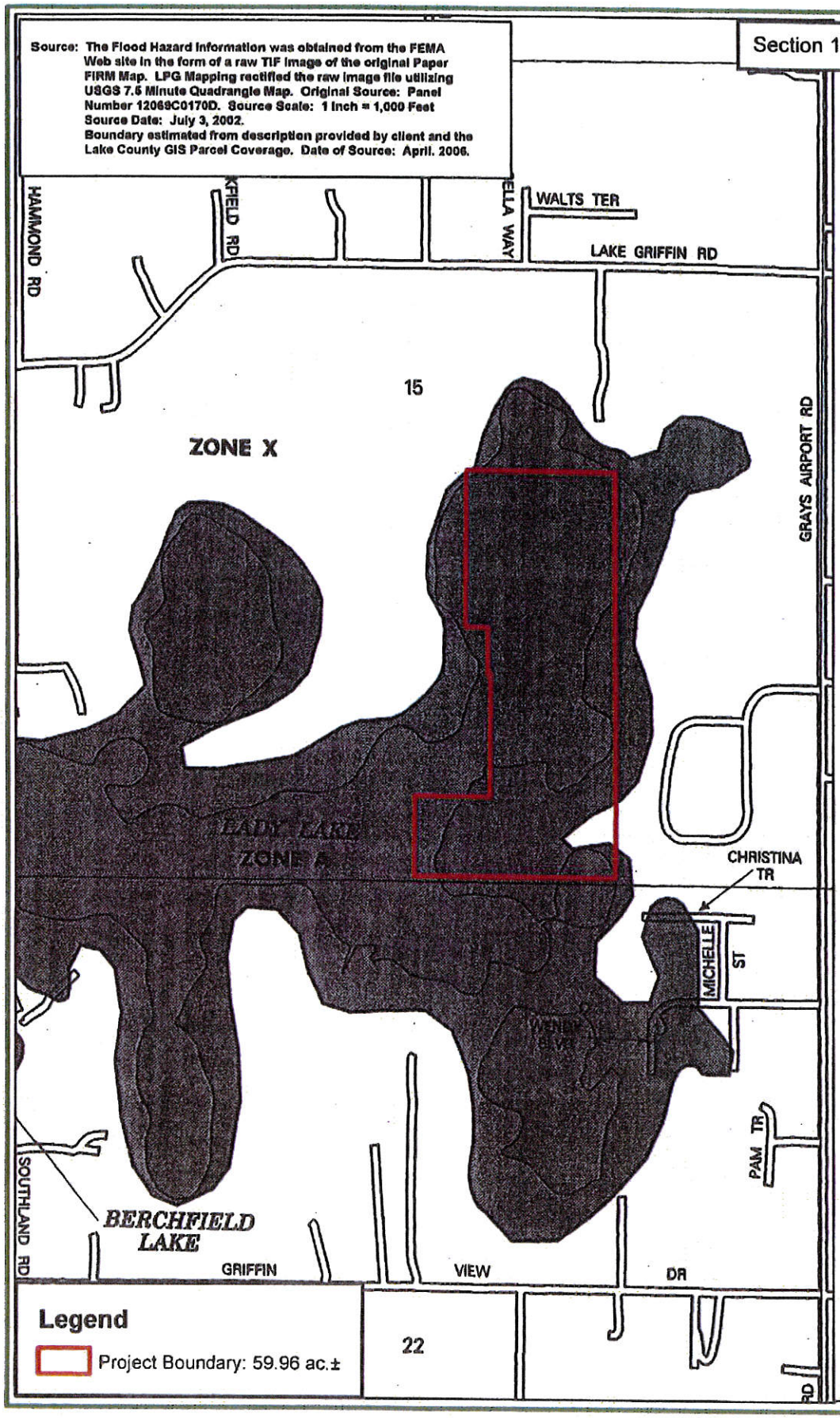
1 inch equals 1,000 feet

Environmental & Permitting Services, Inc.
1174 Camp Avenue Mount Dora, FL 32757
(352) 383-1444 (352) 383-3877 Fax

FILE: TOPO.MXD	PROJECT: 599/31	DATE: 11/10/2006	DRWN BY: DHO	REV DATE:

Source: The Flood Hazard Information was obtained from the FEMA Web site in the form of a raw TIF image of the original Paper FIRM Map. LPG Mapping rectified the raw image file utilizing USGS 7.5 Minute Quadrangle Map. Original Source: Panel Number 12069C0170D. Source Scale: 1 inch = 1,000 Feet Source Date: July 3, 2002.
Boundary estimated from description provided by client and the Lake County GIS Parcel Coverage. Date of Source: April. 2006.

Section 15, Township 18 South, Range 24 East



Legend

Project Boundary: 59.96 ac.±

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A — No base flood elevations determined.
- ZONE AE — Base flood elevations determined.
- ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE A99 — To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- ZONE V — Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE — Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

- ZONE X — Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

OTHER AREAS

- ZONE X — Areas determined to be outside 500-year floodplain.
- ZONE D — Areas in which flood hazards are undetermined, but possible.

UNDEVELOPED COASTAL BARRIERS*

Identified 1983 | Identified 1990 or Later | Otherwise Protected Areas Identified 1991 or Later

*Coastal barrier areas are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain Boundary
- Floodway Boundary
- Zone D Boundary
- Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
- 513 — Base Flood Elevation Line; Elevation in Feet**
- A — A — Cross Section Line
- 23 - - - - 23 — Transect Line
- (EL 987) — Base Flood Elevation in Feet Where Uniform Within Zone**
- RM7 X — Elevation Reference Mark
- M1.5 — River Mile

**Referenced to the North American Vertical Datum of 1988

MAP REPOSITORY

Refer to Repository Listing on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP

JULY 3, 2002

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

Please refer to the Listing of Communities table on the FIRM Index for NFIP Initial Identification and Post-FIRM dates for all jurisdictions shown on this map.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.

Andrews Parcel
Lake County, Florida
Environmental Assessment
Figure 3
FEMA Flood Probability Areas Map

N

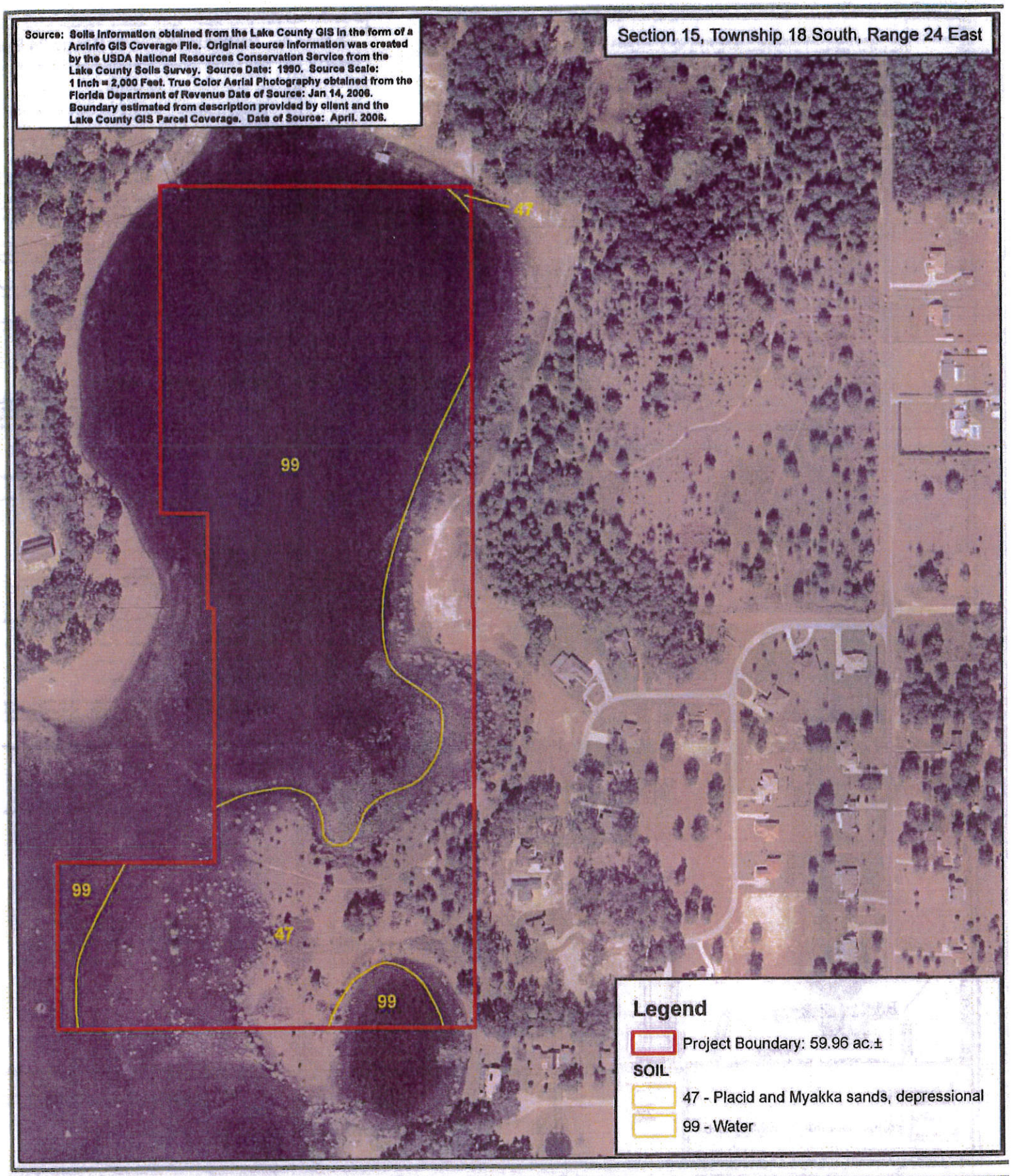
1 inch equals 1,000 feet

Environmental & Permitting Services, Inc.

1174 Camp Avenue Mount Dora, FL 32757

(352) 383-1444 (352) 383-3877 Fax

FILE: FEMA.MXD	PROJECT: 599/31	DATE: 11/10/2006	DRWN BY: DHO	REV DATE:



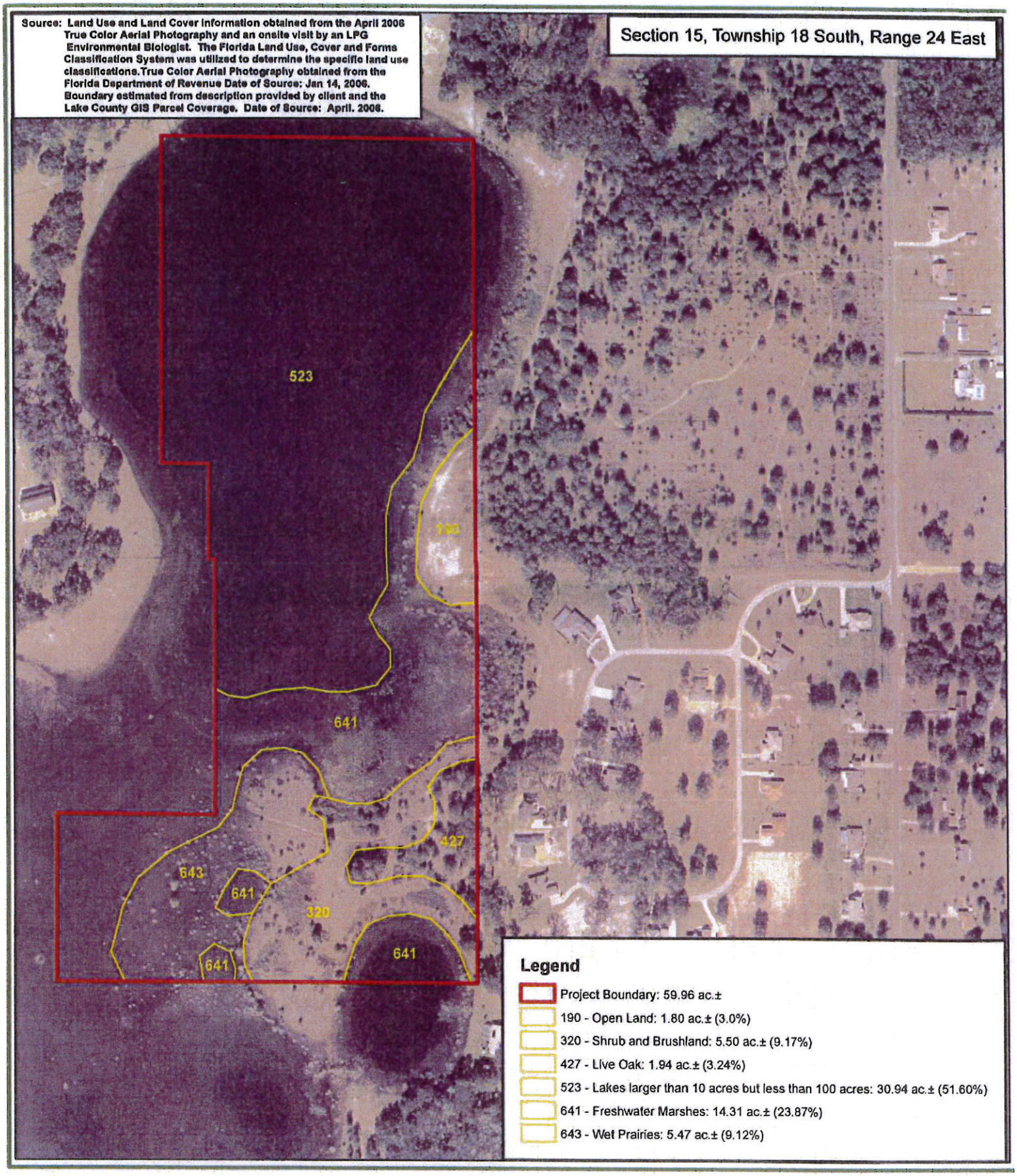
Andrews Parcel
Lake County, Florida
Environmental Site Assessment
Figure 4
NRCS Soils Map

N

1 inch equals 400 feet

Environmental & Permitting Services, Inc.
1174 Camp Avenue Mount Dora, FL 32757
(352) 383-1444 (352) 383-3877 Fax

FILE: SOIL.MXD	PROJECT: 599/31	DATE: 11/10/2006	DRWN BY: DHO	REV DATE:



Andrews Parcel
Lake County, Florida
Environmental Assessment
Figure 5
Land Use Map

N

1 inch equals 400 feet

Environmental & Permitting Services, Inc.
1174 Camp Avenue Mount Dora, FL 32757
(352) 383-1444 (352) 383-3877 Fax

FILE: LU.MXD	PROJECT: 599/31	DATE: 11/28/2006	DRWN BY: DHO	REV DATE:

Appendix 4

Florida Exotic Pest Plant Council's 2009

List of Invasive Plant Species

Florida Exotic Pest Plant Council's 2009 List of Invasive Plant Species

Purpose of the List: *To focus attention on —*

- the adverse effects exotic pest plants have on Florida's biodiversity and plant communities,
- the habitat losses from exotic pest plant infestations,
- the impacts on endangered species via habitat loss and alteration,
- the need to prevent habitat losses through pest-plant management,
- the socio-economic impacts of these plants (e.g., increased wildfires in certain areas),
- changes in the seriousness of different pest plants over time,
- the need to provide information that helps managers set priorities for control programs.

CATEGORY I

Invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. *This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused.*

Scientific Name	Common Name	FLEPPC Cat.	Gov. List	Reg. Dist.
Abrus precatorius	rosary pea	I	N	C, S
Acacia auriculiformis	earleaf acacia	I		C, S
Albizia julibrissin	mimosa, silk tree	I		N, C
Albizia lebbeck	woman's tongue	I		C, S
Ardisia crenata (*A. crenulata* misapplied)	coral ardisia	I		N, C, S
Ardisia elliptica (*A. humilis* misapplied)	shoebutton ardisia	I	N	C, S
Asparagus aethiopicus (*A. sprengeri*; *A. densiflorus* misapplied)	asparagus-fern	I		N, C, S
Bauhinia variegata	orchid tree	I		C, S
Bischofia javanica	bishopwood	I		C, S
Calophyllum antillanum (*C. calaba* and *C. inophyllum* misapplied)	santa maria (names "mast wood," "Alexandrian laurel" used in cultivation)	I		S
Casuarina equisetifolia	Australian-pine, beach sheoak	I	P, N	N, C, S
Casuarina glauca	suckering Australian-pine, gray sheoak	I	P, N	C, S
Cinnamomum camphora	camphor tree	I		N, C, S
Colocasia esculenta	wild taro	I		N, C, S
Colubrina asiatica	lather leaf	I	N	S
Cupaniopsis anacardioides	carrotwood	I	N	C, S
Dioscorea alata	winged yam	I	N	N, C, S
Dioscorea bulbifera	air-potato	I	N	N, C, S
Eichhornia crassipes	water-hyacinth	I	P	N, C, S
Eugenia uniflora	Surinam cherry	I		C, S
Ficus microcarpa (*F. nitida* and *F. retusa* var. *nitida* misapplied)[1]	laurel fig	I		C, S
Hydrilla verticillata	hydrilla	I	P, U	N, C, S
Hygrophila polysperma	green hygro	I	P, U	N, C, S
Hymenachne amplexicaulis	West Indian marsh grass	I		C, S
Imperata cylindrica (*I. brasiliensis* misapplied)	cogon grass	I	N, U	N, C, S
Ipomoea aquatica	water-spinach	I	P, U	C
Jasminum dichotomum	Gold Coast jasmine	I		C, S
Jasminum fluminense	Brazilian jasmine	I		C, S
Lantana camara (= *L. strigocamara*)	lantana, shrub verbena	I		N, C, S
Ligustrum lucidum	glossy privet	I		N, C
Ligustrum sinense	Chinese privet, hedge privet	I		N, C, S
Lonicera japonica	Japanese honeysuckle	I		N, C, S
Ludwigia peruviana	Peruvian primrosewillow	I		N, C, S
Luziola subintegra	Tropical American water grass	I		S
Lygodium japonicum	Japanese climbing fern	I	N	N, C, S
Lygodium microphyllum	Old World climbing fern	I	N	C, S

[1]Does not include *Ficus microcarpa* subsp. *fuyuensis*, which is sold as "Green Island Ficus"

FLEPPC List Definitions:

Exotic – a species introduced to Florida, purposefully or accidentally, from a natural range outside of Florida.

Native – a species whose natural range includes Florida.

Naturalized exotic – an exotic that sustains itself outside cultivation (it is still exotic; it has not "become" native).

Invasive exotic – an exotic that not only has naturalized, but is expanding on its own in Florida native plant communities.

Abbreviations:

Government List (Gov. List):
P = Prohibited aquatic plant by the Florida Department of Agriculture and Consumer Services;

N = Noxious weed listed by Florida Department of Agriculture & Consumer Services;

U = Noxious weed listed by U.S. Department of Agriculture.

Regional Distribution (Reg. Dist.):
N = north, C = central, S = south, referring to each species' current distribution in general regions of Florida (not its potential range in the state). Please refer to the map below.

Changes to the 2009 List:

Luziola subintegra, added to list as Category I

Luziola subintegra (rice grass) was first discovered in Lake Okeechobee by Mike Bodle in 2007. This aquatic grass is spreading in the lake. It grows in water 2-3 m deep, spreads vegetatively and by seed, and aggressively outcompetes other native and exotic species. To date, 2,000 acres have been treated.

Nymphoides cristata, moved from Category II to Category I

Snowflake (*Nymphoides cristata*) is an Asian aquatic that became problematic in southwest Florida in the 1990s. It is now an abundant weed in canals and ponds in southwest Florida, and has spread throughout the peninsula where it has been documented in seven counties, from Collier to St. Johns. It has colonized the Big Cypress National Preserve where it is invading several strand swamps along Tamiami Trail, presumably introduced by fisherman using cast nets infested from waters outside of the preserve.

Salvinia minima, added to list as Category I

Water spangles (*Salvinia minima*), first found in Florida in 1928, remained a cryptic species during a period when opinions differed on its status as native or introduced in Florida. In 2001, a study of early herbarium voucher data revealed the introduction points and systematic spread of this free-floating fern into and throughout Florida. *S. minima* outcompetes more nutritive native duckweeds by overtopping their thinner fronds, which float flat upon the water surface.

Scleria lacustris, moved from Category II to Category I

Wright's nutrush (*Scleria lacustris*) is an annual tropical sedge that was first collected in Florida in 1988. In Florida, its distribution extends to more than 20 distinct natural areas in eight counties within four major drainage regions of the central and southern peninsula. Its unique growth habit obscures open water and drastically alters the naturally sparse and upright structure of preexisting native vegetation. Such domination may even displace native prey for the endangered Florida snail kite, a sight feeder inhabiting many locations where invasive colonization occurs.

Scientific Name	Common Name	FLEPPC Cat.	Gov. List	Reg. Dist.
Macfadyena unguis-cati	cat's claw vine	I		N, C, S
Manilkara zapota	sapodilla	I		S
Melaleuca quinquenervia	melaleuca, paper bark	I	P, N, U	C, S
Melinis repens (= *Rhynchelytrum repens*)	Natal grass	I		N, C, S
Mimosa pigra	catclaw mimosa	I	P, N, U	C, S
Nandina domestica	nandina, heavenly bamboo	I		N, C
Nephrolepis cordifolia	sword fern	I		N, C, S
Nephrolepis brownii (= *N. multiflora*)	Asian sword fern	I		C, S
Neyraudia reynaudiana	Burma reed, cane grass	I	N	S
Nymphoides cristata	snowflake	I		C, S
Paederia cruddasiana	sewer vine, onion vine	I	N	S
Paederia foetida	skunk vine	I	N	N, C, S
Panicum repens	torpedo grass	I		N, C, S
Pennisetum purpureum	Napier grass	I		N, C, S
Pistia stratiotes	water-lettuce	I	P	N, C, S
Psidium cattleianum (= *P. littorale*)	strawberry guava	I		C, S
Psidium guajava	guava	I		C, S
Pueraria montana var. *lobata* (= *P. lobata*)	kudzu	I	N	N, C, S
Rhodomyrtus tomentosa	downy rose-myrtle	I	N	C, S
Rhynchelytrum repens (See *Melinis repens*)				
Ruellia brittoniana[2] (*R. tweediana* misapplied)	Mexican petunia	I		N, C, S
Salvinia minima	water spangles	I		N, C, S
Sapium sebiferum (= *Triadica sebifera*)	popcorn tree, Chinese tallow tree	I	N	N, C, S
Scaevola taccada (= *Scaevola sericea*, *S. frutescens*)	scaevola, half-flower, beach naupaka	I	N	C, S
Schefflera actinophylla (= *Brassaia actinophylla*)	schefflera, Queensland umbrella tree	I		C, S
Schinus terebinthifolius	Brazilian pepper	I	P, N	N, C, S
Scleria lacustris	Wright's nutrush	I		C, S
Senna pendula var. *glabrata* (= *Cassia coluteoides*)	climbing cassia, Christmas cassia, Christmas senna	I		C, S
Solanum tampicense (= *S. houstonii*)	wetland nightshade, aquatic soda apple	I	N, U	C, S
Solanum viarum	tropical soda apple	I	N, U	N, C, S
Syngonium podophyllum	arrowhead vine	I		N, C, S
Syzygium cumini	jambolan plum, Java plum	I		C, S
Tectaria incisa	incised halberd fern	I		S
Thespesia populnea	seaside mahoe	I		C, S
Tradescantia fluminensis	small-leaf spiderwort	I		N, C
Urochloa mutica (= *Brachiaria mutica*)	Para grass	I		C, S

CATEGORY II

Invasive exotics that have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by Category I species. *These species may become ranked Category I, if ecological damage is demonstrated.*

Scientific Name	Common Name	FLEPPC Cat.	Gov. List	Reg. Dist
Adenanthera pavonina	red sandalwood	II		S
Agave sisalana	sisal hemp	II		C, S
Aleurites fordii (= *Vernicia fordii*)	tung oil tree	II		N, C
Alstonia macrophylla	devil tree	II		S
Alternanthera philoxeroides	alligator weed	II	P	N, C, S
Antigonon leptopus	coral vine	II		N, C, S
Aristolochia littoralis	calico flower	II		N, C, S
Asystasia gangetica	Ganges primrose	II		C, S

[2]The Plant List Committee is uncertain as to the correct name for this species. Plants cultivated in Florida, all representing the same invasive species, have in the past been referred to as *Ruellia brittoniana*, *R. tweediana*, *R. caerulea*, and *R. simplex*.

Scientific Name	Common Name	FLEPPC Cat.	Gov. List	Reg. Dist.
Begonia cucullata	wax begonia	II		N, C, S
Blechum pyramidatum	green shrimp plant, Browne's blechum	II		N, C, S
Broussonetia papyrifera	paper mulberry	II		N, C, S
Callisia fragrans	inch plant, spironema	II		C, S
Callistemon viminalis	bottlebrush, weeping bottlebrush	II		S
Casuarina cunninghamiana	river sheoak, Australian-pine	II	P	C, S
Cecropia palmata	trumpet tree	II		S
Cestrum diurnum	day jessamine	II		C, S
Chamaedorea seifrizii	bamboo palm	II		S
Clematis terniflora	Japanese clematis	II		N, C
Cryptostegia madagascariensis	rubber vine	II		C, S
Cyperus involucratus (*C. alternifolius* misapplied)	umbrella plant	II		C, S
Cyperus prolifer	dwarf papyrus	II		C, S
Dactyloctenium aegyptium	Durban crowfootgrass	II		N, C, S
Dalbergia sissoo	Indian rosewood, sissoo	II		C, S
Elaeagnus umbellata	silverberry, autumn olive	II		N
Elaeagnus pungens	silverthorn, thorny olive	II		N, C
Epipremnum pinnatum cv. Aureum	pothos	II		C, S
Ficus altissima	false banyan, council tree	II		S
Flacourtia indica	governor's plum	II		S
Hemarthria altissima	limpo grass	II		C, S
Hibiscus tiliaceus (See *Taliparlti tiliaceum*)				
Hyparrhenia rufa	jaragua	II		N, C, S
Ipomoea carnea ssp. *fistulosa* (= *I. fistulosa*)	shrub morning-glory	II	P	C, S
Jasminum sambac	Arabian jasmine	II		S
Kalanchoe pinnata	life plant	II		C, S
Koelreuteria elegans ssp. *formosana* (= *K. formosana*; *K. paniculata* misapplied)	flamegold tree	II		C, S
Leucaena leucocephala	lead tree	II	N	N, C, S
Landoltia punctata (= *Spirodela punctata*)	Spotted duckweed	II		N, C, S
Limnophila sessiliflora	Asian marshweed	II	P, U	N, C, S
Livistona chinensis	Chinese fan palm	II		C, S
Melia azedarach	Chinaberry	II		N, C, S
Melinis minutiflora	Molassesgrass	II		C,S
Merremia tuberosa	wood-rose	II		S
Murraya paniculata	orange-jessamine	II		S
Myriophyllum spicatum	Eurasian water-milfoil	II	P	N, C, S
Panicum maximum (= *Urochloa maxima*, *Megathyrsus maximus*)	Guinea grass	II		N, C, S
Passiflora biflora	two-flowered passion vine	II		S
Pennisetum setaceum	green fountain grass	II		S
Phoenix reclinata	Senegal date palm	II		C, S
Phyllostachys aurea	golden bamboo	II		N, C
Pittosporum pentandrum	Philippine pittosporum, Taiwanese cheesewood	II		S
Pteris vittata	Chinese brake fern	II		N, C, S
Ptychosperma elegans	solitaire palm	II		S
Rhoeo spathacea (see *Tradescantia spathacea*)				
Ricinus communis	castor bean	II		N, C, S
Rotala rotundifolia	roundleaf toothcup, dwarf Rotala	II		S
Sansevieria hyacinthoides	bowstring hemp	II		C, S
Sesbania punicea	purple sesban, rattlebox	II		N, C, S
Solanum diphyllum	two-leaf nightshade	II		N, C, S
Solanum jamaicense	Jamaica nightshade	II		C
Solanum torvum	susumber, turkey berry	II	N, U	N, C, S

Callistemon viminalis, added to list as Category II

Bottlebrush (*Callistemon viminalis*), a popular landscape tree, is now invading undisturbed short hydroperiod wetland communities in Miami-Dade, Collier, and Martin Counties, including those in Big Cypress National Preserve and Everglades National Park.

Dactyloctenium aegyptium, added to list as Category II

Durban crowfootgrass (*Dactyloctenium aegyptium*) is an annual grass that is a widely distributed weed throughout the southeastern US. In Florida, this species has been documented in 54 counties. While it is primarily a weed of disturbed areas, it also invades beach dune communities in southern Florida, including those located within Everglades and Dry Tortugas National Parks. Dense growth of this species interferes with ground nesting birds in Dry Tortugas and competes with state and federally listed plant species on the mainland.

Elaeagnus umbellata, added to list as Category II

Autumn-olive (*Elaeagnus umbellata*) is an aggressive shrub capable of replacing entire native ecosystems, which it has done in numerous locations in other states. There are three known native locations in the eastern Florida panhandle; two are local escapes from cultivation. The third is a mixture of mature upland sand hill and pine communities where a wildlife planting has escaped. The entire 2,081 acre site is infested. The infestation ranges from 100% (12.5 acres), to 50% (49.9 acres), to 25% (38.3 acres), to 10% or less (1,683.4 acres).

Hyparrhenia rufa, added to list as Category II

Jaragua (*Hyparrhenia rufa*) is an annual grass that is known from 14 Florida counties. In Miami-Dade County it has been found in intact habitat in at least 12 pine rockland fragments, outcompeting native plant species.

Landoltia punctata, added to list as Category II

Spotted duckweed (*Landoltia punctata*) is a small floating aquatic plant that is native to Australia and Southeast Asia. Since it was first found in Missouri in the 1930s, it has spread to 22 states and been documented in 36 Florida counties. It invades a wide range of undisturbed aquatic habitats and outcompetes native species.

Syzygium jambos, formerly Category II, removed from List

The Committee has not been able to locate data showing this species behaves as a Category II invasive.

Use of the FLEPPC List

FLEPPC encourages use of the Invasive Species List for prioritizing and implementing management efforts in natural areas, for educating lay audiences about environmental issues, and for supporting voluntary invasive plant removal programs. When a non-native plant species is to be restricted in some way by law, FLEPPC encourages use of the List as a first step in identifying species worth considering for particular types of restriction. For more information on using the FLEPPC List of Invasive Plant Species, see *Wildland Weeds* Summer 2002 issue (Vol. 5, No. 3), pp. 16-17, or http://www.fleppc.org/list/list.htm

NOTE: Not all exotic plants brought into Florida become pest plants in natural areas. The FLEPPC List of Invasive Plant Species represents only about 10% of the nearly 1,400 exotic species that have been introduced into Florida and have subsequently established outside of cultivation. Most escaped exotics usually present only minor problems in highly disturbed areas (such as roadsides). And there are other exotics cultivated in Florida that are "well-behaved" — that is, they don't escape cultivation at all.

www.fleppc.org

Scientific Name	Common Name	FLEPPC Cat.	Gov. List	Reg. Dist.
Sphagneticola trilobata (= *Wedelia trilobata*)	wedelia	II		N, C, S
Stachytarpheta cayennensis (= *S. urticifolia*)	nettle-leaf porterweed	II		S
Syagrus romanzoffiana (= *Arecastrum romanzoffianum*)	queen palm	II		C, S
Taliparíti tiliaceum (= *Hibiscus tiliaceus*)	mahoe, sea hibiscus	II		C, S
Terminalia catappa	tropical-almond	II		C, S
Terminalia muelleri	Australian-almond	II		C, S
Tradescantia spathacea (= *Rhoeo spathacea, Rhoeo discolor*)	oyster plant	II		S
Tribulus cistoides	puncture vine, burr-nut	II		N, C, S
Urena lobata	Caesar's weed	II		N, C, S
Vitex trifolia	simple-leaf chaste tree	II		C, S
Washingtonia robusta	Washington fan palm	II		C, S
Wedelia (see *Sphagneticola* above)				
Wisteria sinensis	Chinese wisteria	II		N, C
Xanthosoma sagittifolium	malanga, elephant ear	II		N, C, S

Citation example:
FLEPPC. 2009. List of Invasive Plant Species. Florida Exotic Pest Plant Council. Internet: http://www.fleppc.org/list/list.htm or *Wildland Weeds* Vol. 12(4): 13-16. Fall 2009.

The 2009 list was prepared by the FLEPPC Plant List Committee:

Keith A. Bradley – Chair (2006-present), The Institute for Regional Conservation, 22601 SW 152nd Ave., Miami, FL 33170, (305) 247-6547, bradley@regionalconservation.org

Janice A. Duquesnel, Florida Park Service, Florida Department of Environmental Protection, P.O. Box 1052, Islamorada, FL 33036 , (305) 664-8455, Janice.Duquesnel@dep.state.fl.us

David W. Hall, Private Consulting Botanist, 3666 NW 13th Place, Gainesville, FL 32605, (352) 375-1370

Roger L. Hammer, Miami-Dade Parks Department, Castellow Hammock Nature Center, 22301 S.W. 162nd Ave., Miami, FL 33030, kaskazi44@comcast.net

Patricia L. Howell, Broward County Parks, Environmental Section, 950 NW 38th St., Oakland Park, FL 33309, (954) 357-8137, phowell@broward.org

Colette C. Jacono, Department of Agronomy, Center for Aquatic & Invasive Plants, IFAS, University of Florida, 7922 NW 71st St., Gainesville, FL 32653, (352) 392-6894, colettej@ufl.edu

Kenneth A. Langeland, Center for Aquatic and Invasive Plants, IFAS, University of Florida, 7922 NW 71st St., Gainesville, FL 32606, (352) 392-9614, gator8@ufl.edu

Chris Lockhart, Florida Natural Areas Inventory, c/o P.O. Box 243116, Boynton Beach, FL 33424-3116, (850) 509-6482, clockhart@fnai.org

Gil Nelson, Gil Nelson Associates, 157 Leonard's Dr., Thomasville, GA 31792, gil@gilnelson.com

Robert W. Pemberton, Invasive Plants Research Lab, U.S. Dept. of Agriculture, 3225 College Ave., Ft. Lauderdale, FL 33312, Robert.Pemberton@ars.usda.gov

Jimi L. Sadle, Everglades National Park, 40001 State Road 9336, Homestead, FL 33034, (305) 242-7806, Jimi_Sadle@nps.gov

Robert W. Simons, 1122 SW 11th Ave., Gainesville, FL 32601-7816

Sandra M. Vardaman, Alachua County Forever Land Conservation Program, Alachua County Environmental Protection Dept., 201 SE 2nd Ave., Suite 201, Gainesville, Florida 32601, (352) 264-6803, smvardaman@alachuacounty.us

Daniel B. Ward, Department of Botany, University of Florida, 220 Bartram Hall, Gainesville, FL 32611

Richard P. Wunderlin, Institute for Systematic Botany, Dept. of Biological Sciences, University of South Florida, Tampa, FL 33620, (813) 974-2359, rwunder@cas.usf.edu

FLEPPC Database – The Florida Exotic Pest Plant Database contains over 75,000 sight records of infestations of FLEPPC Category I and Category II species in Florida public lands and waters. 211 species are recorded. Nearly all of the records are from local, state, and federal parks and preserves; a few records document infestations in regularly disturbed public lands such as highways or utility rights-of-way. Natural area managers and other veteran observers of Florida's natural landscapes submit these records, with many supported further by voucher specimens housed in local or regional herbaria for future reference and verification. New and updated observations can be submitted online at www.eddmaps.org/florida/. This database, along with other plant-data resources such as the University of South Florida Atlas of Florida Vascular Plants at www.plantatlas.usf.edu, the Florida Natural Areas Inventory database at www.fnai.org, and The Institute for Regional Conservation Floristic Inventory of South Florida database at www.regionalconservation.org, provides important basic supporting information for the FLEPPC List of Invasive Plant Species.

Images and/or distributional data of FLEPPC-listed species may be found at one or more of the following websites: University of South Florida Atlas of Florida Vascular Plants, www.plantatlas.usf.edu; the University of Florida Herbarium collection catalog, http://www.flmnh.ufl.edu/herbarium/cat/, and image gallery, http://www.flmnh.ufl.edu/herbarium/cat/imagesearch.asp; at Fairchild Tropical Botanic Garden's Virtual Herbarium, www.virtualherbarium.org/vhportal.html, The Robert K. Godfrey Herbarium at Florida State University, http://herbarium.bio.fsu.edu/index.php; the University of Florida's IFAS Center for Aquatic and Invasive Plants, http://plants.ifas.ufl.edu, and the USDA PLANTS database, http://plants.usda.gov/. Please note that greater success and accuracy in searching for plant images is likely if you search by scientific name rather than a common name. Common names often vary in cultivation and across regions. For additional information on plants included in this list, see related links and pages at www.fleppc.org.

Appendix 5

Florida Natural Areas Inventory Reporting Form

FLORIDA NATURAL AREAS INVENTORY

Field Report Form for Occurrences of Rare Plants, Animals, and Natural Communities

This form should be used only for original field observations regarding a single species or community, at one location, and for (preferably) a single date. Please complete only those fields that are known to you. Use the back of the form or other sheets as necessary to report additional information, and if you have any questions or need assistance with the form, please call FNAI at 850-224-8207. Thanks for your help.

Your name: _____ Phone: _____ E-mail: _____

Address: _____ Date Submitted: _____

Name(s) of observers: _____

Do you want us to protect (i.e., prevent disclosure to the general public) the identification and location information you provide below?

Yes ☐ No ☐ If so, reason for sensitivity _____

IDENTIFICATION (enter common name only if the scientific name is unknown)

Scientific name: _____ Common name: _____

Basis for identification: Personal knowledge ☐ Reference key ☐ Field guide ☐ Museum specimen ☐ Expert ☐ Other ☐

Name of reference/guide/museum/expert: _____ Other _____

Did you take a photograph? Yes☐ No☐ (If possible, please attach a copy of the photo) Did you collect a specimen? Yes☐ No☐ If so, was a specimen deposited at a museum or herbarium? Yes ☐ No ☐ If so, collection # _____

Do you think that your identification requires confirmation? Yes ☐ No ☐ Repository _____

LOCATION

County: _____ Site or managed area name, if known: _____

Precise directions to the occurrence that use a readily locatable and relatively permanent landmark on or near the site (such as a road intersection, bridge, or natural landform) as the starting point. Include distances and directions from landmarks, as appropriate. Please note – neither the directions nor the coordinate information will be provided to the general public if the data are to be considered sensitive, as indicated above.

_____

_____

_____

Latitude _____N Longitude _____W Datum: NAD27 ☐ WGS84/NAD83 ☐ Unknown ☐

Source of latitude/longitude coordinates? GPS ☐ Other ☐ If other, describe _____

If GPS: Make_____ model_____ accuracy_____ m DGPS? Yes☐ No☐ Unknown☐ WAAS? Yes☐ No☐ Unknown☐

If possible, mark the site on a copy of a DOQQ photograph or a USGS 7.5' topographic map and attach to this form. Otherwise, using the back side of the form, please provide a sketch of the vicinity showing the occurrence in relation to towns, roads, landforms, water bodies, and other natural features, including ecological communities. Please include also an indication of scale and a North arrow.

OBSERVATION INFORMATION

Date of observation (m/d/yyyy): _____ Time of day _____ Estimate of total area observed _____m^2 or _____ acres. Percent of this area actually occupied by the population or community: _____%. Approximate dimensions of the area occupied: length_____m width_____m

How did you collect the data? (e. g., visually observed from road, trap or capture methods, walking a path through community, formal survey, etc.)

_____

Is there other suitable habitat (unobserved) in the vicinity? Yes ☐ No ☐ Don't know ☐ Extent? (e.g., acres, miles) _____

Have you been to this location before? Yes☐ No☐ If so, when? _____

Did you previously observe this species or community? Yes☐ No☐ Did not look for it ☐ If you have previously seen the population or community, do you think there is now more?☐ less?☐ about the same amount as before?☐ or no way to compare ☐.

General description. Please provide a description or "word picture" of the area where this occurrence is located (i.e., the physical setting and ecological context), including habitat, dominant plant species, topography, hydrology, soils, adjacent communities, and surrounding land use.

_____

_____

_____

For animals: Number of individuals (or nests, burrows, etc.) seen: _____ Age structure _____

Estimated total no. of individuals in population: _____ Basis? _____

Ecological & behavioral notes (e.g. reproductive stage, activity type [feeding, flying, nesting, etc.]): _____

_____

_____

For plants: Number of individuals (or clumps, etc.) seen within the observed area: _____

Flowering? Yes☐ No☐ Fruiting? Yes☐ No☐ In bud? Yes☐ No☐ In leaf? Yes☐ No☐ Dormant? Yes☐ No☐

For communities: For each of three strata (tree, shrub, and ground layers), please list the dominant species comprising the stratum, together with an estimate of the height and percent cover for each stratum. (use the back of this form or another sheet, if necessary, to list additional species)

Stratum	height	% cover	Species
Tree			
Shrub			
Ground			

Describe species dominance relationships, vegetation heterogeneity, succession stage/dynamics, and any other unique aspects of the community or additional noteworthy species (including animals).

_____

_____

MANAGEMENT

Owner of site (if known): _____

Is the owner or manager protecting or managing the property for this species or community? Yes ☐ No ☐ Don't know ☐

Are there disturbances or threats (e. g., urban development, agriculture, vehicle use, forestry, logging, fire suppression, ditching/draining, impoundment, exotic species, and natural disturbance) in the vicinity of the site? Yes ☐ No ☐ Don't know ☐

If so, please describe type and severity: _____

_____

Is there evidence (e.g., fire breaks, scorching) of the use of fire at the site? Yes ☐ No ☐ Don't know ☐ Describe and give dates of recent fires, if known _____

Comments on management history or needs: _____

OTHER

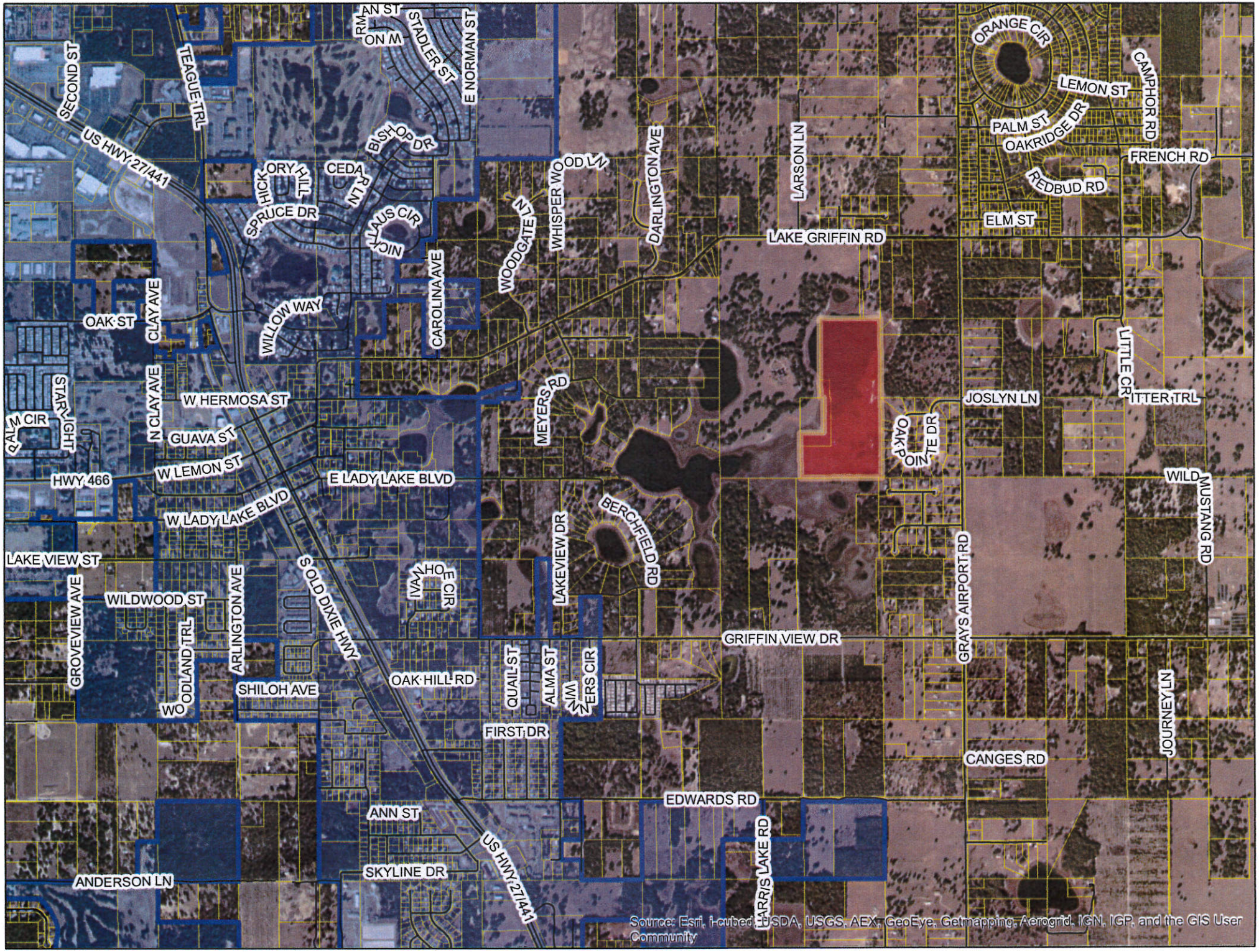
Additional comments concerning the population or community, its ecological conditions, contact information for other knowledgeable people, etc.:

_____

_____

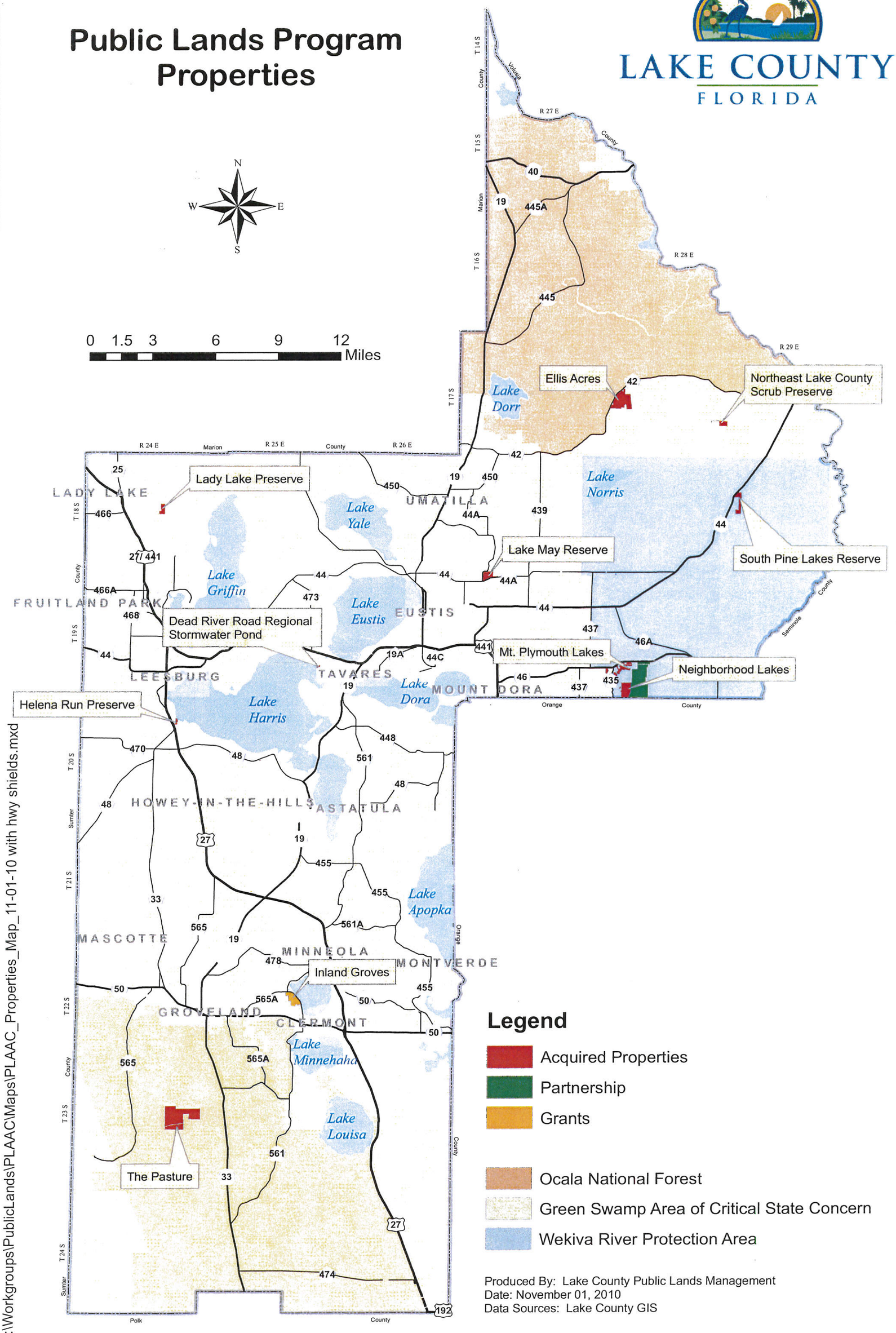
Please send this completed this form to:

Florida Natural Areas Inventory, 1018 Thomasville Rd., Suite 200-C, Tallahassee, FL 32303. THANK YOU!


SECOND ST
US HWY 27/441
TEAGUE TRL
STADLER ST
E NORMAN ST
BISHOP DR
CEDAR LN
SPRUCE DR
HICKORY HILL
NICKLAUS CIR
CAROLINA AVE
WOODGATE LN
WHISPER WOOD LN
DARLINGTON AVE
LARSON LN
ORANGE CIR
LEMON ST
PALM ST
OAKRIDGE DR
CAMPHOR RD
FRENCH RD
REDBUD RD
ELM ST
LAKE GRIFFIN RD
OAK ST
CLAY AVE
WILLOW WAY
N CLAY AVE
STARLIGHT
PALM CIR
W HERMOSA ST
GUAVA ST
W LEMON ST
HWY 466
E LADY LAKE BLVD
W LADY LAKE BLVD
MEYERS RD
JOSLYN LN
OAK POINTE DR
LITTLE CR
ITTER TRL
WILD MUSTANG RD
BERCHFIELD RD
LAKEVIEW DR
LAKE VIEW ST
WILDWOOD ST
GROVEVIEW AVE
WOODLAND TRL
ARLINGTON AVE
S OLD DIXIE HWY
HOLIDAY CIR
GRAYS AIRPORT RD
GRIFFIN VIEW DR
SHILOH AVE
OAK HILL RD
QUAIL ST
ALMA ST
WINTERS CIR
FIRST DR
JOURNEY LN
CANGES RD
EDWARDS RD
ANN ST
US HWY 27/441
HARRIS LAKE RD
SKYLINE DR
ANDERSON LN
Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community

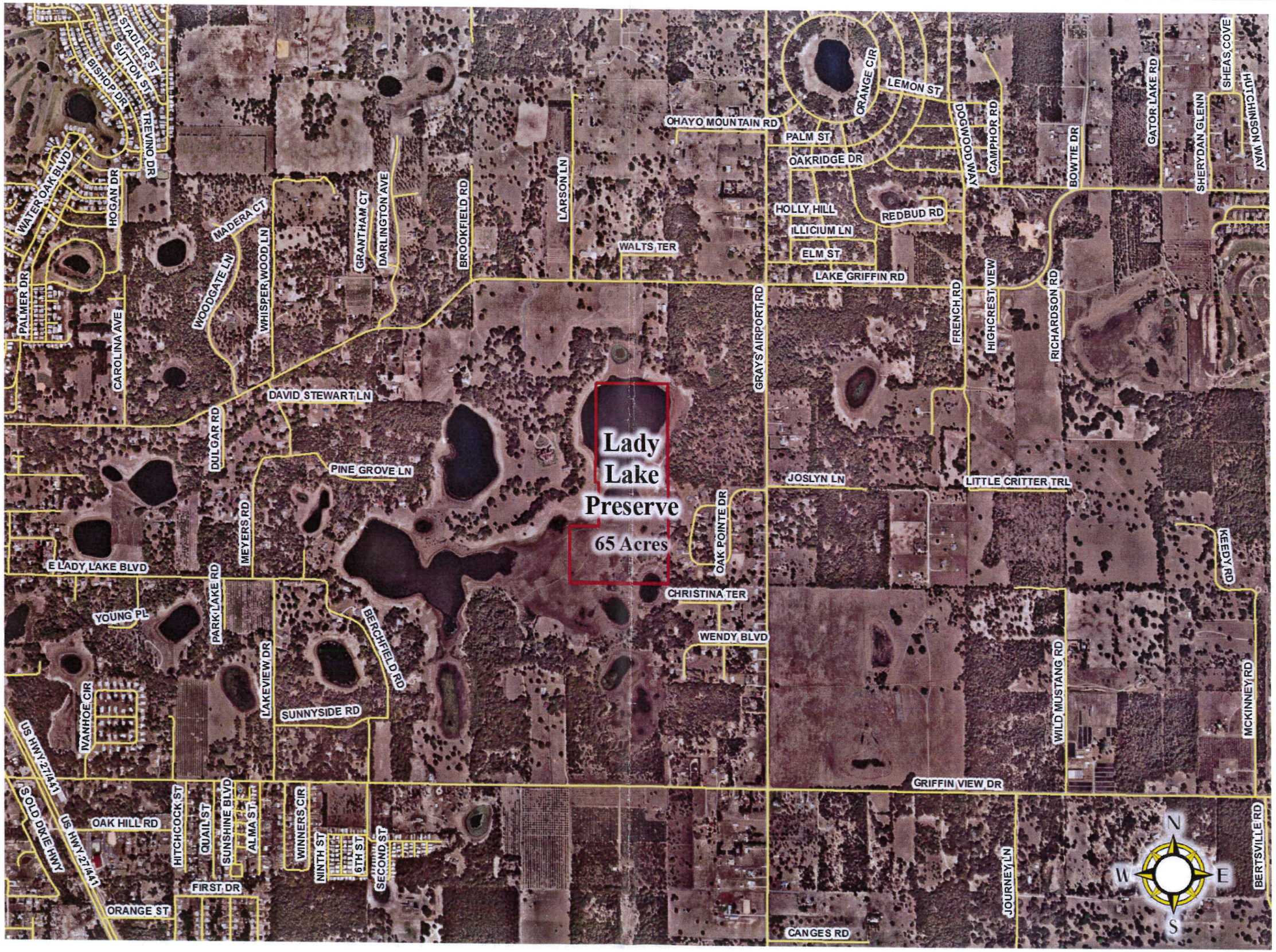
Public Lands Program Properties

LAKE COUNTY
FLORIDA



Produced By: Lake County Public Lands Management
Date: November 01, 2010
Data Sources: Lake County GIS

G:\Workgroups\PublicLands\PLAAC\Maps\PLAAC_Properties_Map_11-01-10 with hwy shields.mxd


Lady
Lake
Preserve
65 Acres
STADLER ST
SUTTON ST
BISHOP DR
TREVINO DR
WATER OAK BLVD
HOGAN DR
PALMER DR
CAROLINA AVE
MADERA CT
WOODGATE LN
WHISPERWOOD LN
GRANTHAM CT
DARLINGTON AVE
BROOKFIELD RD
LARSON LN
OHAYO MOUNTAIN RD
PALM ST
OAKRIDGE DR
ORANGE CIR
LEMON ST
DOGWOOD WAY
CAMPHOR RD
BOWTIE DR
GATOR LAKE RD
SHERYDAN GLENN
SHEAS COVE
HUTCHINSON WAY
HOLLY HILL
ILLICIUM LN
ELM ST
REDBUD RD
WALTS TER
LAKE GRIFFIN RD
GRAYS AIRPORT RD
FRENCH RD
HIGHCREST VIEW
RICHARDSON RD
DAVID STEWART LN
DULGAR RD
PINE GROVE LN
JOSLYN LN
LITTLE CRITTER TRL
OAK POINTE DR
KEEDY RD
E LADY LAKE BLVD
MEYERS RD
PARK LAKE RD
YOUNG PL
CHRISTINA TER
WENDY BLVD
BERCHFIELD RD
LAKEVIEW DR
SUNNYSIDE RD
IVANHOE CIR
WILD MUSTANG RD
MCKINNEY RD
US HWY 27/441
SOLD DIXIE HWY
GRIFFIN VIEW DR
OAK HILL RD
HITCHCOCK ST
QUAIL ST
SUNSHINE BLVD
ALMA ST
WINNERS CIR
NINTH ST
6TH ST
SECOND ST
FIRST DR
ORANGE ST
JOURNEY LN
BERTSVILLE RD
CANGES RD
N
W
E
S

Kris Kollgaard

From: C.T. Eagle [cteagle@LadyLakePW.org]
Sent: Tuesday, March 18, 2014 8:39 AM
To: Kris Kollgaard
Subject: RE: Lady Lake Preserve

Kris,

After review and discussion with our Engineer, I would not professionally recommend taking over the preserve property on the premise of using it at some undetermined future time to meet potential regulatory agencies requirements. The costs of maintenance at a minimum of $2000-$2250 annually would outweigh its potential usefulness, for lack of a better word. Even that figure is estimated at this point, the true annual cost for upkeep would not be known until after the fact.

The preserve property may have potential value as a park or other recreational facility, but speaking solely for Public Works/Utilities, my recommendation would be to pass on the property at this point in time.

Please let me know if you have any questions or concerns.

Thanks,

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.

From: Kris Kollgaard [mailto:kkollgaard@ladylake.org]
Sent: Monday, March 17, 2014 8:53 AM
To: C.T. Eagle
Subject: FW: Lady Lake Preserve

From: Bonilla, Roberto [mailto:RBonilla@lakecountyfl.gov]
Sent: Thursday, March 13, 2014 2:04 PM
To: Kris Kollgaard
Cc: Breeden, Wendy
Subject: FW: Lady Lake Preserve

Good afternoon Kris,

Thank you again for your time and that of your staff in considering the potential transfer of the Lady Lake Preserve to the Town of Lady Lake.
Below in red you will find the responses to your questions based on information available to us. Please also see the attachments from The Division of Historical Resources, Florida Master Site File regarding the only (one) recorded site found southwest outside the boundary of the Lady Lake Preserve.

Bobby Bonilla
Parks and Trails Division Manager
PO Box 7800 (Mailing)
12929 County Landfill Rd. (Physical)
Tavares, FL 32778
rbonilla@lakecountyfl.gov
Ph:352-253-4950 Fax:352-742-3870

Replies to this email may be subject to Public Records

From: Kris Kollgaard [mailto:kkollgaard@ladylake.org]
Sent: Tuesday, March 11, 2014 4:37 PM
To: Bonilla, Roberto; Breeden, Wendy
Subject: Lady Lake Preserve

Hi Bob and Wendy,

I hope all is going well with you. I have a few questions (see below) about the property that I would like to get answered prior to taking it to the Commission. Thank you, and have a good day. Kris

- Has the provided Land Management Plan been amended? The Land Management Plan has not been amended.
- Have any of the proposed actions within the Land Management Plan been completed? Since acquisition of the property the county has been provided routine patrol, basic maintenance and evaluation of the property.
    - What has been the actual cost of those activities, if initiated? County is spending somewhere in the range of $2000 - $2250 per year.
- Would the Town be required to complete, continue, and/or implement any of the Land Management Plan activities? We would like to have the management plan adopted and implemented as resources become available, but would be open to negotiation.
- Do any regulatory agencies currently have any conditions on the County related to this land? None from the county, but any site development would still need to go through all the pertinent regulatory agencies.
- Would the transfer be free and clear? (assume attorney would look into this) Yes, with an agreement that the property would be used for conservation or passive recreation opportunities. The County Attorney has said the Title is clear.

- Would this result in a de facto annex? It would not result in a de facto annex, but the Town could annex it at any time because it's in the ISBA.
- Main intent of the purchase was to protect/preserve natural environment (wildlife, floodplain, wetlands, Flora/Fauna, etc.) and recharge areas YES
- The Land Management Plan had the following elements:

- Removal of invasive species (anticipated an annual cost $300/year ← seems low) Is this figure correct? The exotic invasive plant species occurrence is relatively low, consisting mostly of camphor trees and exotic grasses.
- 'Regular' photographing of the area to provide visual record of changes to the land. Some photographs of site have been taken, but the site has not been photographed regularly.
- Control of feral animals if they encroach within area. Feral hog damage has been observed on the site, but is not restricted to the site.
- Biological survey was to be completed a year after purchase with monitoring on an annual basis-Has this been done? No.
- A cultural resource was found on the site. Unclear if a Phase 1 and/or Phase 2 archeological survey has been done or will be required. No cultural resources were actually found on site. See attachments.
- 'Routine' maintenance to be provided-What has your annual cost been on this? Somewhere in the range of $2000 - $2250 per year.

Kris Kollgaard

From: C.T. Eagle [cteagle@LadyLakePW.org]
Sent: Tuesday, March 11, 2014 2:34 PM
To: Kris Kollgaard
Subject: FW: part 3 of 3 9514-00-0
Attachments: SJRWMD Recharge Area - Fig 1.pdf; SJRWMD Recharge Area - Fig 2.pdf; Florida DEP Office of Water Policy - Consumptive Use Permitting Consistency.pdf; DRAFT CUP Applicants Handbook References.pdf; FDEP Reuse Rule (Recharge Highlights).pdf

Kris,

This is probably way more information than you need on this, but is attached just as justification for the recommendation. The referenced questions below would be generally for the Lake County staff if the Town does wish to pursue this offer and is mainly regarding the Land Management Plan they submitted to us.

I support our engineer's recommendation in that the land may be of use to the Town to support the regulatory agencies future direction and/or requirements if the carrying costs of the land are not significant. Jason has listed some of the potential carrying costs below as a reference.

In my professional opinion, at this time, I am not in support of the donation from Lake County without solid annual carrying costs and full knowledge of any current conditions that may have been put in place by any of the regulatory agencies.

Please let me know if you have any questions or concerns.

Thanks,

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

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From: Jason Shepler [mailto:JShepler@mittauer.com]
Sent: Tuesday, March 11, 2014 1:35 PM
To: C.T. Eagle
Cc: Greg Lang
Subject: RE: part 3 of 3 9514-00-0

C.T. –

I've had a chance to generally review the materials, and here are some considerations for the Town's review:

Questions/Comments/Items Associated with the Materials provided to the Town

- Has the provided Land Management Plan been amended?
- Have any of the proposed actions within the Land Management Plan been completed?
    - What has been the actual cost of those activities, if initiated?
- Would the Town be required to complete, continue, and/or implement any of the Land Management Plan activities?
- Do any regulatory agencies currently have any conditions on the County related to this land?
- Would the transfer be free and clear? (assume attorney would look into this)
- Would this result in a de facto annex?
- Main intent of the purchase was to protect/preserve natural environment (wildlife, floodplain, wetlands, Flora/Fauna, etc.) and recharge areas
- The Land Management Plan had the following elements that the Town should be aware of:
    - Removal of invasive species (anticipated an annual cost $300/year ← seems low)
    - 'Regular' photographing of the area to provide visual record of changes to the land
    - Control of feral animals if they encroach within area
    - Biological survey was to be completed a year after purchase with monitoring on an annual basis
    - A cultural resource was found on the site. Unclear if a Phase 1 and/or Phase 2 archeological survey has been done or will be required
    - 'Routine' maintenance to be provided
    - Lake County Sheriffs office coordination for security

Recharge/Regulatory Items

- As enclosed, the area is definitely within a recharge area as identified on two (2) SJRWMD maps
- Future CUP process will look at mechanisms to reduce potable water withdrawals and/or mitigate withdrawals through 'recharge'
- The property would provide a potential recharge. If reuse was used in the future, then be aware of the additional treatment and monitoring requirements that would be required to utilize reclaimed water at this location. In addition to its proximity, the additional treatment would likely be economically infeasible.
- Stormwater recharge may be another angle.
- Some applicable SJRWMD and FDEP rule references are enclosed with highlighted areas of focus.
- Any 'recharge' into the lake area would likely influence surface water/lake levels on other properties not owned by the Town.

In sum, if the 'carrying cost' are reasonable, then it may be a future asset that the Town could utilize for some benefit.

Hope that helps. Thanks - jason

Jason R. Shepler, P.E.
Mittauer & Associates, Inc.
580-1 Wells Road
Orange Park, Fl 32073
www.mittauer.com
jshepler@mittauer.com
904.644.0644 (office)
904.392.9536 (cell)

RECHARGE AREAS OF THE FLORIDAN AQUIFER IN THE ST JOHNS RIVER WATER MANAGEMENT DISTRICT

Maps of groundwater recharge areas are useful planning tools for groundwater resource management. Groundwater recharge to the Floridan aquifer, as mapped by SJRWMD, is the addition of water to the Floridan aquifer from the overlying surficial aquifer, or the more direct infiltration of rainfall in areas where the surficial sediments are thin or absent and where the limestones of the Floridan aquifer are at or near land surface. The amount of water available as recharge to the Floridan aquifer is that part of rainfall, after losses to runoff and evapotranspiration, which infiltrates through the soil zone to the water table and continues to move downward to underlying aquifer systems.

Soils having high infiltration potential with little or no runoff due to poorly developed surface drainage features are most conducive to recharging groundwater systems. However, most soil borings or other soil information provide data on soil characteristics down to a depth of about five to six feet. To determine recharge to hydrogeologic units below the soil zone, such as the Floridan aquifer, an evaluation of geologic and hydrologic characteristics is needed.

The hydrogeologic characteristics of the surficial, intermediate, and Floridan aquifer systems determine areas and rates of recharge to the Floridan aquifer. The surficial aquifer system extends from the land surface downward to the top of the intermediate confining unit separating the surficial and Floridan aquifer systems. The water table of the surficial aquifer is the upper surface of the zone of saturation. The intermediate confining unit, where present, retards the movement of water between the surficial and Floridan aquifers and confines the Floridan aquifer under artesian conditions. The water level in a well tapping the Floridan aquifer is called the potentiometric level, and this water level can be higher, lower, or at the same elevation as the water table. Vertical movement, or leakage, of water through the confining unit is dependent upon its thickness and hydraulic conductivity.

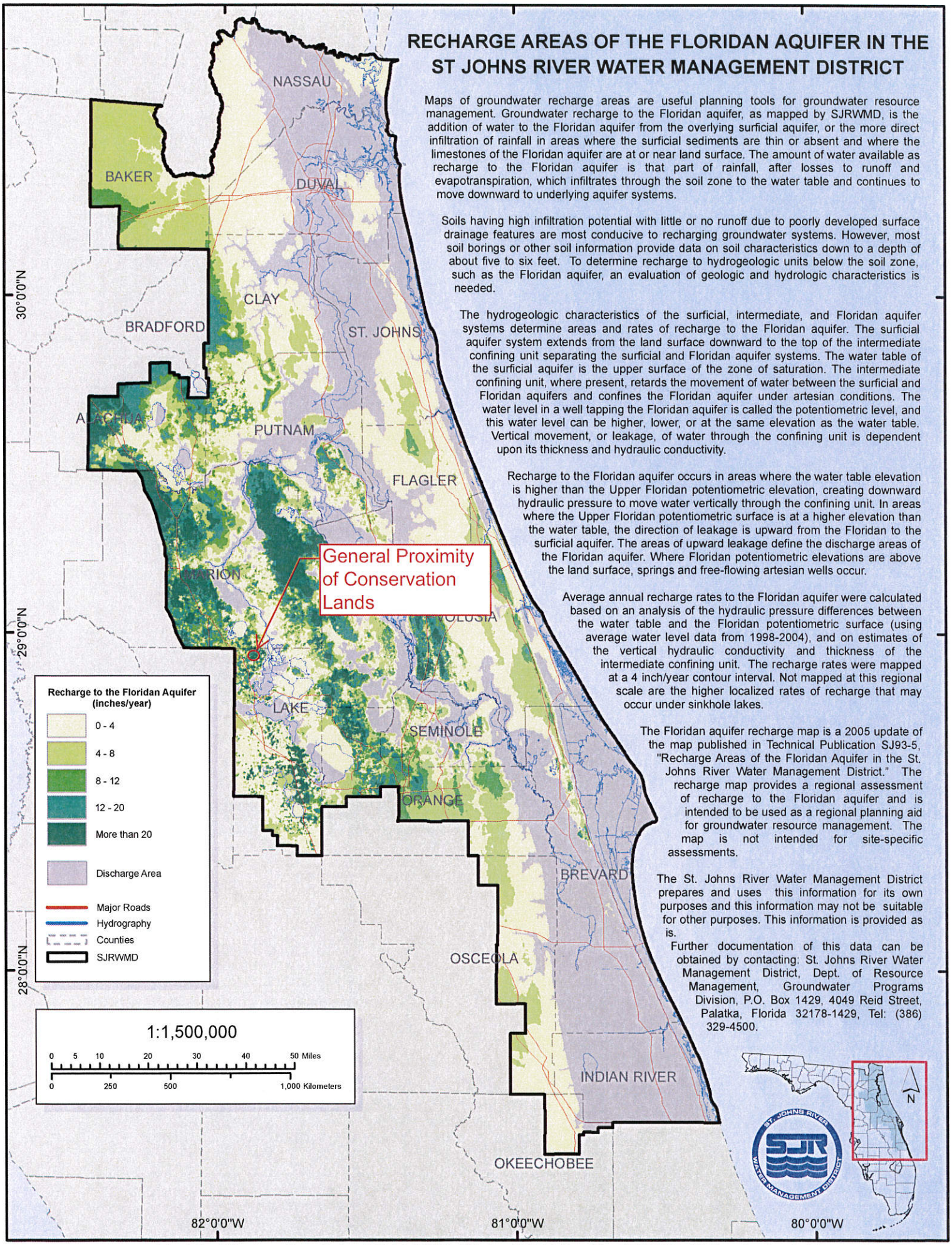
Recharge to the Floridan aquifer occurs in areas where the water table elevation is higher than the Upper Floridan potentiometric elevation, creating downward hydraulic pressure to move water vertically through the confining unit. In areas where the Upper Floridan potentiometric surface is at a higher elevation than the water table, the direction of leakage is upward from the Floridan to the surficial aquifer. The areas of upward leakage define the discharge areas of the Floridan aquifer. Where Floridan potentiometric elevations are above the land surface, springs and free-flowing artesian wells occur.

Average annual recharge rates to the Floridan aquifer were calculated based on an analysis of the hydraulic pressure differences between the water table and the Floridan potentiometric surface (using average water level data from 1998-2004), and on estimates of the vertical hydraulic conductivity and thickness of the intermediate confining unit. The recharge rates were mapped at a 4 inch/year contour interval. Not mapped at this regional scale are the higher localized rates of recharge that may occur under sinkhole lakes.

The Floridan aquifer recharge map is a 2005 update of the map published in Technical Publication SJ93-5, "Recharge Areas of the Floridan Aquifer in the St. Johns River Water Management District." The recharge map provides a regional assessment of recharge to the Floridan aquifer and is intended to be used as a regional planning aid for groundwater resource management. The map is not intended for site-specific assessments.

The St. Johns River Water Management District prepares and uses this information for its own purposes and this information may not be suitable for other purposes. This information is provided as is.

Further documentation of this data can be obtained by contacting: St. Johns River Water Management District, Dept. of Resource Management, Groundwater Programs Division, P.O. Box 1429, 4049 Reid Street, Palatka, Florida 32178-1429, Tel: (386) 329-4500.



Author: jstokes@sjrwmd.com, Source: Recharge2005_8_5x11dpi300.pdf; Recharge2005_8_5x11.mxd, Time:12/03/2007 See http://www.sjrwmd.com/technicalreports/pdfs/TP/SJ93-5.pdf

Designation of Significant Groundwater Recharge Areas

Don Boniol, P.G.
Division of Ground Water Programs
St. Johns River Water Management District

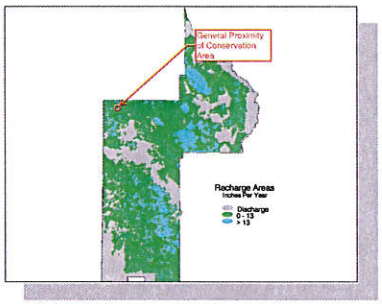
DRAFT

In 1996 the Florida Legislature passed the Bluebelt Act (Section 193.625, Florida Statutes), giving county governments the flexibility to implement voluntary tax assessment programs that protect high-water recharge areas. High-water recharge areas were identified as areas that contribute significant groundwater recharge to aquifer systems based on the hydrologic characteristics of soils and underlying geologic formations. Significant groundwater recharge to the Floridan aquifer was identified by the St. Johns River Water Management District (SJRWMD) using a geographic information system (GIS) coincidence grid model. The model evaluated areas of rapid soil permeabilities and areas greater than the area-weighted recharge rate for the county. The rapid soil permeabilities grid included soils with moderately rapid to very rapid permeability, as mapped in the Natural Resource Conservation Service SSURGO maps.

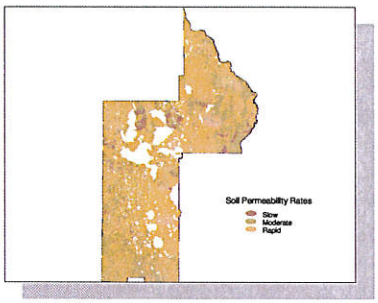
Recharge to the Floridan aquifer was mapped by SJRWMD based on the hydraulic pressure differences between the surficial and Floridan aquifers and on the leakance of the confining unit separating the aquifers. A weighted value analysis of the Lake County recharge grid was used to determine an area-weighted recharge rate of 13 inches per year (in/yr).

The rapid soil permeabilities grid was then overlaid on the grid of areas with recharge rates greater than 13 in/yr. Those areas having rapid soil permeabilities and recharge rates greater than 13 in/yr were identified as "significant" recharge areas.

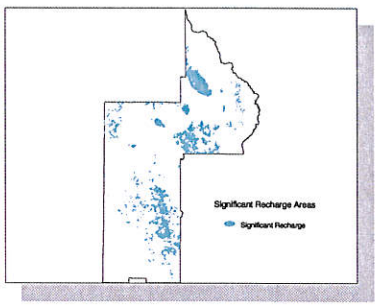
Recharge to the Floridan Aquifer



Soil Permeability Ratings



Significant Recharge within Lake County



RECHARGE TO THE FLORIDAN AQUIFER

The hydrogeologic characteristics of the surficial aquifer system, the upper confining unit of the Floridan aquifer, and the Floridan aquifer system control rates of recharge to the Floridan aquifer in SJRWMD. The surficial aquifer system extends from the land surface downward to the top of the upper confining unit of the Floridan aquifer. The water table of the surficial aquifer is the upper surface of the zone of saturation (see cross-section).

The upper confining unit of the Floridan aquifer, where present, retards the movement of water between the surficial and Floridan aquifers. Rates of leakage of water through the upper confining unit are dependent on the thickness and hydraulic conductivity of the upper confining unit.

The amount of water available as recharge to the Floridan aquifer is that part of rainfall, after losses to runoff and evapotranspiration, that infiltrates to the water table and continues to move downward to the Floridan aquifer system. Soils having high infiltration potential with little or no runoff due to a lack of surface drainage features are most conducive to recharging ground water systems.

Recharge to the Floridan aquifer occurs in areas where the elevation of the water table of the surficial aquifer is higher than the elevation of the potentiometric surface of the Floridan aquifer. In these areas, water moves from the surficial aquifer in a downward direction through the upper confining unit to the Floridan aquifer. Recharge rates are highest in areas where hydraulic pressure difference and leakance are greatest. Recharge also occurs directly from infiltrating rainfall where limestones of the Floridan aquifer are at or near land surface. In addition, significant local recharge may occur where sinkholes have breached the upper confining unit.

Discharge from the Floridan aquifer occurs in areas where the elevation of the Floridan aquifer potentiometric surface is higher than the elevation of the water table of the surficial aquifer. In these areas, water moves from the Floridan aquifer in an upward direction through the upper confining unit to the surficial aquifer. Where the elevation of the Floridan aquifer potentiometric surface is higher than land surface, springs and free-flowing artesian wells occur.

The recharge area data sets are taken from the GIS data product of the Floridan aquifer recharge mapping project. Measured Z values for water levels and geologic features from discrete well locations with XY coordinates were used. Triangulated irregular networks (TINs) were developed for conversion to GRIDs, interpolating values for areas without data points. The recharge data has a 116 meter cell size and has 5 classes indicating discharge areas and areas of 0-4, 4-8, 8-12, and 12 or more inches of recharge per year (SJRWMD Technical Publication SJ93-5).

The area (in acres) within each 1 inch per year (in/yr) recharge rate interval was tabulated from the grid analysis and multiplied by the percent of recharge area for that interval to determine the area weighted recharge rate of 13 in/yr for Lake County.

REFERENCES

Boniol, D., M. Williams, and D. Munch, 1993. *Mapping Recharge To The Floridan Aquifer Using A Geographic Information System*. Technical Publication SJ93-5. Palatka, Fla.: St. Johns River Water Management District.

Kinser, P., and M. Minno, 1995. *Estimating The Likelihood of Harm To Native Vegetation From Groundwater Withdrawals, St. Johns River Water Management District*. Technical Publication SJ95-8. Palatka, Fla.: St. Johns River Water Management District.

(SCS) Soil Conservations Services, 1983. *National soils handbook*. U.S. Department of Agriculture. Washington, D.C.: Government Printing Office.

SOIL PERMEABILITY

The soils data set was developed by Natural Resource Conservation Service (NRCS) soils scientists who interpreted various soils types and locations utilizing county boundaries as mapping units. The soils delineation was performed on 1:24,000 scale, USGS 7.5 minute series quadrangle basemaps, then converted to digital vector format and joined to create county boundary-based data sets. The interpretation was augmented by measurements during the ground-truthing step in the data development process. The soils data used in this analysis resulted from joining all of the county-based data sets and then converting the vector data to ARC/INFO GRID format with a 50 meter cell size. The 50 meter cell size was chosen as a reasonable compromise between minimizing the spatial and thematic data degradation inherent in converting vector data to raster data and the available disk space.

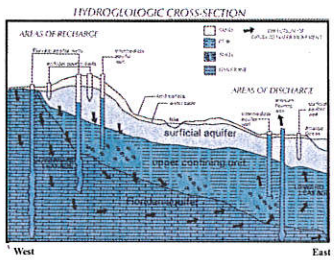
During the conversion process, the soil permeability values were aggregated by SJRWMD staff from the rating classes developed by the NRCS. The NRCS estimated the number of inches of water per hour that can move downward through a saturated soil (SCS 1983, 603-19). Seven different permeability classes were identified:

very slow (less than 0.06 inches/hour [in/hr])
slow (0.06 - 0.2 in/hr)
moderately slow (0.2 - 0.6 in/hr)
moderate (0.6 - 2.0 in/hr)
moderately rapid (2.0 - 6.0 in/hr)
rapid (6.0 - 20 in/hr)
very rapid (more than 20 in/hr)

SJRWMD staff (SJRWMD Technical Publication SJ95-8) aggregated the classifications to:

slow (less than 0.06 in/hr - 0.2 in/hr)
moderate (0.2 - 6.0 in/hr)
rapid (6.0 - >20 in/hr)

HYDROGEOLOGIC CROSS-SECTION

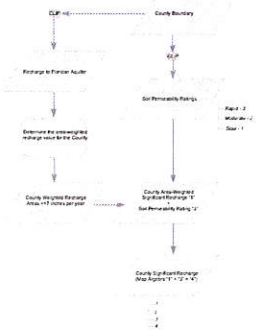


SIGNIFICANT RECHARGE AREAS

Significant groundwater recharge to the Floridan aquifer was identified by SJRWMD staff using a GIS coincidence grid model. The rapid soil permeabilities grid was overlaid on the grid of areas with recharge rates greater than 13 in/yr. Those areas having rapid soil permeabilities and recharge rates greater than 13 in/yr were identified as "significant" recharge areas.

ARC/INFO METHODOLOGY

For this GIS coincidence model, two input GRIDs describing soil permeability and recharge areas, respectively, were evaluated to produce a third GRID which describes areas of significant recharge within Lakee County. The project used the ARC/INFO and ArcView GIS software applications for data management, display, query, and analysis. The ARC/INFO GRID module's Map Algebra was used in analyzing the data. Map Algebra is an algebraic, high-level computational language for performing cartographic spatial analysis on rasterized (or "GRID-ed") data which uses math-like expressions that evaluate numeric values supplied by input GRID data sets, and then returns numeric values which are assigned to an output GRID data set.



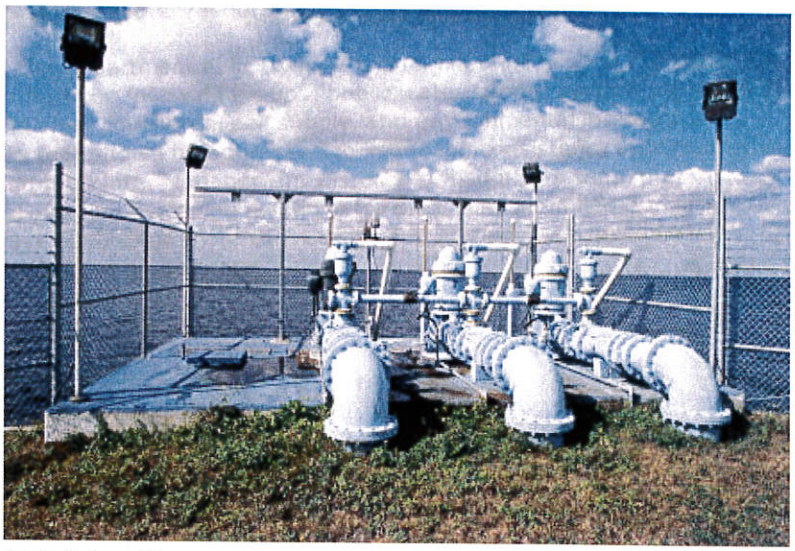
This data is intended as a regional planning tool. It should be used only as a general guide to Lake County significant recharge areas of the Floridan aquifer. The map is subject to all limitations normally associated with the creation of maps by interpretation of geologic and hydrologic data.

The St. Johns River Water Management District prepares and uses this information for its own purposes and this information may not be suitable for other purposes. This information is provided "as is." Further documentation of this data can be obtained by contacting St. Johns River Water Management District, Dept. of Resource Management, Div. of Groundwater Programs, P.O. Box 1429, Palatka, Florida 32178-1429. (904)329-4507

Contributors to GIS analysis and graphics:
Daryl Powell, Tim Minter, and Chris Oman, GIS Analysts, SJRWMD.

Office of Water Policy

Consumptive Use Permitting Consistency



WMD CUPcon Rulemaking Update

During the November 2013 Governing Board meetings, the Suwannee River, South Florida, Southwest Florida and Northwest Florida Water Management Districts will be requesting authorization to publish the notice of proposed rules to amend their consumptive use permitting rules in accordance with the statewide effort to improve consistency. For more information and links to the updated rules please view our CUPcon Rulemaking page.

Modification to CUP Consistency Initiative

The Department has modified the proposed schedule for the Consumptive Use Permitting Consistency Initiative (CUPcon). The remaining CUPcon topics that the Department and the Water Management Districts will continue to work on include:

- Types of Permits/Permit Thresholds
- Water Conservation for Public Water Supply
- Reuse
  - Substitution credits
  - Impact Offsets
- Administrative Changes
  - Consistent permit application forms
  - Re-organization of applicant's handbook
  - Make 10-yr compliance report requirements consistent with DEP guidance memo and existing statutes
  - Consistent pumpage reporting forms and other monitoring forms
  - Develop standard "limiting conditions" for permits

The completion of the CUPcon rulemaking will be done by the Water Management Districts and is expected to be completed during Fall 2013. No further rulemaking associated with the CUPcon Initiative is expected to occur.

CUPcon Initiative

The Department of Environmental Protection is leading a statewide effort to improve consistency in the Consumptive/Water Use Permitting Programs implemented by the Water Management Districts. The individual water management district consumptive use permitting rules, while all developed under the authority of Ch. 373, F.S., are inconsistent among the districts. While some of the differences may be based on differing physical and natural characteristics, others are the result of development of separate rules and procedures developed over time. This results in confusion for the regulated public, particularly along the border areas of the districts, and inequitable treatment of similar applicants in different districts. Additionally, the development of separate procedures and rules is costly and

Kathleen P. Greenwood
Environmental Consultant
850-245-3147

Last updated: February 20, 2014

SJRWMD 1-16-14 DRAFT

APPLICANT'S HANDBOOK:

CONSUMPTIVE USES OF WATER
CHAPTER 40C-2, F.A.C.

INSERT EFFECTIVE DATE

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
4049 Reid Street
Palatka, FL 32177
(386) 329-4500

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Section 373.244, F.S.). A temporary permit may be terminated or the District may refuse to extend one further upon a finding that the water use does not meet the criteria of reasonable-beneficial use, non-interference with existing legal uses, and public interest. A temporary permit may also be terminated or not allowed to continue if the District finds that the water use is no longer reasonable, is interfering with a presently existing legal use of water, or is inconsistent with the public interest, or adverse effects are occurring as a result of the water use, or that water authorized under such permit is no longer required by the applicant.

1.5 Permit Duration

1.5.1 20 Year Permits

When requested by an applicant, a consumptive use permit shall have a duration of 20 years provided the applicant provides reasonable assurance that the proposed use meets the conditions for issuance in Rule 40C-2.301, F.A.C., and the criteria in Part I, Applicant's Handbook: Consumptive Uses of Water, for the requested 20 year permit duration.

1.5.2 Durations other than 20 Years:

(a) When an applicant fails to provide reasonable assurance to support a 20-year duration or when the applicant does not request a duration of 20 years, a consumptive use permit shall have a duration of 10 years unless the District determines that a different permit duration is warranted based on a consideration and balancing of the factors listed in Section 1.5.3. However, in no case shall the duration of an individual permit exceed the life of the activity for which the water is used.

(b) When an applicant requests a permit duration greater than 20 years pursuant to Subsection 373.236(2), F.S., the District shall issue a consumptive use permit with the requested duration up to a maximum of 50 years, provided the applicant is a municipality or other governmental body or a public works or public service corporation, the applicant demonstrates that the requested duration is required to provide for the retirement of bonds for construction of waterworks and waste disposal facilities, and the applicant provides reasonable assurances that the proposed use meets the conditions for issuance in Rule 40C-2.301, F.A.C., and the criteria in Part I, Applicant's Handbook: Consumptive Use of Waters, for the requested permit duration.

(c) When an applicant for an alternative water supply project requests a permit duration greater than twenty years pursuant to Subsection

373.236(5), F.S., the District shall issue a consumptive use permit with the requested duration, provided there is sufficient data to provide reasonable assurance that the conditions for issuance in Rule 40C-2.301, F.A.C., and the criteria in Part I, Applicant's Handbook: Consumptive Uses of Water, will be met for the duration of the permit. Extensions to the permit duration may be available under certain circumstances; however, in no event shall any extension to the permit duration exceed that amount prescribed by law for alternative water supply projects.

1.5.3 Special Durations Factors:

The following factors shall be considered and balanced in determining whether the permit shall be given a duration other than as specified in Subsection 1.5.2(a):

(a) Whether the permit is for a secondary use as defined in Section 1.4.2.2. The District shall seek to:

1. Assign the initial consumptive use permit required under 1.4.2.1 (secondary use) the same expiration date as specified in the consumptive use permit issued for the water supplier.

2. Simultaneously review subsequent renewal applications for the water supplier and all related permitted secondary uses, and upon renewal, set the new expiration date for secondary use consumptive use permits the same as is assigned to the permit for the water supplier. When one or more applicants within the water supplier/secondary users group fails to timely complete its consumptive use permit renewal application, final action will be taken on the applications which have been completed.

3. Assign an applicant within a water supplier/secondary use group who completes a renewal application for a consumptive use permit at a later time, the same expiration date as was assigned to the previously issued consumptive use permit renewals within the same water supplier/secondary use(s) group.

(b) Whether a longer duration is necessary for a municipality or other governmental body or for a public works or public service corporation to retire bonds for the construction of water works and water disposal facilities. If an applicant feels that an extended duration is required for such purposes, then the applicant must

which can be produced by the source without causing unmitigated adverse impacts.

(h) Whether, and the extent to which, the permit duration will significantly harm the economic feasibility of the proposed use. Consideration of this factor will lead to a longer duration than the applicable duration of Subsection 1.5.2(a) where the application duration of those sections will significantly harm the economic feasibility of the proposed use.

(i) Whether the permittee is able to implement all available water conservation measures which are generally feasible for that size and type of use. Where the permittee is unable to implement all available water conservation measures which are generally feasible for that size and type of use, consideration of this factor will lead to a shorter duration than the applicable duration of Subsection 1.5.2(a) to enable the District and the permittee to reevaluate, at an earlier date, the ability of the permittee to implement these water conservation measures.

Whether the permittee is implementing innovative and extraordinary water conserving measures which are beyond those generally feasible for that type of use. Where the permittee proposes to implement innovative and extraordinary water conservation measures, consideration of this factor will lead to a longer duration than the applicable duration of Subsection 1.5.2(a) as an incentive for the investment in innovative and extraordinary water conservation.

(j) The cost of developing proposed alternative water supplies (for example: new lower quality sources, surface water sources, interconnecting wellfields, artificial recharge, aquifer storage and recovery, reclaimed water). Where the permittee is proposing to develop and use alternative water supplies, consideration of this factor will lead to a duration longer than the applicable duration of Subsection 1.5.2(a) to encourage investment in, and development of, alternative water supplies.

1.5.4 Compliance Reports

Except for permits issued pursuant to Subsection 373.236(6), F.S., permits issued for a duration of 20 years or longer shall require submittal of a compliance report under Subsection 373.236(4), F.S., once every ten years, when necessary to maintain reasonable assurances that the conditions for issuance can continue to be met. Permits issued for greater

(c) For agricultural uses, the system efficiency ratio will be set at the value which is obtained by the most efficient system in use in the area.

(d) For industrial uses, need will be analyzed based upon consideration of available water conservation methods.

3.3.7 Impact Offsets and Substitution Credits

3.3.7.1 Impact Offsets

An applicant may propose an impact offset derived from the use of reclaimed water as part of a permit application, consistent with Rule 62-40.416(7), F.A.C. (see Appendix G). Applicants proposing such an impact offset must demonstrate that the conditions for issuance in Rule 40C-2.301, F.A.C., are met.

3.3.7.2 Substitution Credits

An applicant may propose the use of a substitution credit derived from the use of reclaimed water as part of a permit application, consistent with Rule 62-40.416(8), F.A.C. (see Appendix G). Applicants proposing such a substitution credit must demonstrate that the conditions for issuance in Rule 40C-2.301, F.A.C., are met.

3.3.7.3 Reclaimed Water System Augmentation

When an applicant operates a reclaimed water system and requests a back-up water source to meet peak demands for reclaimed water, the applicant must submit a management plan designed to minimize the need for augmentation. In developing this plan, the applicant must consider:

1. creation of additional storage,
2. use of lower quality water sources for back-up,
3. pressure reduction,
4. designation of primary and secondary customers,
5. financial incentives for voluntary use reductions,
6. reclaimed water interconnects with adjacent communities,
7. peak demand irrigation restrictions,

8. providing customers with written information supporting the need to conservatively use reclaimed water, and

9. any other measures identified by the District.

The plan must include an explanation of how the above nine items were considered by the applicant.

3.4 Saline Water Intrusion

Harmful saline water intrusion or harmful upconing is defined as saline water encroachment which detrimentally affects the applicant or other existing legal users of water, or is otherwise detrimental to the public interest as defined in Section 3.10. The District shall consider the following factors for determining whether saline water intrusion or upconing is harmful:

a. Movement of a particular saline water interface to a greater distance inland or towards a wellfield than has historically occurred as a consequence of seasonal fluctuations or drought. A saline water interface is defined as a zone of dispersion between two geochemical types of ground water or a zone of change between areas of ground water with significantly different chloride concentrations.

b. The amount and rate of increase from background levels in chloride concentrations at the base of the aquifer or producing zone within the area of influence of the well field. Background levels are the chloride concentrations that existed before withdrawals commenced.

c. Whether there has been a detrimental change in the geochemistry of the ground water at the base of the aquifer or producing zone within the area of influence of the wellfield towards a saline water composition. An example of such a change in geochemistry is where a newly constructed well may yield a bicarbonate type water initially, but after withdrawals begin the well (or nearby wells) yield a sodium chloride type water. This change is an indication that intrusion of saline water or upconing has taken place during the withdrawal of water.

In each situation, the determination of harmful saline water intrusion or harmful upconing will be made on a case-by-case basis.

3.5 Existing Off-site Land Uses

A proposed use will be denied as not reasonable-beneficial if the use would cause adverse flooding or lower the water table or surface water level and cause an unmitigated adverse impact on an existing off-site land use.

Adverse impacts to existing off-site land uses are exemplified by, but not limited to:

1. significant reduction in water levels in a surface water body;

Appendix G

Rule 62-40.416, F.A.C.

62-40.416 Water Reuse and Recycling.

(1) The reuse of reclaimed water, the recycling of stormwater for irrigation and other beneficial uses, and the recycling of industrial wastewater, shall be promoted. In the adoption and implementation of consumptive use permitting rules, the reuse or recycling of water shall be required of water users unless objective evidence demonstrates that such reuse or recycling is not economically, environmentally, or technically feasible. In determining economic feasibility, the consideration shall include costs and benefits of the recycled or reclaimed water use, including the amount of reclaimed or recycled water that can be produced or used relative to the cost, and, in the case of a reclaimed water provider, the likelihood that potential end users will utilize the reclaimed water. The data included in the applicable reuse feasibility study performed pursuant to Section 403.064, F.S., and the study's conclusions shall be considered by the District in making its determination of feasibility. A public water supply utility may develop a reuse or recycling plan and include that plan as part of its goal-based water conservation plan allowed by subsection 62-40.412(3), F.A.C., but inclusion of a reuse or recycling plan into a goal-based water conservation plan shall not alleviate any requirement to implement reuse when feasible.

(2) The Department encourages local governments to implement programs for reuse of reclaimed water, recycling of stormwater for irrigation and other beneficial uses, and recycling of industrial wastewater. The Districts are encouraged to establish incentives, such as longer permit duration and cost-sharing, for local governments and other interested parties to implement programs for reuse of reclaimed water and the recycling of stormwater. These rules shall not be deemed to pre-empt any such local reuse programs.

(3) Metering of reclaimed water use and implementation of volume-based charges, where a user of reclaimed water pays for service based, at least in part, on the actual metered volume of reclaimed water used, are encouraged for new reclaimed water facilities and programs to effectively manage reclaimed water supplies, when expected to result in more efficient and effective water use. The Districts are encouraged to develop incentives, including funding programs, for the installation of meters on reclaimed water.

(4) The Department and the Districts shall encourage reuse that is efficient and effective and will increase potable quality water offset or recharge fraction, where consistent with water quality protection.

(5) Reclaimed water may be presumed available to a consumptive use permit applicant when a utility exists that provides reclaimed water, that has uncommitted reclaimed water capacity, and that has distribution facilities, that are initially provided by the utility at its cost, to the site of affected applicant's proposed use.

(6) Wastewater utilities located within, serving a population located within, or discharging within a water resource caution area shall perform the reuse feasibility analysis pursuant to Section 403.064, F.S. A reuse feasibility study prepared under Section 403.064(6), F.S., satisfies a District requirement to prepare a reuse feasibility study.

Specific Authority 373.026(7), 373.036(1)(d), 373.043, 373.171 FS. Law Implemented 373.023, 373.026, 373.036(1)(d), 373.0391, 373.103, 373.171, 373.1961, 373.223, 373.246, 373.250, 373.418, 403.0615(3), 403.064, 403.0891 FS. History–New 7-20-95, Amended 1-7-97, 5-7-05.

CHAPTER 62-610
REUSE OF RECLAIMED WATER AND LAND APPLICATION

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existing) facilities that use surface water or treated stormwater as supplemental water supplies for a reuse system regulated under Part III of this chapter.

(k) Unless specifically stated otherwise, all setback distances shall be measured horizontally.

(l) Existing facilities (those that had construction permit applications or initial permit applications which authorized construction approved by the Department on or before April 5, 1989) shall comply with the requirements of Part III of Chapter 62-610, F.A.C., on January 1, 2010. This applies only to facilities that make reclaimed water available for one or more activities regulated by Part III of this chapter (such as irrigation of public access areas, residential properties, or edible crops; toilet flushing; fire protection; construction dust control; aesthetic purposes; or other activities listed in Rule 62-610.480, F.A.C.). These existing projects previously have been granted grandfathering protection under paragraphs 62-610.100(9)(b) and (c), F.A.C. All permit applications submitted for these existing facilities between August 8, 1999 and December 31, 2009 shall describe construction and other actions needed to bring these facilities into compliance with the Part III requirements by January 1, 2010. The following portions of Part III will not apply to existing facilities on January 1, 2010:

1. Minimum system size in Rule 62-610.451, F.A.C.

2. The color coding requirements in paragraph 62-610.469(7)(f), F.A.C. This exclusion will apply to all existing reclaimed water pipes.

3. Setback distance requirements in Rule 62-610.471, F.A.C. This exclusion will apply to all existing reclaimed water pipes and existing areas receiving reclaimed water. Pipes constructed on or after January 1, 2010, and new or expanded areas to receive reclaimed water shall comply with the setback distance requirements.

(10) Other Reuse and Land Application Systems. The Department shall approve preapplication treatment, disinfection, reliability, storage, setback distance, monitoring, and other design and operational control measures for reuse and land application systems not addressed in Parts II, III, IV, V, VI, or VII, including systems comprising components of slow-rate, rapid-rate, or overland flow involving potential discharges to ground water or surface water, if the applicant provides reasonable assurances in the engineering report that the design and operational controls proposed by the applicant will result in compliance with ground water quality and surface water quality standards and that public health will be protected. To the extent practicable, design and operational control measures should be established based on the most similar reuse or land application type described in Parts II, III, IV, V, VI, or VII based on system design, application rates, land management practices, and potential for affecting ground water or surface water quality and uses.

(11) The Department encourages efficient and effective use of reclaimed water featuring relatively high potable quality water offset or recharge fractions.

Specific Authority 403.051, 403.061, 403.064, 403.087 FS. Law Implemented 403.021, 403.051, 403.061, 403.062, 403.064, 403.085, 403.086, 403.087, 403.088 FS. History–

62-610.525 Projects Involving Additional Levels of Preapplication Treatment.

(1) Rule 62-610.525, F.A.C., applies to the following types of new, rapid-rate, land application projects, for which complete permit applications were received by the Department on or after January 1, 1996:

(a) Projects located over Class F-I, G-I, or G-II ground waters in aquifers used for public water supply, which are unconfined and have highly permeable soil types such that rapid movement of reclaimed water into the aquifer will occur.

(b) Projects located over Class F-I, G-I, or G-II ground waters in aquifers used for public water supply, which are located in karst areas having solution features or fractures such that rapid movement of reclaimed water into the aquifer will occur.

(c) Projects designed for continuous loading to a single rapid infiltration basin, percolation pond, cell, or absorption field. This also includes projects having multiple rapid infiltration basins, percolation ponds, cells, or portions of absorption fields, which are continuously loaded or are never allowed to dry or are unable to dry.

(d) Projects having rapid infiltration basins, percolation ponds, cells, or absorption field application distribution systems which are excavated into the receiving ground water.

(e) Projects involving average annual loading rates greater than 9 inches per day.

(2) Rule 62-610.525, F.A.C., also shall apply to existing projects which are being expanded or modified; however, these rule requirements shall apply only to the expanded or modified portion of the project.

(3) In accordance with Rule 62-610.100, F.A.C., the Secretary or the Secretary's designee may apply the requirements in Rule 62-610.525, F.A.C., to existing, rapid-rate land application facilities where violations of permit conditions or water quality standards have occurred to ensure future compliance with permit conditions and water quality standards.

(4) Projects permitted under this section shall be considered as reuse for ground water recharge.

(5) Preapplication waste treatment shall result in a reclaimed water that meets, at a minimum, secondary treatment and high-level disinfection. The reclaimed water shall not contain more than 5.0 mg/L of total suspended solids before application of the disinfectant.

(6) Filtration shall be provided for total suspended solids control. Chemical feed facilities for coagulants, coagulant aids, or polyelectrolytes shall be provided. Such chemical feed facilities may be idle if the reclaimed water limitations are being achieved without chemical addition. Filtration is an important component of the wastewater treatment facility. By removing TSS before disinfection, filtration serves to increase the ability of the disinfection process to inactivate virus and other pathogens. Filtration also serves as the primary barrier for removal of protozoan pathogens (Cryptosporidium,

Specific Authority 403.051, 403.061, 403.087 FS. Law Implemented 403.021, 403.051, 403.061, 403.062, 403.085, 403.086, 403.087, 403.088 FS. History - New 4-4-89; Amended 4-2-90, Formerly 17-610.525; Amended 1-9-96, 8-8-99.

PART V
GROUND WATER RECHARGE AND INDIRECT POTABLE REUSE

62-610.550 Description of System.

(1) Ground water recharge.

(a) This type of reuse system involves the planned use of reclaimed water to augment Class F-I, G-I, or G-II ground waters. Types of ground water recharge systems include:

1. Injection of reclaimed water into Class F-I, G-I, or G-II ground waters, as described in Rule 62-610.560, F.A.C.

2. Rapid-rate land application systems, as described and regulated by Part IV of Chapter 62-610, F.A.C.

3. Use of reclaimed water to create barriers to the landward or upward migration of salt water within Class F-I, G-I, or G-II ground waters, as described in Rule 62-610.562, F.A.C. Rapid-rate land application or injection facilities may be used for salinity barrier control.

4. Discharge to surface waters which are directly connected to Class F-I, G-I, or G-II ground waters, as described in Rule 62-610.555, F.A.C.

(b) Rule 62-520.410, F.A.C., identifies the designated uses of G-I, F-I, and G-II ground waters as being "potable water use." As a result, it is likely that there may be elements of potable reuse associated with existing and proposed ground water recharge projects.

(2) Indirect potable reuse. This type of reuse system involves the planned use of reclaimed water to augment surface water resources which are used or will be used for public water supplies. Indirect potable reuse systems include:

(a) Discharges to Class I surface waters, as described in Rule 62-610.554, F.A.C.

(b) Discharges to other surface waters which are directly or indirectly connected to Class I surface waters, as described in Rule 62-610.555, F.A.C.

Specific Authority 403.051, 403.061, 403.087 FS. Law Implemented 403.021, 403.051, 403.061, 403.062, 403.085, 403.086, 403.087, 403.088 FS. History - New 4-4-89, Formerly 17-610.550; Amended 1-9-96, 8-8-99.

62-610.552 Effective Date. (Repealed)

Specific Authority 403.061, 403.087 FS. Law Implemented 403.021, 403.061, 403.062, 403.085, 403.086, 403.087, 403.088 FS. History - New 1-9-96, Repealed 8-8-99.

62-610.553 Minimum System Size.

Reclaimed water from treatment facilities with a design average daily flow of less than 0.1 mgd shall not be used for ground water recharge or indirect potable reuse under the provisions of Part V of Chapter 62-610, F.A.C.

Specific Authority 403.051, 403.061, 403.087 FS. Law Implemented 403.021, 403.051, 403.061, 403.062, 403.085, 403.086, 403.087, 403.088 FS. History - New 1-9-96.

62-610.554 Discharge to Class I Surface Waters.

(1) Discharge to Class I waters is allowed.

(2) Discharge of reclaimed water to wetlands located within Class I surface waters is allowed, if the requirements of Chapter 62--611, F.A.C., and this part of Chapter 62-610, F.A.C., are met.

(3) Discharges of reclaimed water to Class I waters shall be considered as being reuse for indirect potable purposes.

(4) The reclaimed water shall meet the principal treatment and disinfection-requirements contained in Rule 62-610.563(2), F.A.C. The reclaimed water shall meet the drinking water standards as described in Rule 62-610.563(3)(b), F.A.C. The disinfection standards in Rule 62-610.563(3)(b)1.a, F.A.C., shall govern. The fecal coliform limitations associated with high-level disinfection shall not apply. If the ambient water quality in the receiving Class I water does not meet the drinking water standards, the Department shall establish alternate reclaimed water limits at the level in the receiving water. In no case shall the alternate limits exceed the Class I water standards. Alternative limits will be applied as single sample maxima. Total organic carbon (TOC) shall not exceed 3.0 mg/L as the monthly average limitation. No single sample shall exceed 5.0 mg/L.

(5) Discharges to surface waters shall meet reclaimed water or effluent limits established by procedures contained in Chapter 62-650, F.A.C., and the requirements of the antidegradation policy contained in Rules 62-4.242 and 62-302.300, F.A.C.

(6) No mixing zones shall be allowed.

(7) The reclaimed water shall be sampled and analyzed for TOC in accord with Rule 62-610.568(4), F.A.C.

Specific Authority: 403.051, 403.061, 403.087 FS. Law Implemented: 403.021, 403.051, 403.061, 403.062, 403.085, 403.086, 403.087, 403.088 FS. History: New 1-9-96, Amended 8-8-99.

62-610.555 Discharge to Other Surface Waters.

(1) Discharge to waters contiguous to or tributary to Class I waters.

(a) For purposes of this paragraph, discharge to waters contiguous to or tributary to Class I waters shall be defined as a discharge located less than or equal to four hours travel time from the point of discharge to arrival at the boundary of the Class I water. Travel time determinations shall be based upon the expected flow of the

receiving water during the wettest month of the year with the discharge activated. The travel time shall be documented in the engineering report.

(b) The reclaimed water shall meet the principal treatment and disinfection requirements contained in Rule 62-610.563(2), F.A.C. The reclaimed water shall meet the drinking water standards as described in Rule 62-610.563(3)(b), F.A.C. The disinfection standards in Rule 62-610.563(3)(b)1.a, F.A.C., shall govern. The fecal coliform limitations associated with high-level disinfection shall not apply. If the ambient water quality in the receiving Class I water does not meet the drinking water standards, the Department shall establish alternate reclaimed water limits at the level in the receiving water. In no case shall the alternate limits exceed the Class I water standards. Alternate limits will be applied as single sample maxima. Total organic carbon (TOC) shall not exceed 3.0 mg/L as the monthly average limitation. No single sample shall exceed 5.0 mg/L.

(c) Discharge of reclaimed water or effluent to waters contiguous to or tributary to Class I waters shall be in accordance with Chapter 62-650, F.A.C. Discharges shall meet the requirements of the antidegradation policy contained in Rules 62-4.242 and 62-302.300, F.A.C.

(d) Discharge of reclaimed water to waters contiguous to or tributary to Class I waters shall be considered as indirect potable reuse.

(e) Mixing zones shall not extend into Class I waters.

(f) The reclaimed water shall be sampled and analyzed for TOC in accord with Rule 62-610.568(4), F.A.C.

(2) Discharge upstream of Class I waters.

(a) For purposes of this paragraph, discharge to waters upstream of Class I waters shall be defined as a discharge located greater than 4 hours and less than or equal to 24 hours travel time from the point of discharge to arrival at the boundary of the Class I water. Travel time determinations shall be based upon the expected flow of the receiving water during the wettest month of the year with the discharge activated. The travel time shall be documented in the engineering report.

(b) The reclaimed water shall meet the principal treatment and disinfection requirements contained in Rule 62-610.563(2), F.A.C.

(c) Discharge of reclaimed water or effluent upstream of Class I waters shall be in accordance with Chapter 62-650, F.A.C. Discharges shall meet the requirements of the antidegradation policy contained in Rules 62-4.242 and 62-302.300, F.A.C.

(d) Discharge upstream of Class I waters shall be considered as indirect potable reuse only if the applicant provides an affirmative demonstration in the engineering report of the following:

1. There is a need to supplement the supply of water in the Class I water for public water supply purposes, and

2. Discharge of reclaimed water will meet part or all of the identified need to supplement the water supply.

(3) Surface water discharges located greater than 24 hours travel time to Class I waters shall not be considered as indirect potable reuse. Discharges located greater than 24 hours travel time to Class I waters are not subject to regulation under Chapter 62-610, F.A.C.

(4) Discharge to other surface waters which are directly connected to Class F-I, G-I, or G-II ground waters.

(a) Discharge of reclaimed water or effluent to surface waters which are directly connected to Class F-I, G-I, or G-II ground water is allowed.

(b) An example of a surface water directly connected to ground water is a canal in Southeast Florida which is an extension of the Biscayne Aquifer.

(c) A wetlands or other surface water which may recharge an underlying aquifer through percolation downward through unconsolidated material shall not be considered as being directly connected to ground water for purposes of this paragraph. Discharges to wetlands are subject to the requirements of Chapter 62-611, F.A.C. Discharges to other surface waters are subject to the requirements of Chapter 62-650, F.A.C. Discharge to a wetlands or other surface water which recharges ground water through vertical percolation also are subject to regulation under the ground water rules in Chapters 62-520 and 62-522, F.A.C. These surface water discharges are not subject to regulation under Chapter 62-610, F.A.C.

(d) Discharge to a surface water which is directly connected to ground water shall be considered as a ground water recharge system if the applicant provides an affirmative demonstration of the following in the engineering report:

1. The existence of a direct connection between the surface water and ground water,

2. Discharge of reclaimed water to the surface water will serve to recharge the ground water, and

3. The existence of a need to replenish the ground water supply in the area.

(e) The reclaimed water shall meet the principal treatment and disinfection requirements contained in Rule 62-610.563(2), F.A.C.

(f) Discharges to surface waters shall meet reclaimed water or effluent limits established by procedures contained in Chapter 62-650, F.A.C. Discharge limits shall be established to ensure that ground water quality criteria established in Chapter 62-520, F.A.C., will be met at the point or points where the surface water enters the ground water system. These surface water discharges shall meet the requirements of the antidegradation policy contained in Rules 62-4.242 and 62-302.300, F.A.C.

Specific Authority 403.051, 403.061, 403.087 FS. Law Implemented 403.021, 403.051, 403.061, 403.062, 403.085, 403.086, 403.087, 403.088 FS. History - New 1-9-96, Amended 8-8-99.

62-610.556 Land Application.

It is recognized that land application projects can and do recharge ground water and can be used to augment ground waters used for potable purposes. Land

(a) An aquifer exemption has been granted, as provided in Rule 62-528.300(3), F.A.C.

(b) A parameter exemption has been granted, as described in Rule 62-520.500, F.A.C.

(6) If the Department establishes alternative discharge limitations in accordance with Rule 62-610.560(5), F.A.C., the alternative limit shall be applied as a single sample maximum.

Specific Authority 403.051, 403.061, 403.087 FS. Law Implemented 403.021, 403.051, 403.061, 403.062, 403.085, 403.086, 403.087, 403.088 FS. History - New 1-9-96, Amended 8-8-99.

62-610.563 Waste Treatment and Disinfection.

(1) Rule 62-610.563, F.A.C., defines two levels of treatment and disinfection: "principal treatment and disinfection," and "full treatment and disinfection." These two levels of treatment and disinfection, or specific components of these levels of treatment and disinfection, shall be applied to ground water recharge and indirect potable reuse projects as required by other rules within Part V.

(2) Principal treatment and disinfection requirements.

(a) Preapplication waste treatment shall result in a reclaimed water that meets, at a minimum, secondary treatment and high-level disinfection. The reclaimed water shall not contain more than 5.0 mg/L of total suspended solids before application of the disinfectant.

(b) Filtration shall be provided for total suspended solids control. Chemical feed facilities for coagulants, coagulant aids, or polyelectrolytes shall be provided and maintained. Such chemical feed facilities may be idle if the reclaimed water limitations are being achieved without chemical addition. Filtration is an important component of the wastewater treatment facility. By removing TSS before disinfection, filtration serves to increase the ability of the disinfection process to inactivate virus and other pathogens. Filtration also serves as the primary barrier for removal of protozoan pathogens (Cryptosporidium, Giardia, and others). Addition of chemical coagulants generally increases the effectiveness of pathogen removal.

(c) Total nitrogen shall be limited to 10 mg/L as nitrogen as a maximum annual average limitation. Monthly average and single sample permit limitations shall be established using the multipliers in Rule 62-600.740(1)(b)2, F.A.C. For surface water discharges, WQBELs established under Chapter 62-650, F.A.C., may place additional limitations on nitrogen or other parameters.

(3) Full treatment and disinfection requirements.

(a) The principal treatment and disinfection requirements described in Rule 62-610.563(2), F.A.C., shall apply, unless they are less stringent than the requirements for full treatment and disinfection.

(b) Drinking water standards.

1. Wastewater treatment facilities shall be designed and operated to meet the primary and secondary drinking water standards established in Rules 62-550.310 and 62-550.320, F.A.C.

a. The parameters listed as primary drinking water standards shall be applied as maximum single sample permit limits. The primary drinking water standard for asbestos shall not apply. The primary drinking water standards for bacteriological parameters shall be applied as the disinfection standard as described in Rule 62-550.310(3), F.A.C., except that public notification requirements shall not apply. The primary drinking water standard for sodium shall be applied as a maximum annual average permit limitation. The multipliers established in Rule 62-600.740(1)(b)2, F.A.C., shall be used to establish maximum monthly and single sample maximum permit limits for sodium.

b. Except for pH, the parameters listed as secondary drinking water standards shall be applied as maximum annual average permit limits. The multipliers established in Rule 62-600.740(1)(b)2, F.A.C., shall be used to establish maximum monthly and single sample maximum permit limits.

c. All pH observations in the reclaimed water shall fall within the pH range established in the secondary drinking water standards.

(c) Additional reductions of pollutants which otherwise would be discharged in quantities which would reasonably be anticipated to pose risk to public health because of acute or chronic toxicity shall be required.

(d) Total organic carbon (TOC) shall not exceed 3.0 mg/L as the monthly average limitation. No single sample shall exceed 5.0 mg/L.

(e) Total organic halogen (TOX) shall not exceed 0.2 mg/L as the monthly average limitation. No single sample shall exceed 0.3 mg/L.

(f) The treatment processes shall include processes which serve as multiple barriers for control of organic compounds and pathogens.

(4) Treatment and disinfection requirements imposed by Rule 62-610.563, F.A.C., are additive to other effluent or reclaimed water limitations imposed by other rules (such as WQBEL limits designed to protect surface water quality, which are imposed by Chapter 62-650, F.A.C.).

(5) All ground water recharge and indirect potable reuse projects regulated by Part V shall implement pretreatment programs in accordance with Rule 62-610.330, F.A.C.

(6) For injection projects requiring full treatment and disinfection, the Department shall approve alternative TOC and TOX limitations or shall approve inclusion of treatment technologies provided at the point of ground water withdrawal as part of the multiple barriers required by Rule 62-610.563(3)(f), F.A.C., if the applicant provides an affirmative demonstration of all of the following in the engineering report:

(a) All withdrawals of ground water for potable purposes within one mile of the injection well are owned and operated by the applicant.

(b) Other parties are legally prohibited from installing or operating potable water supply wells within one mile of the injection well.

(c) Treatment provided on water supply wells within one mile of the injection well includes reverse osmosis or other processes that will serve as barriers for control of organic compounds or pathogens.

(d) The integrated treatment and disinfection system (wastewater treatment facilities and water treatment facilities) provides a level of public health protection equivalent to the full treatment and disinfection requirements in Rule 62-610.563(3), F.A.C.

Specific Authority 403.051, 403.061, 403.087 FS. Law Implemented 403.021, 403.051, 403.061, 403.062, 403.085, 403.086, 403.087, 403.088 FS. History - New 4-4-89, Formerly 17-610.563; Amended 1-9-96, 8-8-99.

62-610.564 Pilot Testing Program.

(1) Pilot testing is required for all projects that are required to provide full treatment and disinfection, as described in Rule 62-610.563(3), F.A.C.

(2) The pilot testing program shall be designed to demonstrate the ability of the selected treatment processes to meet the requirements of Part V of Chapter 62-610, F.A.C., and to generate a supply of reclaimed water that can be used to evaluate the suitability of the reclaimed water for ground water recharge or indirect potable reuse. Pilot testing shall be done using wastewater/reclaimed water.

(3) The pilot testing program shall accumulate 12 months of data.

(4) The pilot testing program shall include the following:

(a) An affirmative demonstration that the treatment and disinfection processes proposed for inclusion in the wastewater treatment facility are capable of meeting the full treatment and disinfection requirements contained in Rule 62-610.563(3), F.A.C., and that the reclaimed water will be of sufficient quality to protect public health and environmental quality.

(b) An evaluation of Enterovirus, Cryptosporidium, Giardia, and helminths in order to demonstrate that the wastewater treatment facilities are capable of producing a reclaimed water that is pathogen free (concentrations of pathogens are less than detection).

(c) Results of a biological testing procedure approved by the Department to determine the mutagenicity of the reclaimed water.

(d) Reclaimed water quality shall be compared to other sources of drinking water currently used in the area. The reclaimed water shall be of a quality that is the same or better than other sources of drinking water currently used in the area.

(5) The Department shall approve reductions in the duration or scope of the pilot testing program if all of the following conditions are met:

(a) The applicant provides a detailed plan of study for the Department's review before initiating the pilot testing program.

recirculating this reject water to other parts of the treatment plant for further treatment shall be incorporated into the design. Reject storage shall not be required if another permitted reuse system or effluent disposal system is capable of discharging the reject water in accordance with the requirements of Chapter 62-620, F.A.C. Reject storage ponds shall be lined or sealed to prevent measurable seepage, as described in Rule 62-610.414, F.A.C.

(4) The engineering report shall document the provisions for discharge of unacceptable quality reclaimed water in the event the capacity of the reject storage system is exceeded.

Specific Authority 403.051, 403.061, 403.087 FS. Law Implemented 403.021, 403.051, 403.061, 403.062, 403.085, 403.086, 403.087, 403.088 FS. History - New 4-4-89; Amended 4-2-90, Formerly 17-610.573; Amended 1-9-96, 8-8-99.

62-610.574 Access Control, Advisory Signs, and Public Notification.

(1) Access control for storage ponds shall be as described in Rule 62-610.518, F.A.C.

(2) Chapter 62-620, F.A.C., requires public notification and provides opportunities for a public meeting for projects involving surface water discharges. Chapter 62-528, F.A.C., requires public notification and provides opportunities for a public meeting for projects involving underground injection. These public notification and public meeting requirements contained in Chapters 62-528 and 62-620, F.A.C., shall apply to injection and surface water discharge projects, respectively, regulated under Part V of Chapter 62-610, F.A.C.

(3) Permittees developing ground water recharge or indirect potable reuse projects that will be regulated under Part V of Chapter 62-610, F.A.C., shall implement public education and public participation programs during the planning stages of the reuse program. The public education and public participation programs shall be described in detail in the engineering report.

(4) Applicants shall provide written notice to affected public water supply utilities within the area to be affected by the proposed project. For projects involving discharges to Class I waters, affected utilities shall include public water supply utilities drawing source water from the Class I water. For aquifer storage and recovery projects and injection projects regulated by Rules 62-610.466, 62-610.560, or 62-562, F.A.C., affected utilities shall include public water supply utilities withdrawing ground water for public water supply within two miles of the proposed injection well, or within the area of review established in accordance with Rule 62-528.300(4), F.A.C., whichever is larger. For projects involving discharges to surface waters that are directly connected to ground water, which serve as ground water recharge, as described in Rule 62-610.555(4), F.A.C., affected utilities shall include public water supply utilities withdrawing ground water for public water supply within two miles of the point of discharge and within two miles of the point or points where the surface water enters the ground water. Written notice also shall be provided to the appropriate county health department. These written

notifications shall be accomplished before the submittal of the initial permit application. Documentation of this notification procedure shall be included in the engineering report. These notices to affected utilities and to the county health department are required for the following types of projects:

(a) Discharge to Class I surface waters, as described in Rule 62-610.554, F.A.C.

(b) Discharge to waters contiguous to or tributary to Class I surface waters, as described in Rule 62-610.555(1), F.A.C.

(c) Injection projects used for ground water recharge or salinity barrier control, as described in Rules 62-610.560 or 62-610.562, F.A.C.

(d) Discharges to surface waters that are directly connected to ground water, which serve as ground water recharge, as described in Rule 62-610.555(4), F.A.C.

Specific Authority: 403.051, 403.061, 403.087 FS. Law Implemented: 403.021, 403.051, 403.061, 403.062, 403.085, 403.086, 403.087, 403.088 FS. History: New 4-4-89, Formerly 17-610.574; Amended 1-9-96, 8-8-99.

62-610.575 Hydraulic Loading Rates.

(1) The permittee shall provide reasonable assurances that the hydraulic loading rates used in the design will enable the system to comply with the requirements of this part while meeting applicable surface water and ground water quality standards.

(2) A ground water mounding analysis shall be included in the engineering report for projects involving discharges to ground water. The permittee shall provide reasonable assurances that the proposed project will function as intended and will not result in excessive mounding of ground waters, increases in surface water elevations, property damage, or interference with reasonable use of property within the affected area.

Specific Authority 403.051, 403.061, 403.087 FS. Law Implemented 403.021, 403.051, 403.061, 403.062, 403.085, 403.086, 403.087, 403.088 FS. History - New 4-4-89, Formerly 17-610.575; Amended 1-9-96.

PART VI
OVERLAND FLOW SYSTEMS

62-610.600 Description of System.

This method of land application involves treatment of domestic wastewater to meet effluent limitations for discharge to surface waters. Wastewater is applied by sprinkling or flooding upper reaches of terraced, sloped, vegetated surfaces, such as sod farms, forests, fodder crops, pasture lands, and similar areas. A runoff conveyance system is provided at the ends of the sloped surfaces.

Specific Authority: 403.051, 403.061, 403.087 FS. Law Implemented: 403.021, 403.051, 403.061, 403.062, 403.085, 403.086, 403.087, 403.088 FS. History: New 4-4-89, Formerly 17-610.600.

J-5

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April 7, 2014

SUBJECT: Consideration to Host a Taste of Lady Lake and Food Vendor Bazaar on May 23, 2014 at the Log Cabin Park

DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approval to Host a Taste of Lady Lake and Food Vendor Bazaar on May 23, 2014 at the Log Cabin Park

---

SUMMARY: The Parks and Recreation Department is seeking permission to host the Town's second annual restaurant and food vendor evening event at the Log Cabin Park on May 23, 2014. Last year, approximately 13 vendors participated in the event, and about the same are expected this year. Bobby Blackmon has agreed to be the entertainer once again. There was discussion regarding charging the food vendors this year, but I am asking the Commission if we can keep it free for area restaurants and food vendors. By not charging, the Town is able to attract more vendors. The hours for the event will be from 5:00 p.m. to 7:30 p.m.

FISCAL IMPACT: $650.00: $350.00 for singer and miscellaneous supplies; $300.00 estimated for overtime.

[ ] **Capital Budget**
[X] **Operating**
[ ] **Other**

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

[X] **Other**

[ ] **Support Documents**

DEPARTMENT HEAD MDB **Submitted** 03/31/14 **Date** 04/01/14

HR **Approved as to Form** 03-31-14 **Date** 03-31-14

FINANCE DEPARTMENT KM **Approved as to Budget Requirements** **Date** 3/31/14

TOWN MANAGER **Approved Agenda Item for:** 4-7-14 **Date** 3/31/14

COMMISSION ACTION:

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

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

J-6

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April 7, 2014

SUBJECT: Acknowledgement of Additional Engineering Services for the Rolling Acres Sidewalk Project

DEPARTMENT: Parks and Recreation Department

STAFF RECOMMENDED MOTION: Acknowledgement Only

SUMMARY: Included in the packet is the proposal from P.S.I. to cover additional engineering and additional signed and sealed plans for the current sidewalk project. Currently, we have four areas of the project that are going to need modification:

1) The intersection of First Street, Second Street and Clay Avenue. The modification was needed to better tie into the existing sidewalks on CR 466. The plans fell short of the crosswalk and a better way was seen once construction was started.
2) Move the sidewalk on Clay Avenue closer to the road and add a curb to be compliant. The area by the water tower had a greater grade than eight percent. We have the opportunity to hug the road and separate the road and the sidewalk with a curb. This is a cost effective way to meet F.D.O.T. compliance.
3) Add a curb by Griffin Avenue and CR 25 to keep dirt and soil off of the sidewalk. This need was discovered once construction was started due to the slope the sidewalk is being built on. Once again, we will need the curb to be F.D.O.T. compliant.
4) Re-design the gravity wall and the railing near the intersection of Rolling Acres Road and CR 466 and replace with curbing. By replacing the gravity wall, we can use the savings from the wall to afford the other modifications. As this is a lump sum project, we need to substitute the expensive wall and rail and replace with a curb that will serve the same purpose.

As F.D.O.T. paid for the original design of the sidewalk, we are in a situation where we have to pay for needed design modifications. The additional design engineering will give us the ability to continue the project and keep on schedule. The contractor stated at the last progress meeting that the project may be complete by mid-April. My goal is to keep the project going and keep time on our side. Please see the attached proposal for additional services and the e-mails leading up to the need for the services.

FISCAL IMPACT: $3,500.00

[ ] Capital Budget
[ ] Operating
[X] Other – Contingency (Balance $110,102.00)

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

[X] Other

[ ] Support Documents

DEPARTMENT HEAD	Submitted 04/01/14	Date 04/01/14
HR	Approved as to Form	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date 4/1/14
TOWN MANAGER	Approved Agenda Item for: 4-7-14	Date 4-1-14

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

Information To Build On
Engineering • Consulting • Testing

March 26, 2014

Mr. Michael Burske
Town of Lady Lake - Parks Division / Public Works
409 Fennell Blvd, Lady Lake
(352) 751-1511

RE: **TOWN OF LADY LAKE SIDEWALK IMPROVEMENTS PROJECT (Plan Revisons)**
(Rolling Acres Road, Griffin Avenue, CR25, Clay Avenue, 1st-4th Street, Lemon Street)
Financial Project ID(s): 427855-1-58-01
Financial Assistance No.: SRTS-232-A
Change Order #1

Dear Mr. Burske:

Thank you for allowing Professional Service Industries, Inc. (PSI) the opportunity to assist you on the above referenced project. Based upon our project understanding and direction given, PSI will provide necessary plan revision services outlined herein for $500/plan sheet. PSI's scope of services for this project will include the following:

Scope of Services

PSI, Inc. will provide the requested services in compliance with FDOT, Lake County and the Town of Lady Lake specifications and procedures. We propose to provide signed/sealed revised plan sheets, per the necessary changes requested by Lake County and agreed upon by the Town of Lady Lake during recent field meetings. We estimate the changes to affect portions of 7 total plan sheets, totaling $3,500.00.

Should additional services be required beyond the scope and fee of this proposal, the additional services will be submitted to the Town of Lady Lake in writing. PSI will provide a written scope and estimate for the additional services and the additional services will not be performed until written authorization is received from the Town of Lady Lake.

Sincerely,
Professional Service Industries, Inc.

Charles Woerner

Charles Woerner,
Transportation Department Manager
Construction Services

Reply Reply to all Forward | Close | Help

You forwarded this message on 3/27/2014 1:08 PM.
Attachments can contain viruses that may harm your computer. Attachments may not display correctly.

From: Charles Woerner [charles.woerner@psiusa.com] Sent: Wed 3/26/2014 2:00 PM

To: Mike Burske

Cc:

Subject: Plan Revisions...

Attachments: MBurskeTLL-CO1.pdf(70KB) This is the attached proposal.

View As Web Page

Mike,

This should cover it. I added one page just in case we need to add a signed and sealed typical section page as reference, we may not even use it.

Sincerely,

Charles Woerner

Department Manager – Transportation Construction Services

Professional Services Industries, Inc. (PSI)

1748 33rd Street

Orlando, FL. 32839

(407) 304-5560 x233 (Office)

(407) 304-5561 (Fax)

(407) 448-4204 (Mobile)

charles.woerner@psiusa.com

PSI - www.psiusa.com - Offices Nationwide

Reply Reply to all Forward | Close | Help

From: Chris Schultz [chris.schultz@neel-schaffer.com] Sent: Tue 3/11/2014 3:41 PM

To: Mike Burske; Charles Woerner

Cc:

Subject: FW: Lady Lake Sidewalks Clarification

Attachments:

View As Web Page

This message contains attachments delivered via ShareFile.

- Lady Lake Sidewalk_3-11-14.pdf (12.8 MB)

Download the attachments by clicking here. these are the attached PLANS.

Charles,

See attached for latest clarification on Town of Lady Lake Sidewalk plans for the County Permit. Please forward to your inspection team and the contractor. These sheets should already be attached to the County Permit. Lake County wanted me to stress the necessity to have contractor install sidewalk in accordance with ADA requirements.

Hope this helps,

Christopher R. Schultz, P.E. | Neel-Schaffer, Inc.

Office: (407) 647-6623 | Cell: (601) 718-7877

From: Pluta, Ross [mailto:RPluta@lakecountyfl.gov]
Sent: Tuesday, March 11, 2014 1:09 PM
To: Lynch, Seth; Chris Schultz
Subject: RE: Lady Lake Sidewalks Clarification and Wall Ht. Check

Chris – the latest submitted revised plans should work. CEI Group and Town must make sure that

sidewalks are installed according to ADA requirements.

Thanks,

Ross Pluta

Project Manager

Lake County Public Works Department

Engineering Division

437 Ardice Avenue

Eustis, Fl. 32726

PH # (352) 483-9041

FAX # (352) 483-9015

rpluta@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.

From: Lynch, Seth
Sent: Friday, March 07, 2014 4:58 PM
To: 'Chris Schultz'
Cc: Pluta, Ross
Subject: RE: Lady Lake Sidewalks Clarification and Wall Ht. Check

Chris,

I will check and Ross or I will get back to you.

Thanks,

Seth Lynch

Lake County Board of County Commissioners

Department of Public Works

Engineering Division

(352) 483-9052

slynch@lakecountyfl.gov

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From: Chris Schultz [mailto:chris.schultz@neel-schaffer.com]
Sent: Friday, March 07, 2014 12:32 PM
To: Lynch, Seth
Cc: Pluta, Ross
Subject: Lady Lake Sidewalks Clarification and Wall Ht. Check

This message contains attachments delivered via ShareFile.

- GW Std Dwg and Ht Checks.pdf (2.7 MB)
- Lady Lake Sidewalk_3-7-14.pdf (12.8 MB)

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Seth,

See attached for the updates based on your comments, the gravity wall standard drawing and the gravity wall height check. I did not find a wall higher than 14" at the sections shown. I feel confident there will not be a wall reaching 18" throughout the Rollings Acres gravity wall / sidewalk run.

I'll forward these onto the city and cei group after your review and approval.

Please don't hesitate to call if you have questions or need additional information.

Thank You,

Christopher R. Schultz, P.E. | Neel-Schaffer, Inc.

Project Engineer

2301 Lucien Way, Suite 300 | Maitland, FL 32751

O: (407)647-6623 | F: (407)539-0575 | C: (601)718-7877

chris.schultz@neel-schaffer.com | http://www.neel-schaffer.com

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Reply Reply to all Forward Close Help

This message was sent with high importance.

From: Charles Woerner [charles.woerner@psiusa.com] Sent: Wed 3/12/2014 6:38 AM

To: Michael Hartman (office@artwalkerconstruction.com) (office@artwalkerconstruction.com)

Cc: r.rudd@aol.com; Mike Burske; Stacy Moore; Matt Sloan; Brian Font; chris.schultz@neel-schaffer.com

Subject: FW: Lady Lake Sidewalks Clarification

Attachments:

View As Web Page

Please find attached latest and greatest from Neel-Schaffer.

Sincerely,

Charles Woerner

Department Manager – Transportation Construction Services

Professional Services Industries, Inc. (PSI)

1748 33rd Street

Orlando, FL. 32839

(407) 304-5560 x233 (Office)

(407) 304-5561 (Fax)

(407) 448-4204 (Mobile)

charles.woerner@psiusa.com

From: Chris Schultz [mailto:chris.schultz@neel-schaffer.com]
Sent: Tuesday, March 11, 2014 3:42 PM
To: Mike Burske; Charles Woerner
Subject: FW: Lady Lake Sidewalks Clarification

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Lake County Board of County Commissioners

Department of Public Works

Engineering Division

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chris.schultz@neel-schaffer.com | http://www.neel-schaffer.com

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Latest clarification 3/11/14

TOWN OF LADY LAKE
PARKS AND RECREATION DEPARTMENT
CONTRACT PLANS

LAKE COUNTY

FEDERAL FUNDS
FPN: 427855-1-58-01
FAN: SRTS-232-A

LOCAL AGENCY PROGRAM
SIDEWALK IMPROVEMENTS PROJECT
(ROLLING ACRES ROAD,
GRIFFIN AVENUE, C.R. 25
AND CLAY AVENUE)

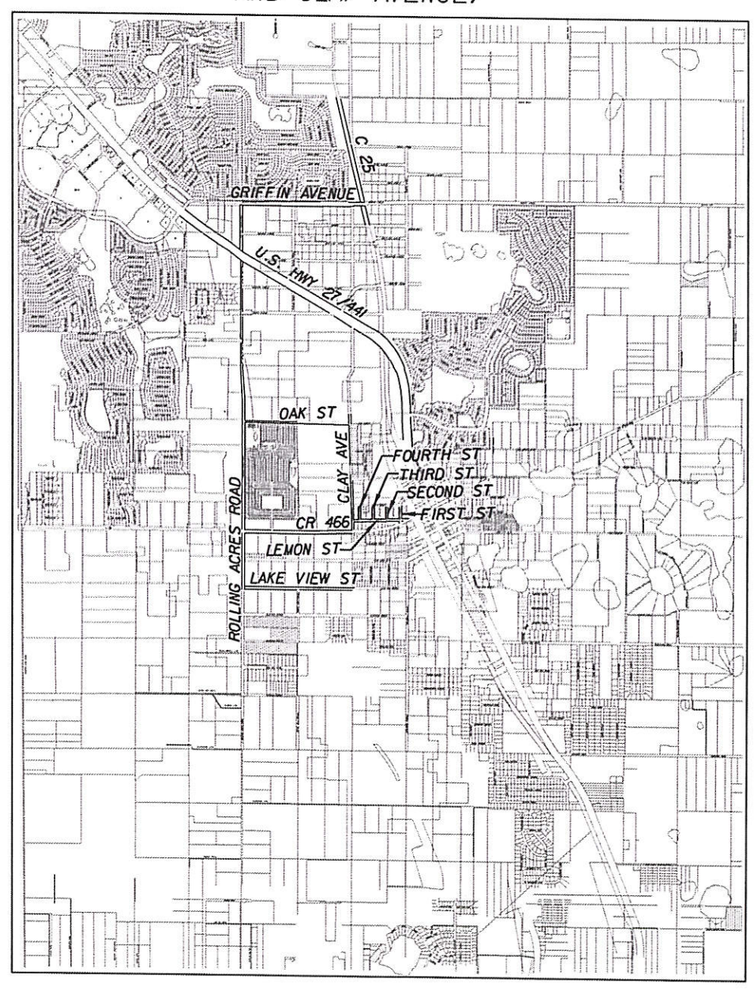
A DETAILED INDEX APPEARS ON THE
KEY SHEET OF EACH COMPONENT

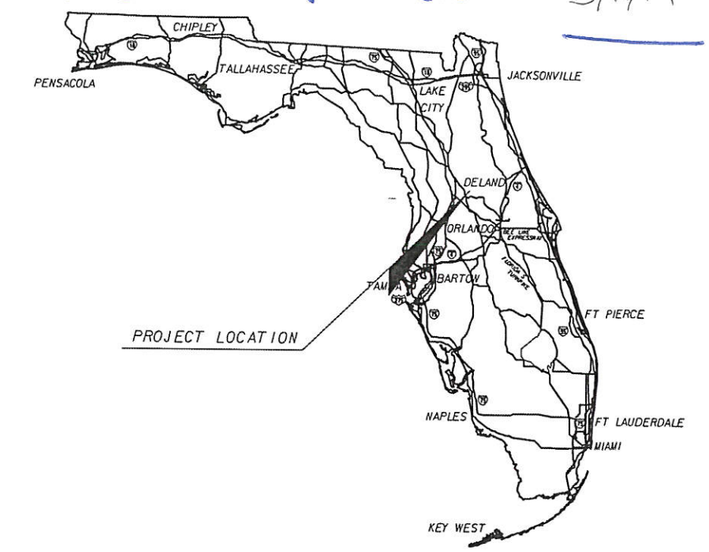
INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	GENERAL NOTES
3	TYPICAL SECTIONS
4-5	ROLLING ACRES ROAD SOUTH
6-7	ROLLING ACRES ROAD NORTH
8-10	GRIFFIN AVENUE
11-12	COUNTY ROAD 25
13-15	CLAY AVENUE
16-17	LEMON, FIRST, SECOND, THIRD & FOURTH STREET
18	DETAILS

GOVERNING STANDARDS AND SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION,
DESIGN STANDARDS DATED 2012/2013,
AND STANDARD SPECIFICATIONS FOR ROAD AND
BRIDGE CONSTRUCTION DATED 2010,
AS AMENDED BY CONTRACT DOCUMENTS.

FOR DESIGN STANDARDS MODIFICATIONS CLICK ON
"DESIGN STANDARDS" AT THE FOLLOWING WEB SITE:
HTTP://WWW.DOT.STATE.FL.US/RDDESIGN/DESIGNSTANDARDS/STANDARDS.SHTM





N

N.T.S.

PLANS PREPARED BY:

NEEL-SCHAFFER
SOLUTIONS YOU CAN BUILD UPON
2301 Lucien Way, Suite 300
Maitland, Florida 32751
Phone: (407) 647-6623 FAX: (407) 539-0575
CA 00008556

NOTE: THE SCALE OF THESE PLANS MAY
HAVE CHANGED DUE TO REPRODUCTION.

FINAL PLANS SUBMITTAL
DECEMBER, 2012

SIDEWALK PLANS
ENGINEER OF RECORD: FRANK WATANABE

P.E. NO.: 66735

TOWN OF LADY LAKE

MAYOR AND COMMISSIONERS

RUTH KUSSARD
MAYER PRO-TEM/WARD ONE

TONY HOLDEN
WARD TWO

TY MILLER
WARD THREE

PAUL HANNAN
WARD FOUR

JIM RICHARDS
MAYOR-WARD FIVE

DEREK SCHROTH
TOWN ATTORNEY

ADMINISTRATION

KRISTEN KOLLGAARD
CITY MANAGER/TOWN CLERK

C.T.EAGLE
PUBLIC WORKS DIRECTOR

THAD CARROLL
GROWTH MANAGEMENT DIRECTOR

MIKE BURSKE
PARKS & RECREATION DIRECTOR

KAREN RICKLEMAN
FINANCE DIRECTOR

TOWN OF LADY LAKES PARKS AND RECREATIONS MANAGER: MIKE BURSKE

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EROSION CONTROL/WATER QUALITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING AN EROSION CONTROL PLAN AT THE TIME OF PRE-CONSTRUCTION CONFERENCE. THE PROPOSED EROSION CONTROL PLAN SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CRITERIA SET FORTH IN THE FDOT STANDARD SPECIFICATIONS FOR ROADS AND FDEP LAND DEVELOPMENT MANUAL SHALL BE SUBJECT TO APPROVAL BY LOCAL GOVERNMENTS AND WATER MANAGEMENT DISTRICT HAVING JURISDICTION.
2. EROSION CONTROL AND SEDIMENTATION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO BEGINNING ANY CONSTRUCTION. THEY SHALL BE INSTALLED, AT A MINIMUM TO THE LIMITS SHOWN IN THE DRAWING, AS REQUIRED IN THE SPECIFICATIONS AND IN ACCORDANCE WITH ALL REGULATORY AGENCY REQUIREMENTS. THE COST TO THE CONTRACTOR FOR ALL EROSION AND SEDIMENTATION CONTROL IS INCLUDED IN THE LUMP SUM BID AND NO ADDITIONAL COMPENSATION SHALL BE MADE BY THE OWNER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TEMPORARY EROSION CONTROL FEATURES.
4. THE CONTRACTOR IS TO PROVIDE EROSION/SEDIMENTATION CONTROL TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATER WAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND ON AREAS WHERE CONSTRUCTION-RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES. AN EROSION CONTROL BARRIER SHALL BE ESTABLISHED AS SITE CLEARING PROCEEDS AND MAINTAINED UNTIL SUCH TIME AS VEGETATION OR OTHER CONTROLS BECOME EFFECTIVE.
5. EXISTING DRAINAGE PATTERNS AND CAPACITIES ARE TO BE PROTECTED AND MAINTAINED DURING CONSTRUCTION TO ELIMINATE FLOODING AND PONDING WATER ON PRIVATE PROPERTY. CONTRACTOR TO PROVIDE TEMPORARY DRAINAGE MEASURES AS REQUIRES TO MEET THIS REQUIREMENT.
6. REGRADE AND RESOD DISTURBED AREAS SHOWN ON SHEET 3

GENERAL NOTES

1. ALL ELEVATIONS ARE BASED ON NAVD 1988 UNLESS OTHERWISE NOTED.
2. EXISTING DRAINAGE STRUCTURES WITHIN CONSTRUCTION LIMITS SHALL REMAIN, UNLESS OTHERWISE NOTED.
3. THE LOCATION(S) OF THE UTILITIES SHOWN IN THE PLANS ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE VERIFIED LOCATIONS / ELEVATIONS APPLY ONLY AT THE POINT SHOWN. INTERPOLATIONS BETWEEN THESE POINTS HAVE NOT BEEN VERIFIED. UTILITIES SHALL REMAIN UNLESS OTHERWISE NOTED IN PLANS.
4. THE CONTRACTOR SHALL NOTIFY UTILITY OWNERS THROUGH SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND UTILITY OWNERS LISTED BELOW IN TWO BUSINESS DAYS (OR 10 DAYS IF DIGGING UNDER WATER) IN ADVANCE OF BEGINNING CONSTRUCTION ON THE JOB SITE.

   UTILITY OWNERS:

COMPANY	TELEPHONE NUMBERS
CITY OF LEESBURG-ELECTRIC	352-728-9830
PROGRESS ENERGY	918-640-5964
COMCAST	352-315-8528
TECO PEOPLE GAS	352-401-3417
SUMTER ELECTRIC COOP.	352-793-3801
TOWN OF LADY LAKE	352-751-1526
CENTURY LINK	352-368-8763
VILLAGE CENTER COMMUNITY DVPT DISTRICT	352-751-6700

5. THE CONTRACTOR IS TO MAINTAIN AND KEEP STREET NAME IDENTIFICATION SIGNS VISIBLE DURING CONSTRUCTION OPERATIONS IN ORDER TO FACILITATE EMERGENCY VEHICLE TRAFFIC.
6. BURNING OF MATERIAL AND / OR DEBRIS AS A MEANS OF DISPOSAL IS PROHIBITED WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL DISPOSE OF ALL CLEARED AND GRUBBED MATERIAL OFF-SITE
7. THE CONTRACTOR SHALL APPLY "CAST INTO CONCRETE" DETECTABLE WARNING SURFACES TO CURB CUT RAMPS IN ACCORDANCE WITH DESIGN STANDARDS 304 AND 310 AND SPECIFICATION 527.
8. ALL SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
9. FINAL MARKINGS SHALL BE THERMOPLASTIC. ALL CROSSWALKS SHALL BE MARKED WITH HIGH INTENSITY CROSSWALKS PER THE MUTCD LATEST EDITION. ALL CROSSWALKS TO BE MINIMUM 6' WIDE PER FDOT INDEX NO. 17346.
10. THE CONTRACTOR SHALL CONTACT THE ENGINEER UPON FINDING ANY CONFLICTS IN THE PLANS DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON DRAWINGS.
11. CONSTRUCTION IS LIMITED TO WITHIN STREETS RIGHTS-OF-WAY.

GENERAL NOTES CONT.

12. THE CONTRACTOR IS TO OBTAIN ALL REQUIRED PERMITS FOR THE PROJECT AND SHALL COORDINATE WITH THE TOWN OF LADY LAKE.
13. UNLESS OTHERWISE SHOWN, THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, LANDSCAPING, DRIVEWAYS, SIDEWALKS, IRRIGATION SYSTEMS, UNDERGROUND PIPING, ETC. LOCATED WITHIN AND OUTSIDE THE PROJECT LIMIT LINE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL REPLACE WITH EQUAL MATERIAL OR AS DIRECTED BY THE ENGINEER.
14. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PART VI, WORK ZONE TRAFFIC CONTROL. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC PLAN THAT HAS BEEN SIGNED/SEALED BY A FLORIDA PROFESSIONAL ENGINEER TO THE ENGINEER PRIOR TO CONSTRUCTION.
15. IN AREAS WHERE CONSTRUCTION ACTIVITIES RESTRICT NORMAL ACCESS TO PROPERTIES, THE CONTRACTOR SHALL PROVIDE AN ALTERNATIVE ACCESS ROUTE, WHICH IS SUBJECT TO APPROVAL BY THE ENGINEER.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING DAMAGED CURBS, ASPHALT, LANDSCAPING, DRIVEWAYS, MAILBOXES AND ANY TEMPORARY REPAIRS OF OPEN CUTS. THESE ITEMS SHALL BE PAID UNDER GENERAL REQUIREMENTS.
17. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN TRAFFIC, I.E. TEMPORARY SIDEWALKS AROUND WORK AREAS, CONTRACTOR MAY HAVE TO RESTRICT WORK HOURS ON SIDEWALKS, TO RESTORE A.S.A.P. AND ERECT TEMPORARY FENCING BETWEEN CONSTRUCTION AND TEMPORARY SIDEWALKS, ETC.
18. ALL SIDEWALKS SHALL BE A MINIMUM WIDTH OF FIVE (5) FEET.
19. SIDEWALK SHALL BE 4-INCHES THICK - 2,500 PSI CONCRETE WITH FIBERMESH OR 6X6 W1.4XW1.4 WIRE MESH.
20. SAW CUT TRAVERSE JOINTS WITHIN 24 HOURS OF THE POUR AND BE SPACED AT FOUR (4) FEET.
21. 59/64 INCH EXPANSION JOINTS (PREFORMED JOINT FILLER) EXTENDING THE FULL DEPTH OF THE CONCRETE, SHALL BE PLACED AT A MAXIMUM OF TWENTY (20) FEET AT DRIVEWAYS. SIDEWALKS, INLETS, RADIUS POINTS AND AT ALL POINTS WHERE OPERATIONS HAVE CEASED FOR THE DAY.
22. COMPACT BASE TO A MINIMUM OF 95% OF AASHTO T99 DENSITY.
23. SIDEWALK MUST CONFORM TO ADA STANDARDS.
24. REFER TO FDOT INDEX NO'S 304 AND 310 FOR CONCRETE SIDEWALK CONSTRUCTION STANDARDS
25. FINAL SIDEWALK ALIGNMENTS ARE TO BE STAKED IN THE FIELD BY CONTRACTOR AND MUST BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE PRIOR TO SIDEWALK CONSTRUCTION.
26. CONTRACTOR REQUIRED TO ADJUST AS NECESSARY ALL AT GRADE WATER VALVE AND METER BOXES, SEWER VALVE BOXES AND MANHOLES TO MATCH PROPOSED SIDEWALK GRADES.
27. CONTRACTOR SHALL PROTECT TREE ROOTS WITHIN DRIPLINE IN GRADING AND SIDEWALK INSTALLATION.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

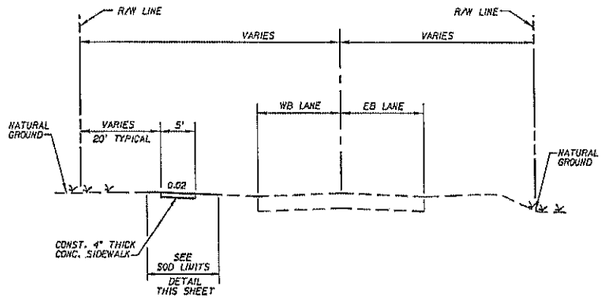
NEEL-SCHAFFER
SOLUTIONS YOU CAN BUILD UPON
2301 Lucien Way, Suite 300
Maitland, Florida 32751
Phone: (407) 647-6623 FAX: (407) 539-0575
CA 00008556

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

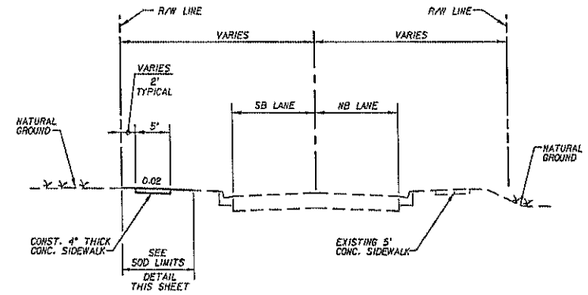
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-58-01

GENERAL NOTES

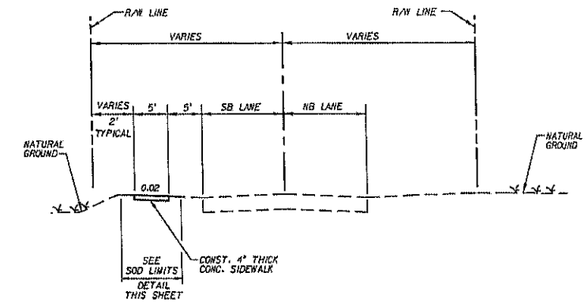
SHEET NO. 2



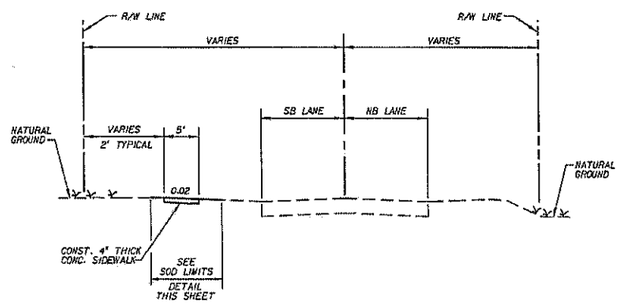
TYPICAL SECTION
GRIFFIN AVENUE
FROM ROLLING ACRES ROAD TO C.R. 25
STA. 10+25 TO STA. 39+20
N.T.S.



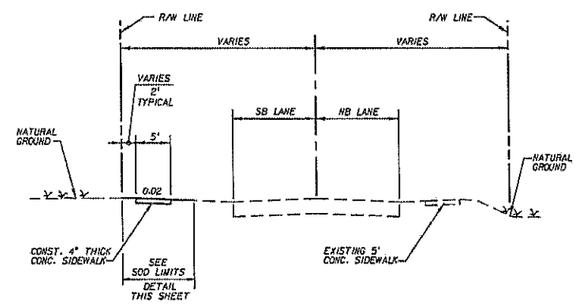
TYPICAL SECTION
ROLLING ACRES ROAD (NORTH)
FROM OAK ROAD TO VILLAGES ELEMENTARY SCHOOL
STA. 10+70 TO STA. 36+80
N.T.S.



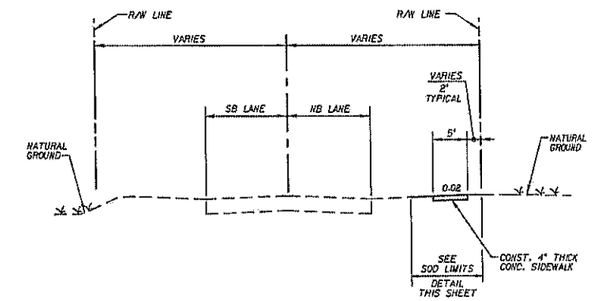
TYPICAL SECTION
CLAY AVENUE
FROM OAK STREET TO END
STA. 36+70 TO STA. 46+25
N.T.S.



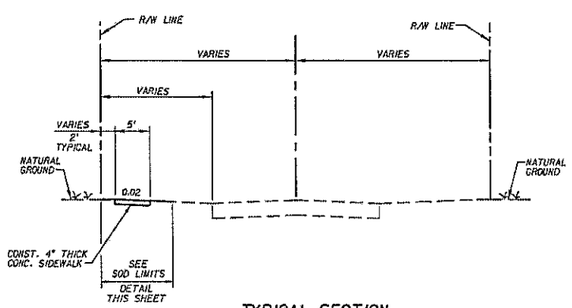
TYPICAL SECTION
C.R. 25
FROM GRIFFIN AVENUE NORTH
STA. 10+46 TO STA. 25+72
N.T.S.



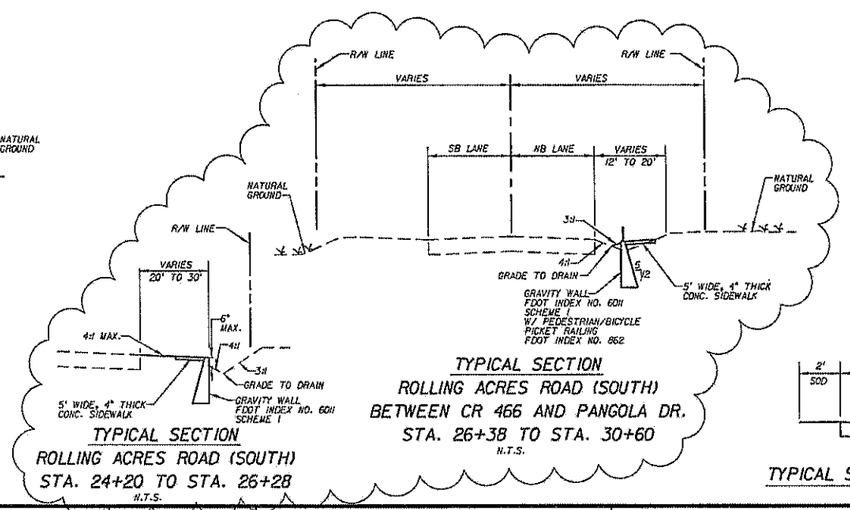
TYPICAL SECTION
ROLLING ACRES ROAD (SOUTH)
FROM VIA SAN POLO TO CR 466
STA. 10+20 TO STA. 23+20
N.T.S.



TYPICAL SECTION
CLAY AVENUE
FROM WEST HERMOSA STREET TO OAK STREET
STA. 22+80 TO STA. 36+70
N.T.S.

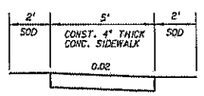


TYPICAL SECTION
LEMON STREET - STA. 10+10 TO STA. 18+10
FIRST STREET - STA. 0+44 TO STA. 3+22
SECOND STREET - STA. 0+24 TO STA. 4+69
THIRD STREET - STA. 0+23 TO STA. 3+36
FOURTH STREET - STA. 0+14 TO STA. 3+30
N.T.S.



TYPICAL SECTION
ROLLING ACRES ROAD (SOUTH)
STA. 24+20 TO STA. 26+28
N.T.S.

TYPICAL SECTION
ROLLING ACRES ROAD (SOUTH)
BETWEEN CR 466 AND PANGOLA DR.
STA. 26+38 TO STA. 30+60
N.T.S.



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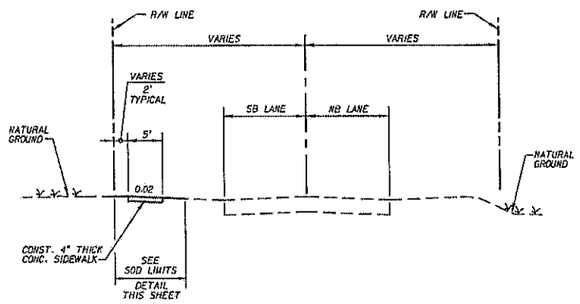

TYPICAL SECTION
CLAY AVENUE
FROM C.R. 466 TO WEST HERMOSA STREET
STA. 11+30 TO STA. 22+80
N.T.S.

REVISIONS			
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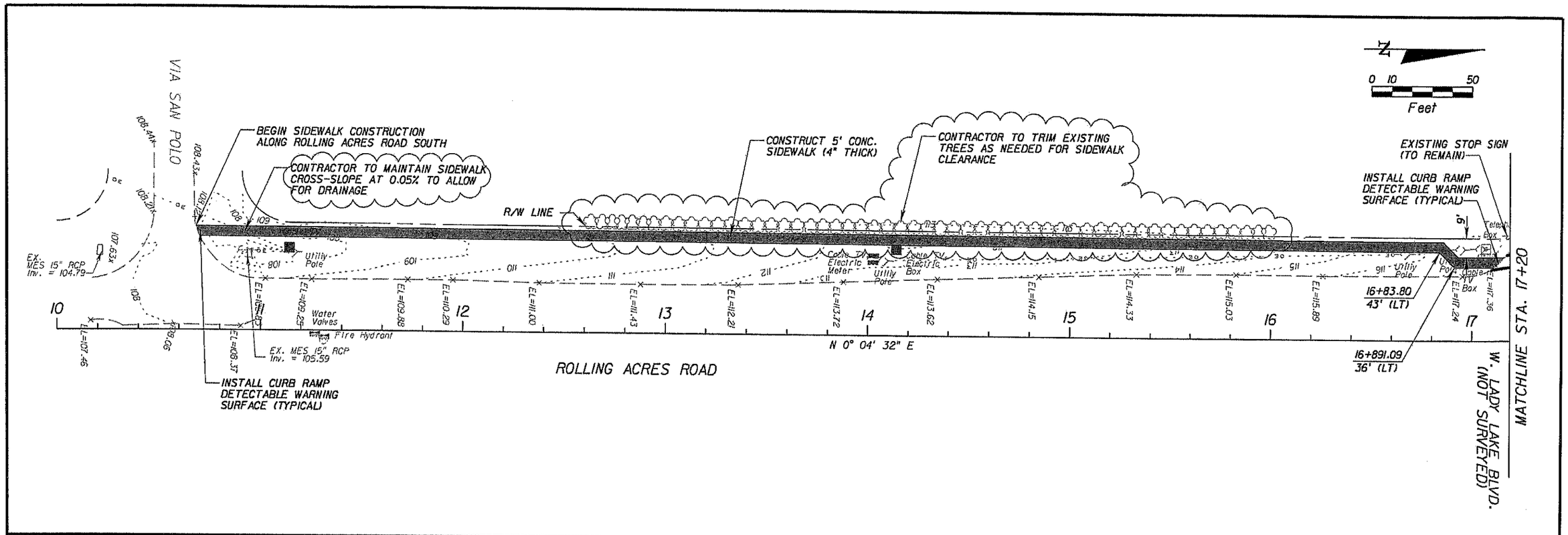
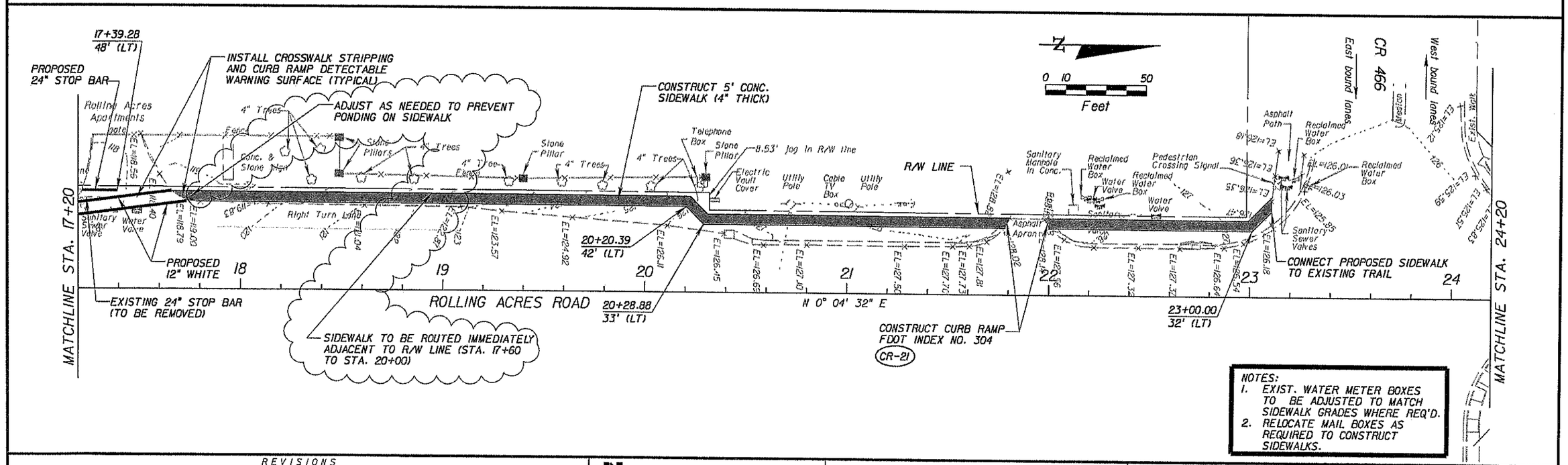
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

TYPICAL SECTIONS

SHEET NO. 3





NOTES:
1. EXIST. WATER METER BOXES TO BE ADJUSTED TO MATCH SIDEWALK GRADES WHERE REQ'D.
2. RELOCATE MAIL BOXES AS REQUIRED TO CONSTRUCT SIDEWALKS.

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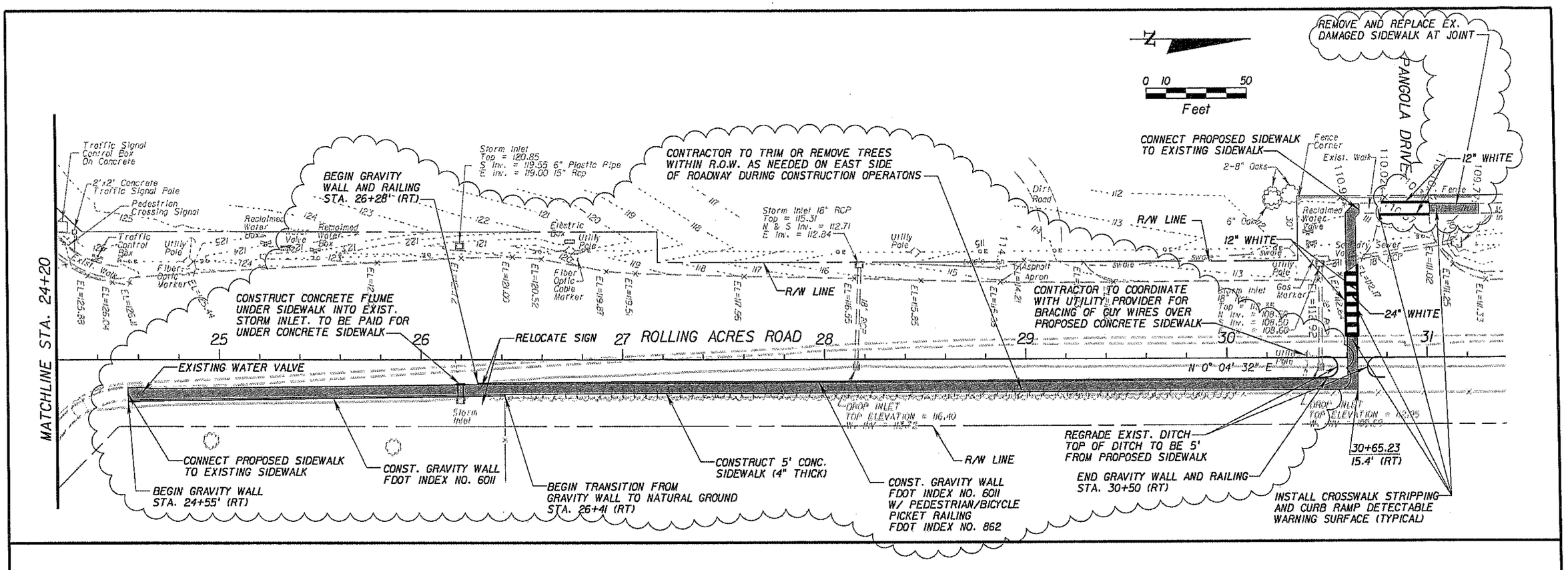
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

ROLLING ACRES ROAD SOUTH

SHEET NO. 4



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	LAKE	427855-1-52-01

ROLLING ACRES ROAD SOUTH

SHEET NO. 5

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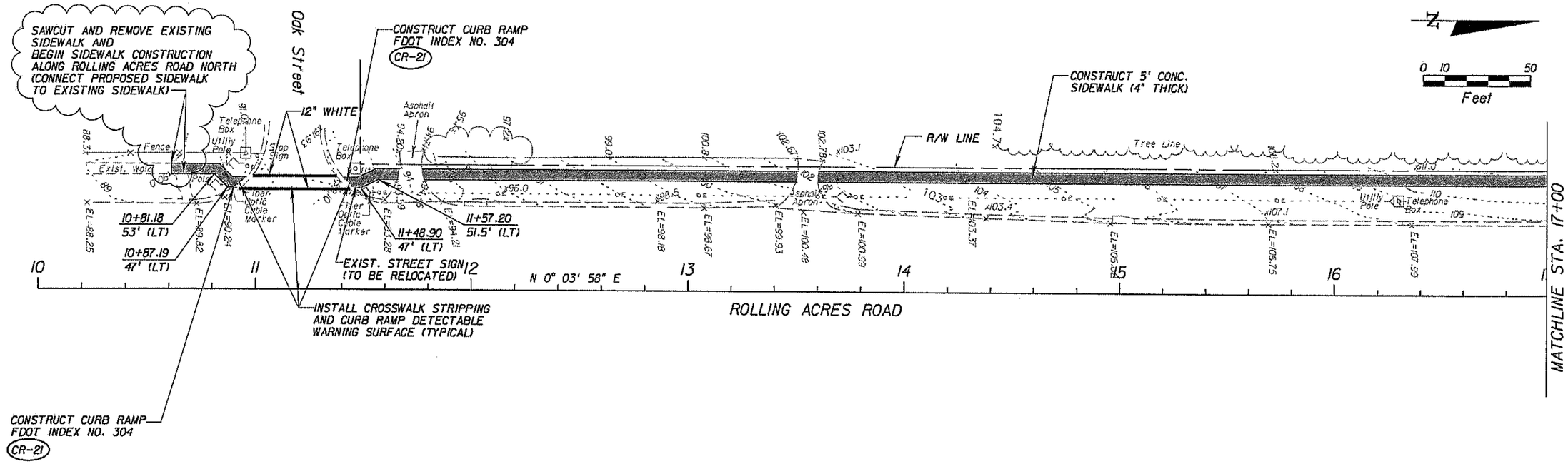

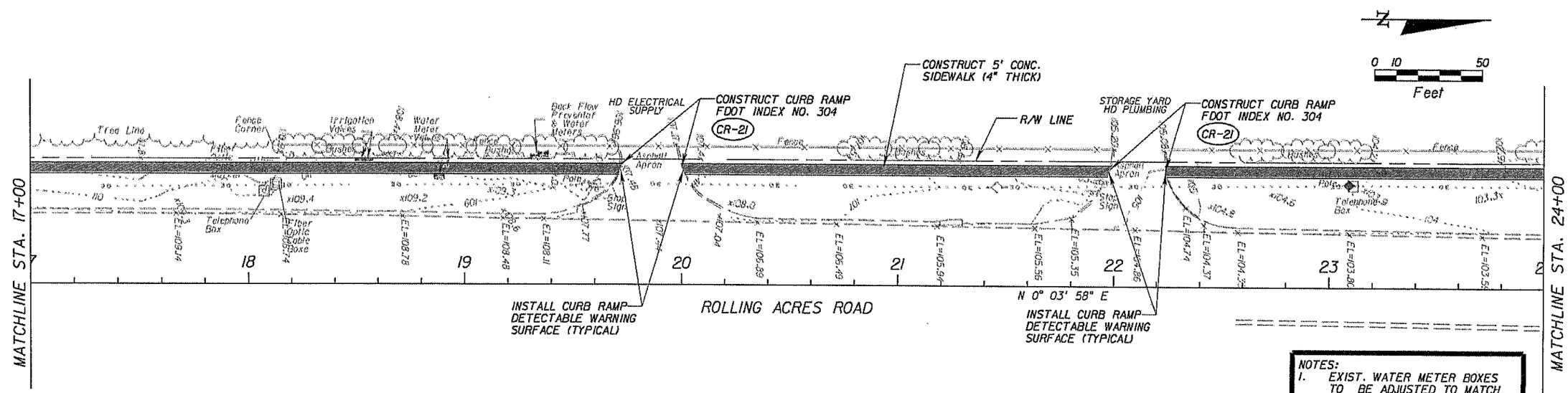

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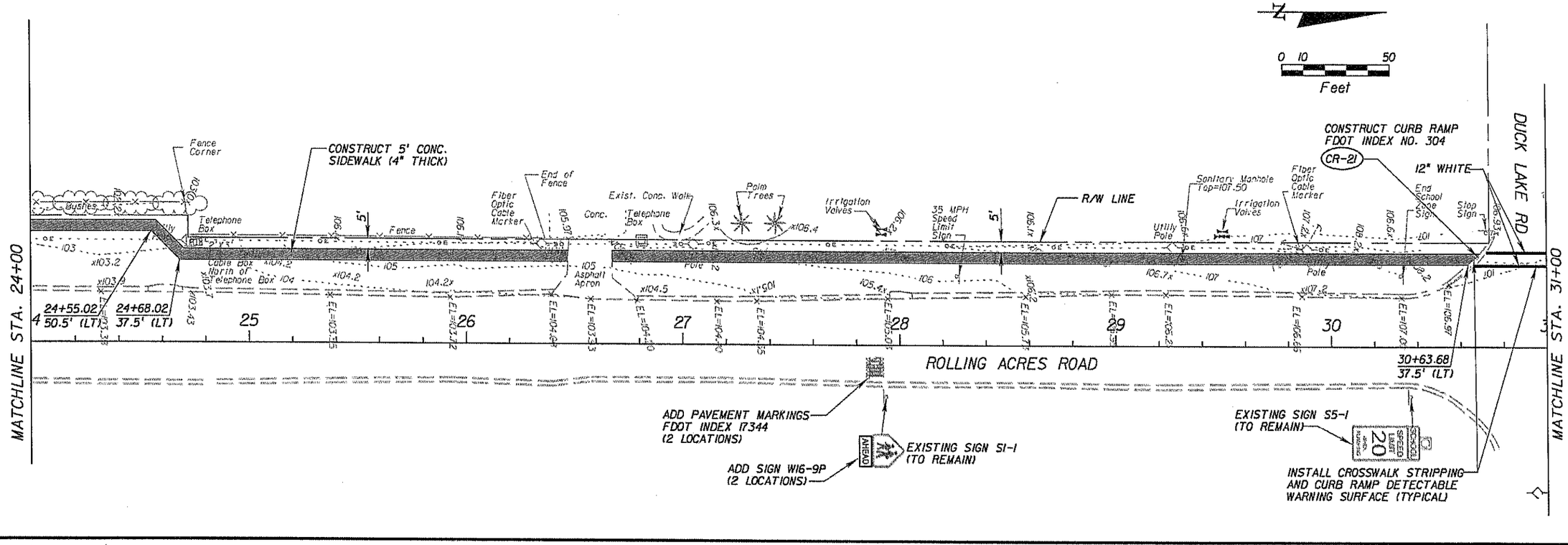
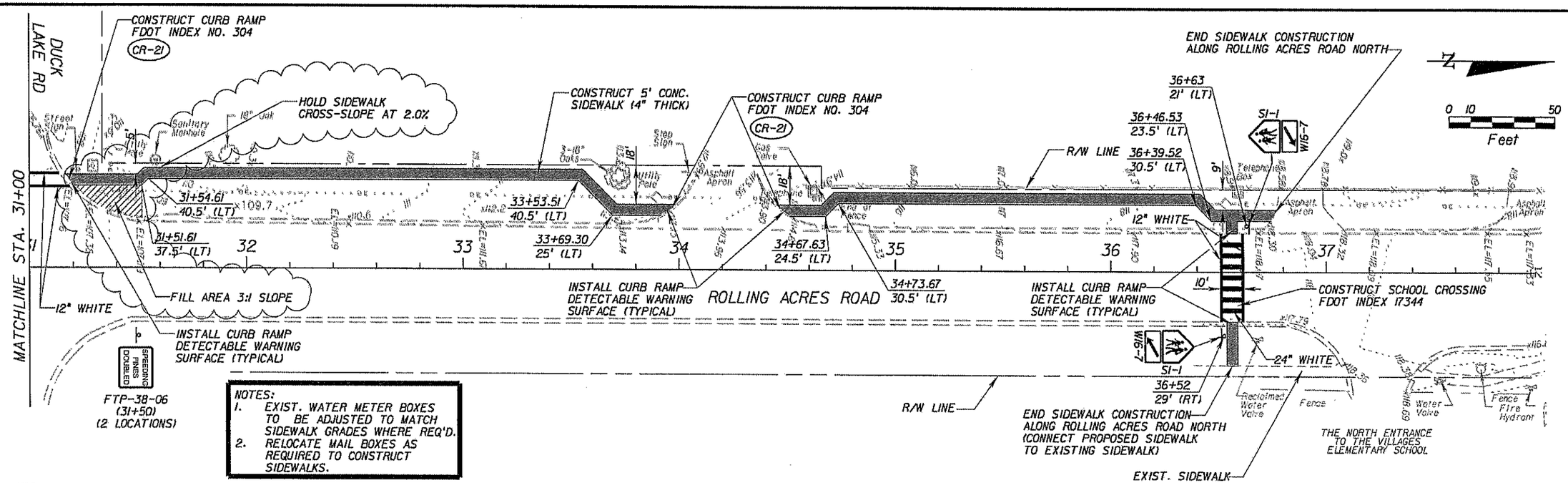
	LAKE	427855-1-52-01

ROLLING ACRES ROAD NORTH

SHEET NO. 6





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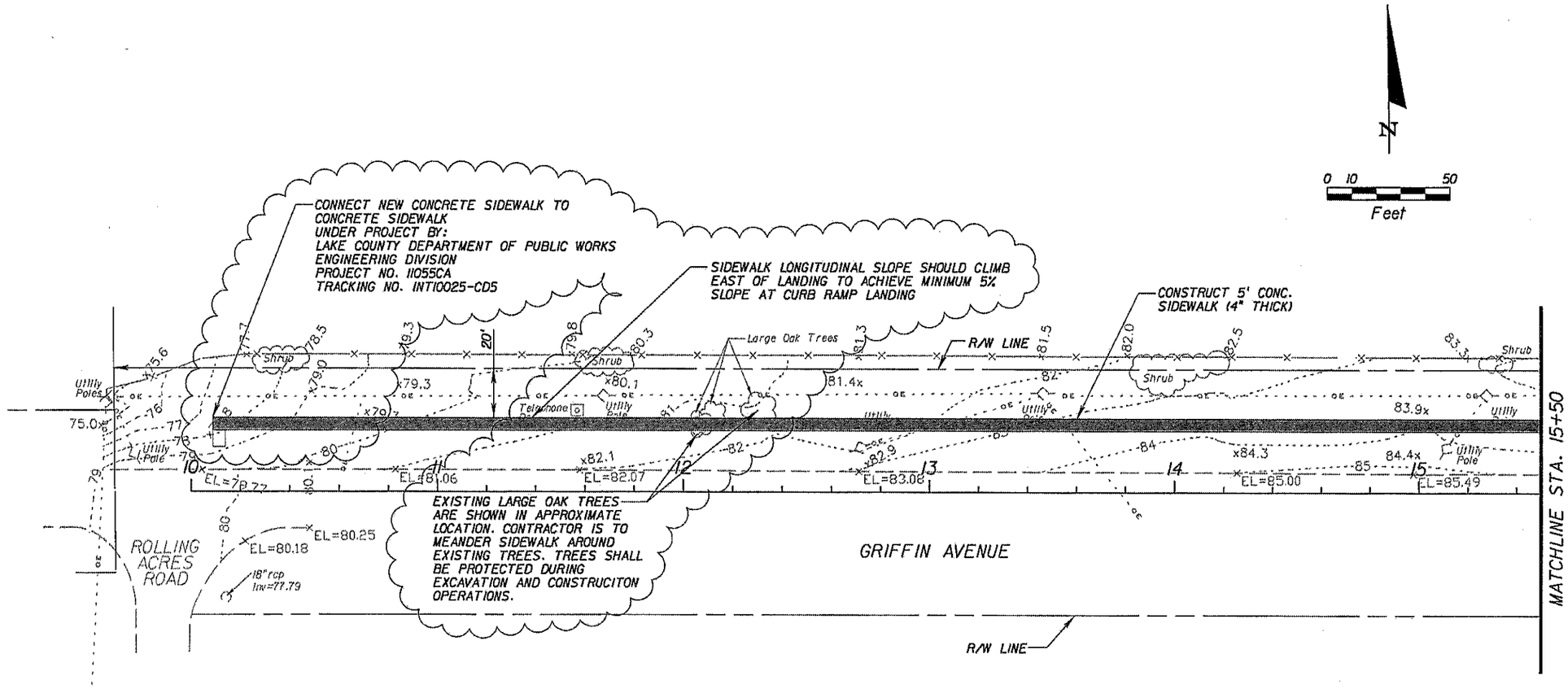
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

ROLLING ACRES ROAD NORTH

SHEET NO. 7



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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

GRIFFIN AVENUE

SHEET NO. 8

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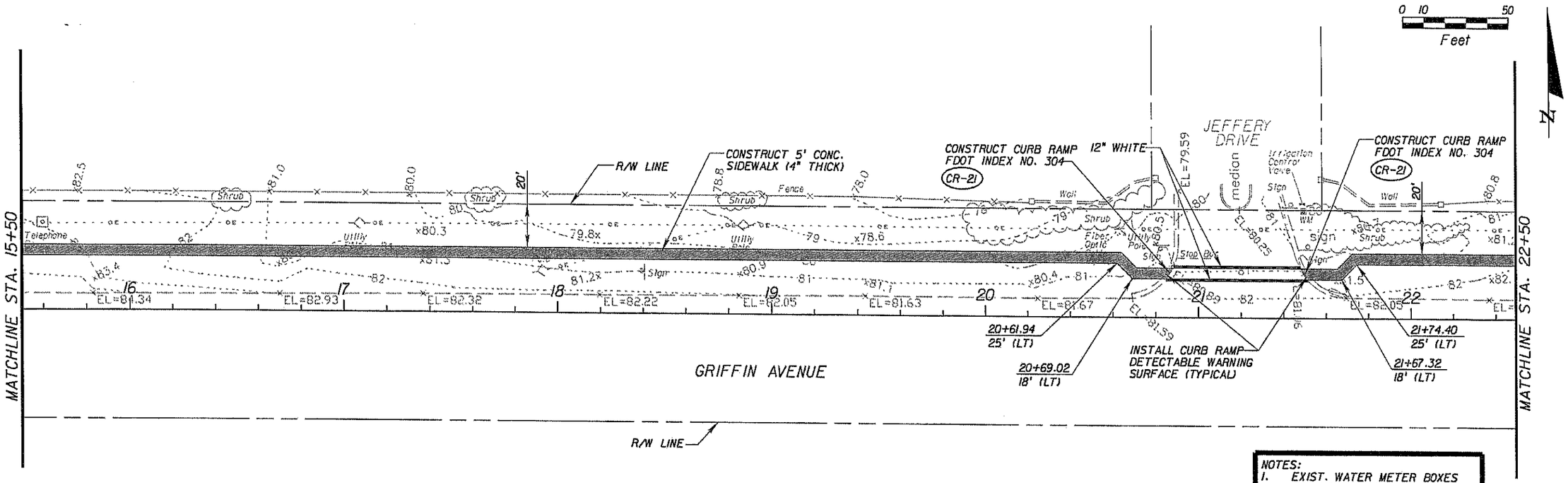

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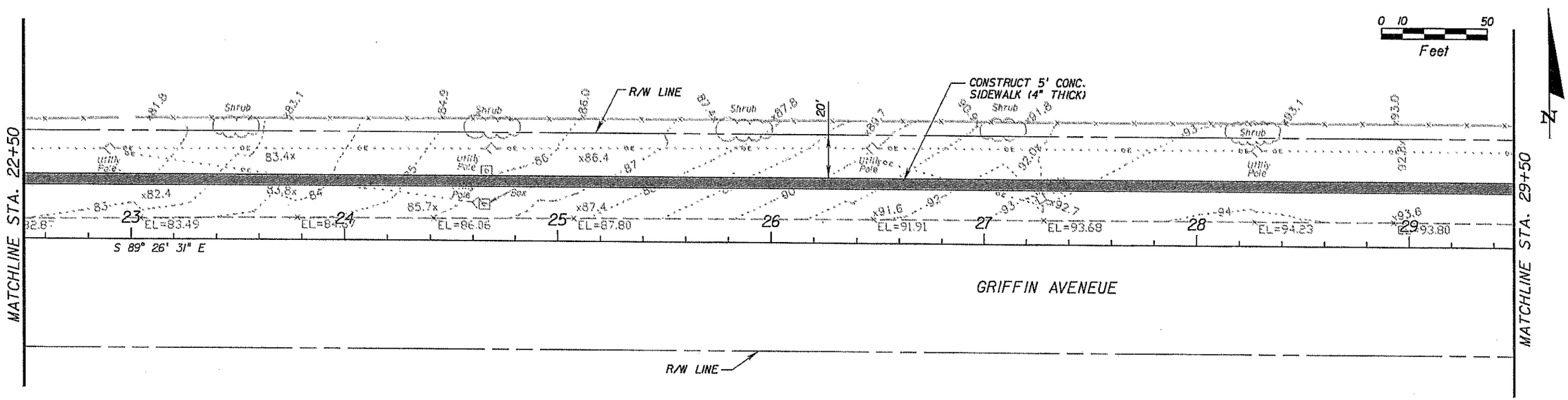

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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

GRIFFIN AVENUE

SHEET NO. 9

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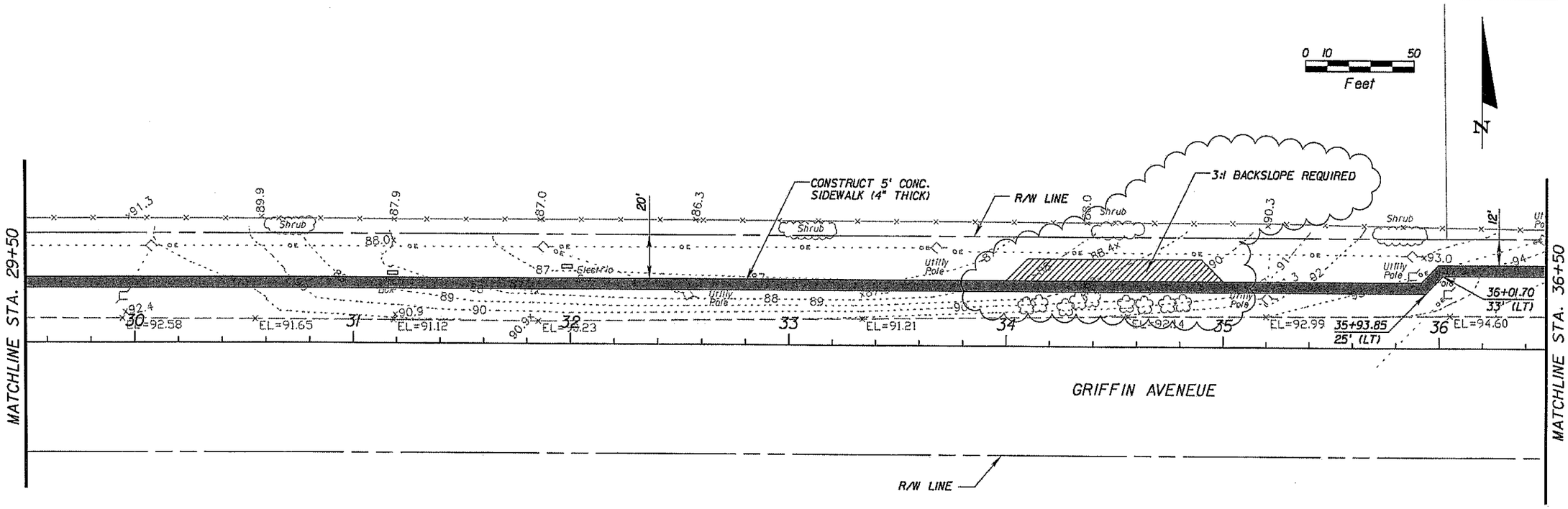

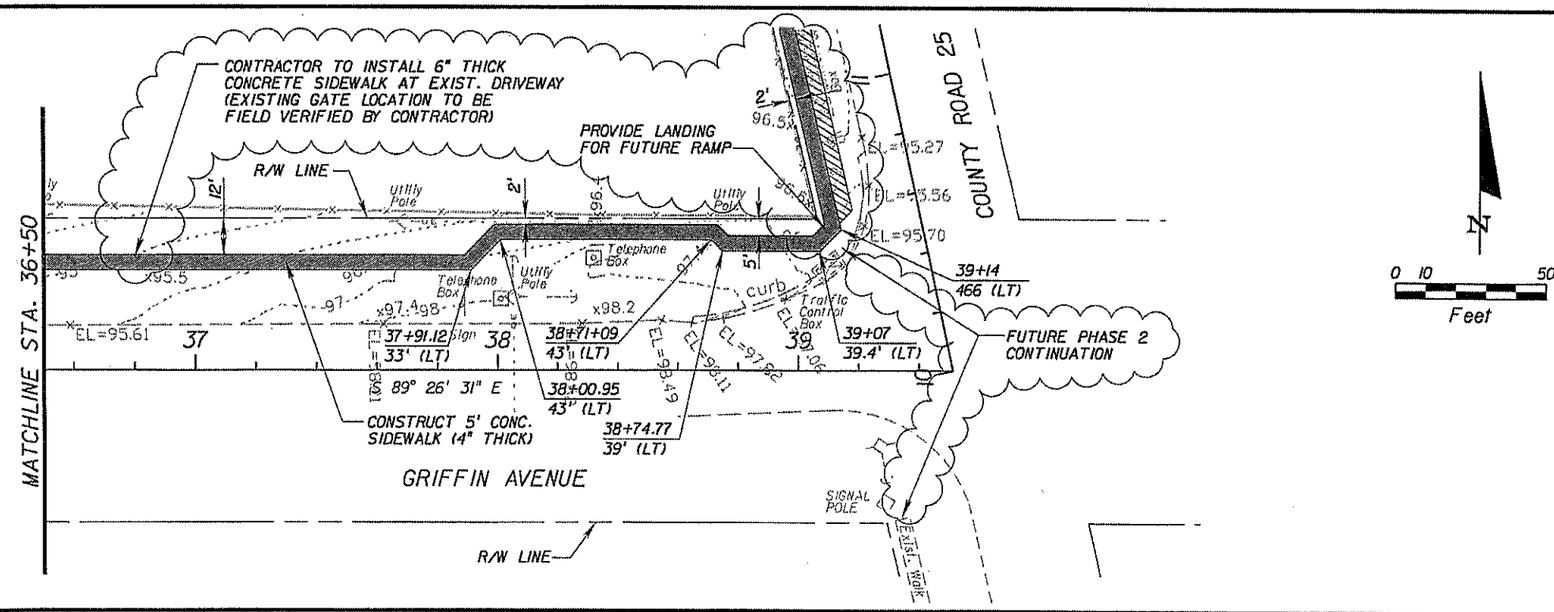

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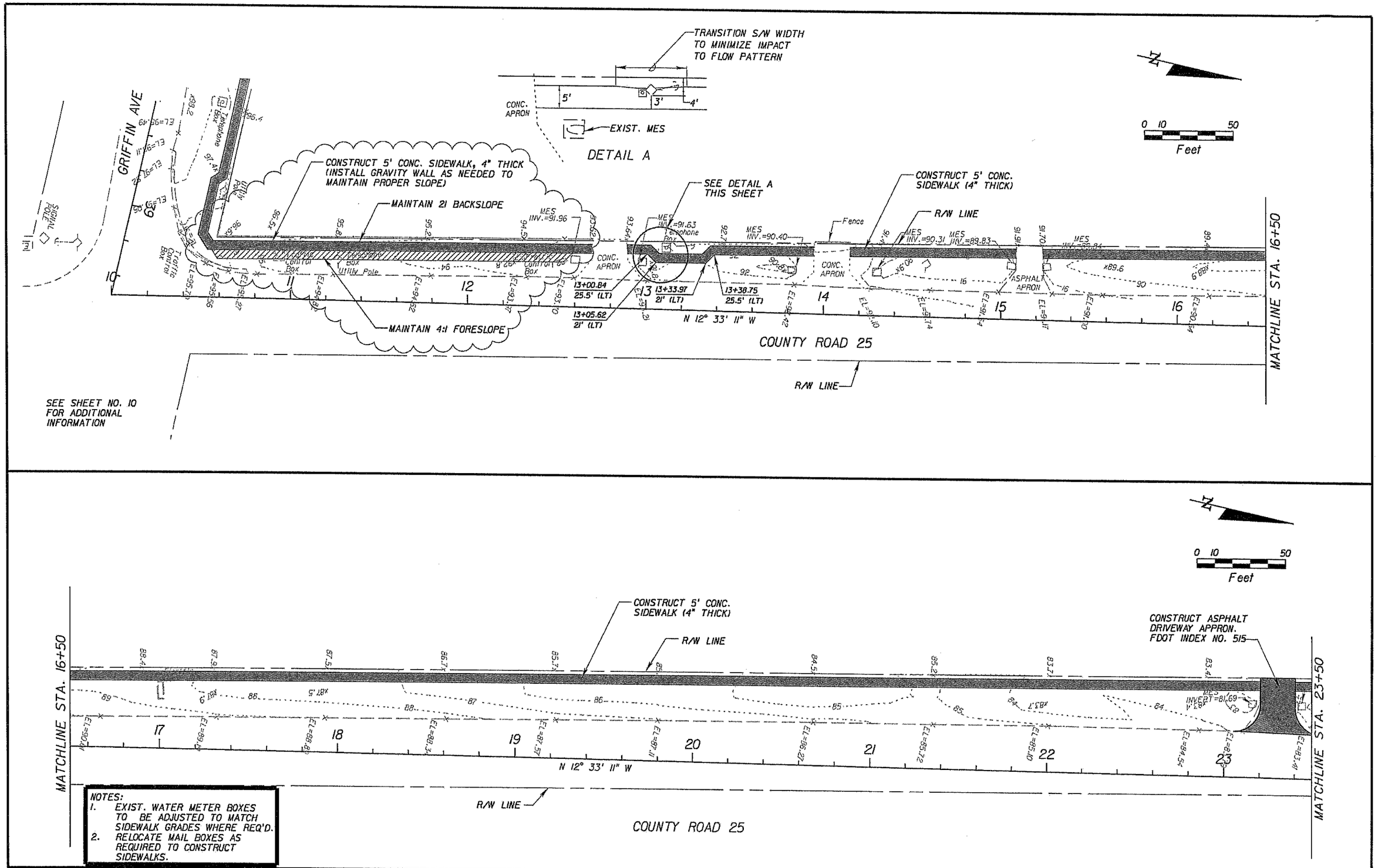
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

GRIFFIN AVENUE

SHEET NO. 10



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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

COUNTY ROAD 25

SHEET NO. 11

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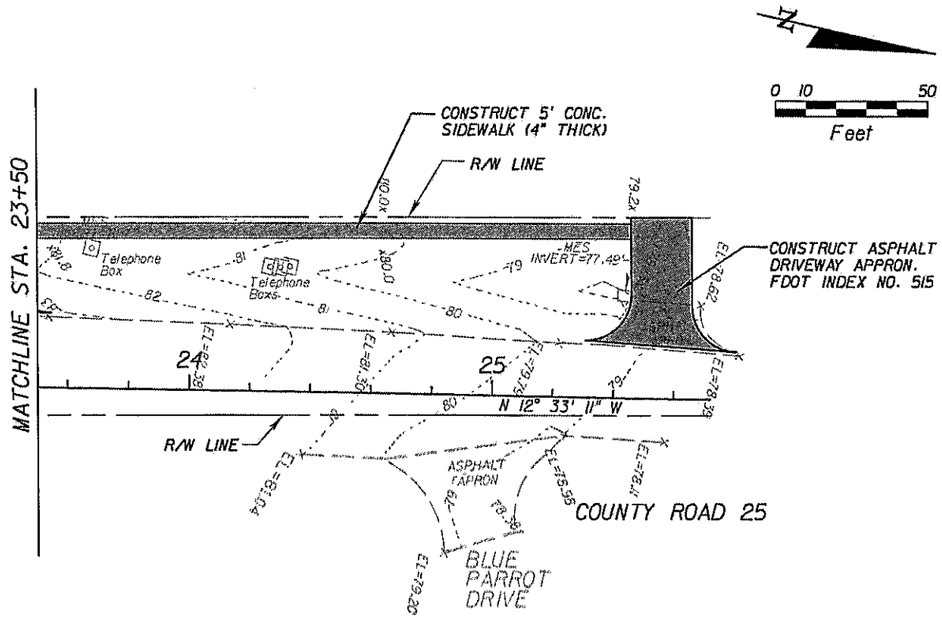


NOTES:
1. EXIST. WATER METER BOXES TO BE ADJUSTED TO MATCH SIDEWALK GRADES WHERE REQ'D.
2. RELOCATE MAIL BOXES AS REQUIRED TO CONSTRUCT SIDEWALKS.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

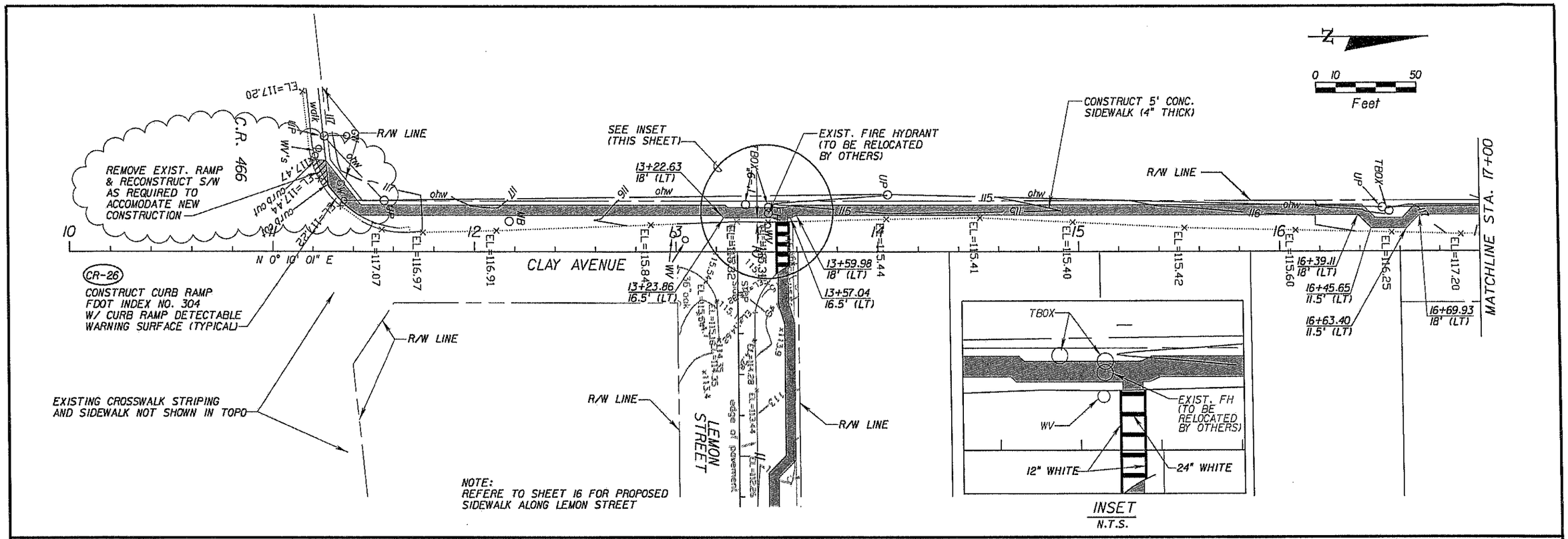
NEEL-SCHAFFER
SOLUTIONS YOU CAN BUILD UPON
2301 Lucien Way, Suite 300
Maitland, Florida 32751
Phone: (407) 647-6823 FAX: (407) 539-0575
CA 00008556

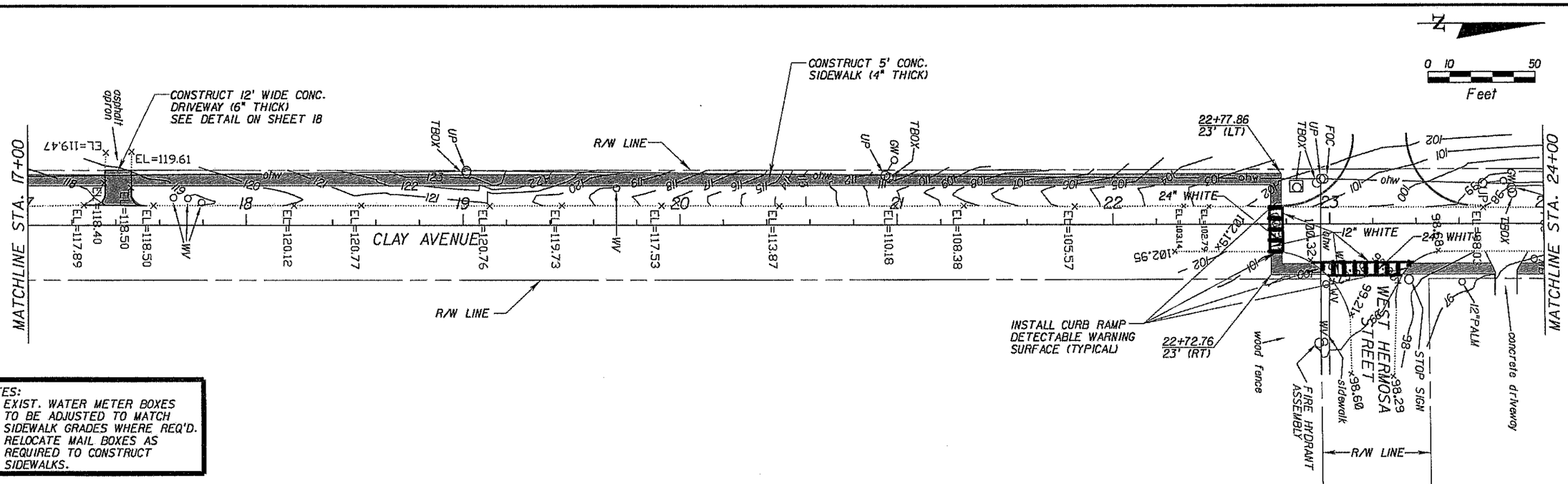
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

COUNTY ROAD 25

SHEET NO. 12





NOTES:
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2. RELOCATE MAIL BOXES AS REQUIRED TO CONSTRUCT SIDEWALKS.

REVISIONS			
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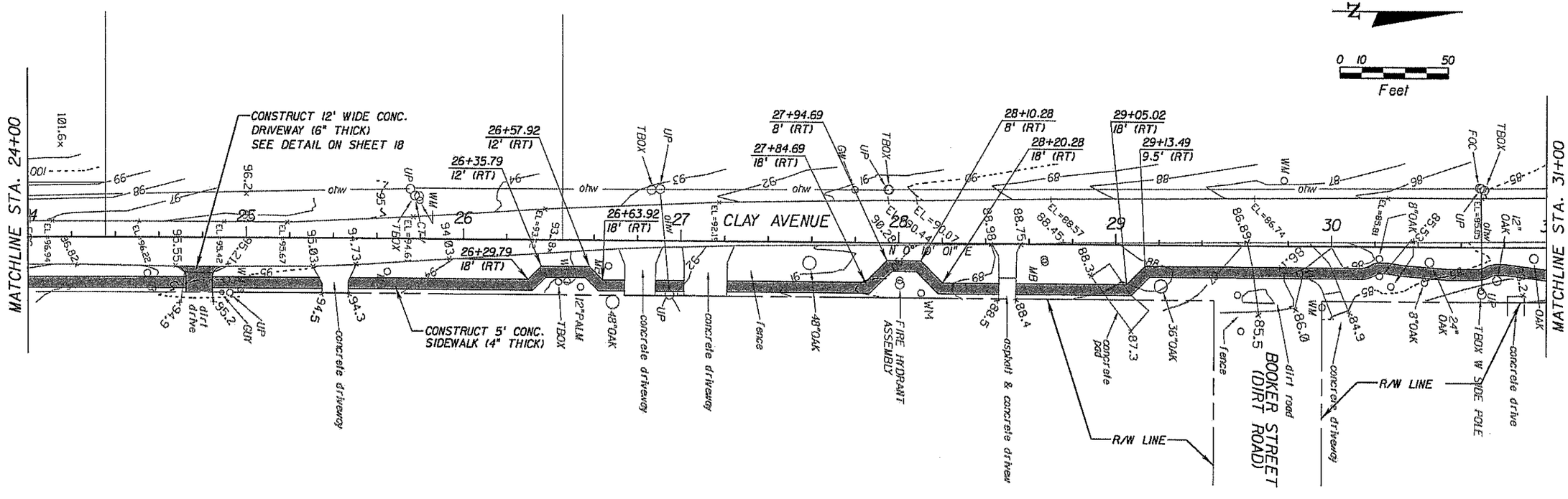
CA 00008556

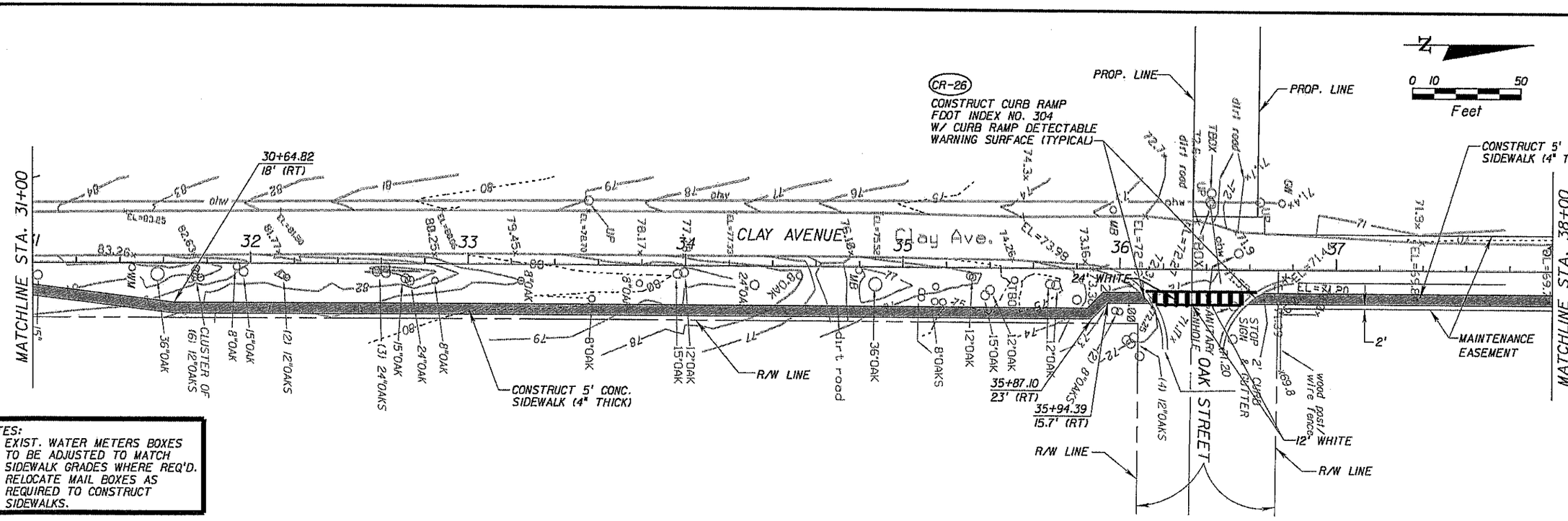
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

CLAY AVENUE

SHEET NO. 13





NOTES:
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2. RELOCATE MAIL BOXES AS REQUIRED TO CONSTRUCT SIDEWALKS.

REVISIONS			
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CA 00008556

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

CLAY AVENUE

SHEET NO. 14

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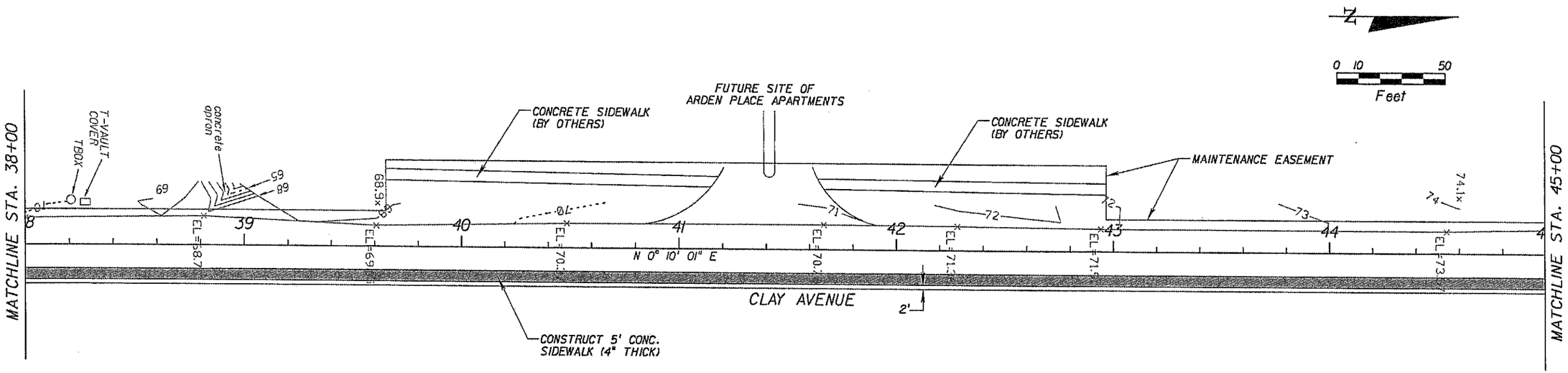

NOTES:
1. EXIST. WATER METER BOXES TO BE ADJUSTED TO MATCH SIDEWALK GRADES WHERE REQ'D.
2. RELOCATE MAIL BOXES AS REQUIRED TO CONSTRUCT SIDEWALKS.

REVISIONS			
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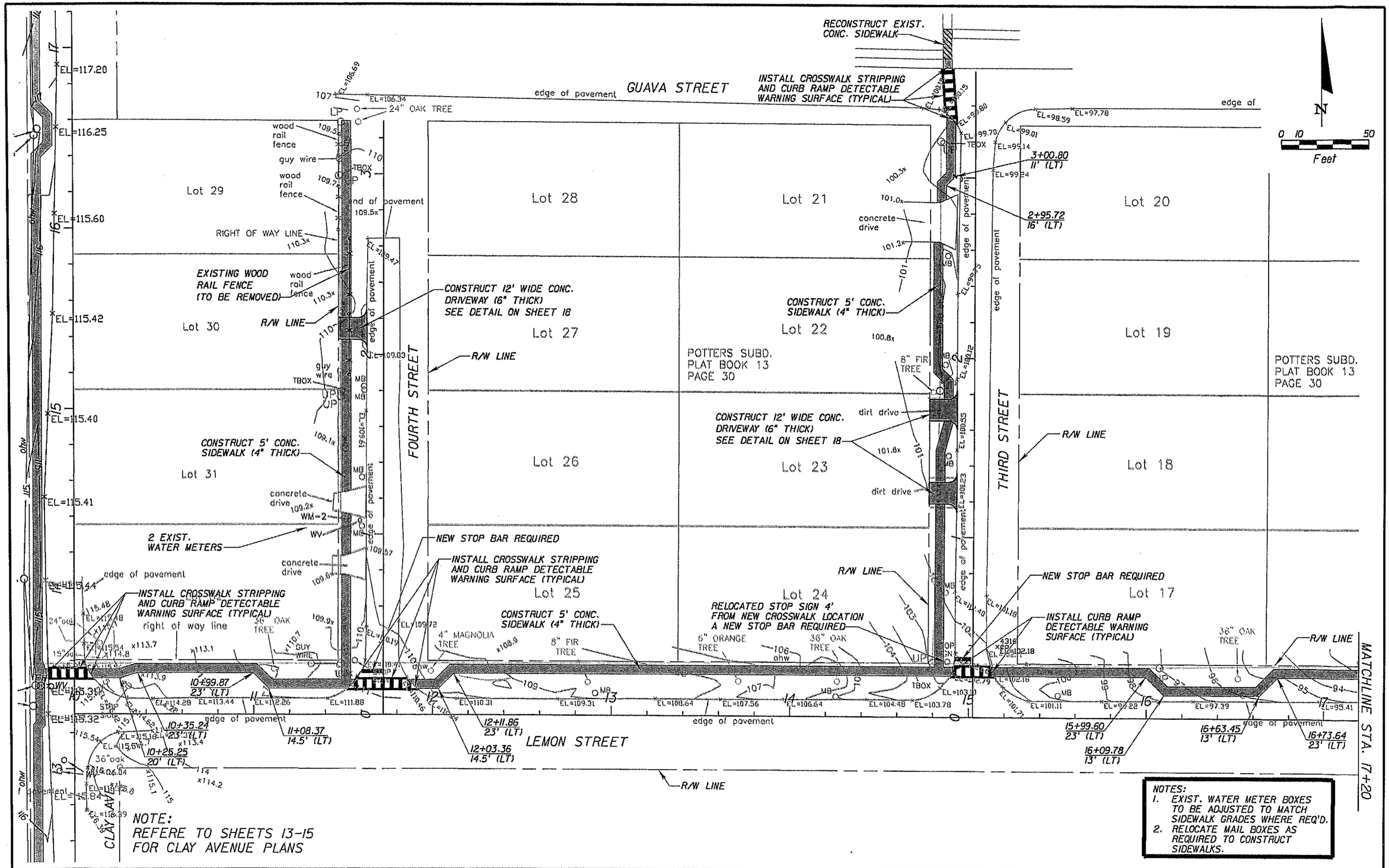
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

CLAY AVENUE

SHEET NO. 15



NOTE:
REFERE TO SHEETS 13-15
FOR CLAY AVENUE PLANS

NOTES:
1. EXIST. WATER METER BOXES TO BE ADJUSTED TO MATCH SIDEWALK GRADES WHERE REQ'D.
2. RELOCATE MAIL BOXES AS REQUIRED TO CONSTRUCT SIDEWALKS.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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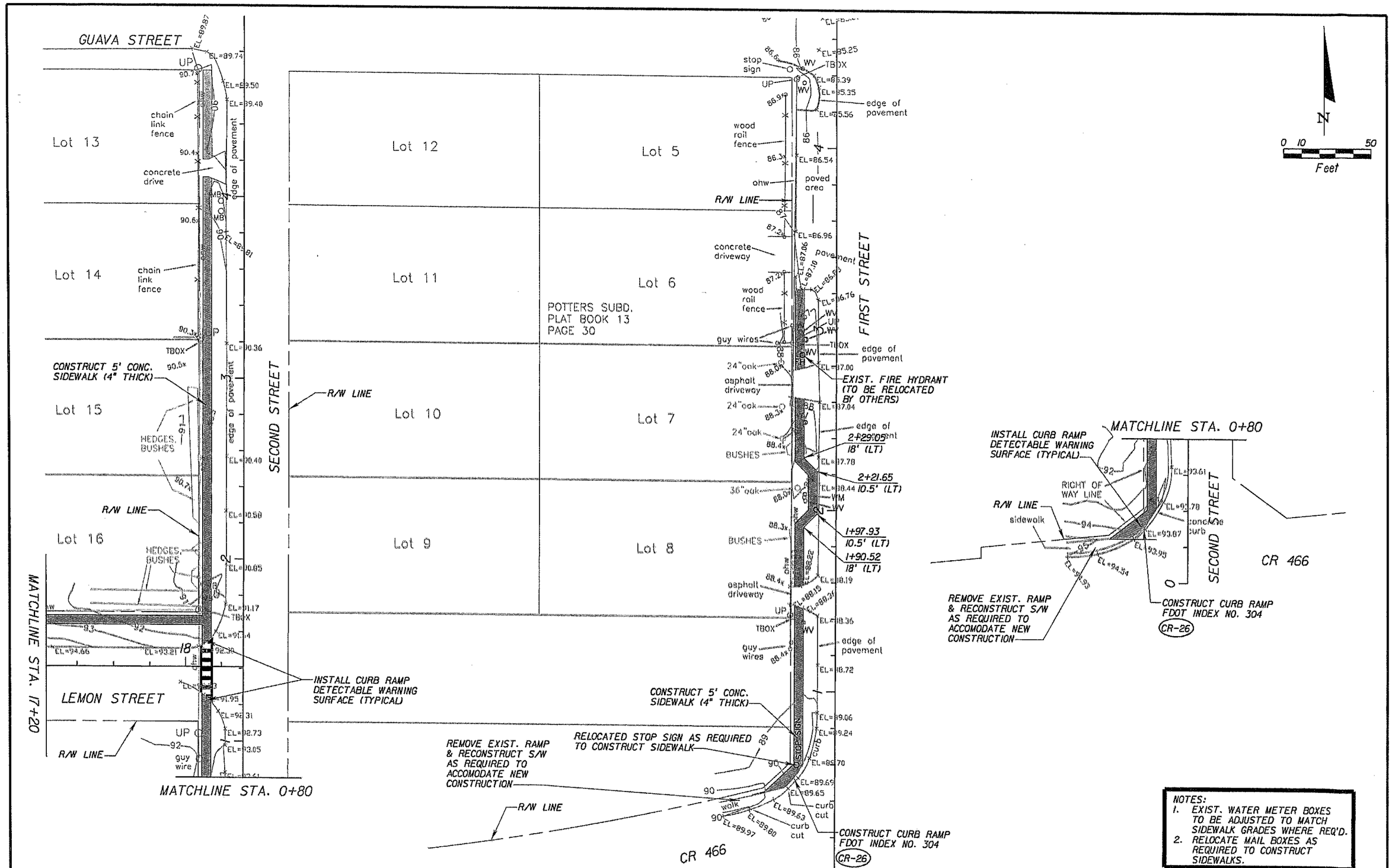
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

LEMON STREET
THIRD STREET
FOURTH STREET

SHEET NO. 16



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2. RELOCATE MAIL BOXES AS REQUIRED TO CONSTRUCT SIDEWALKS.

REVISIONS			
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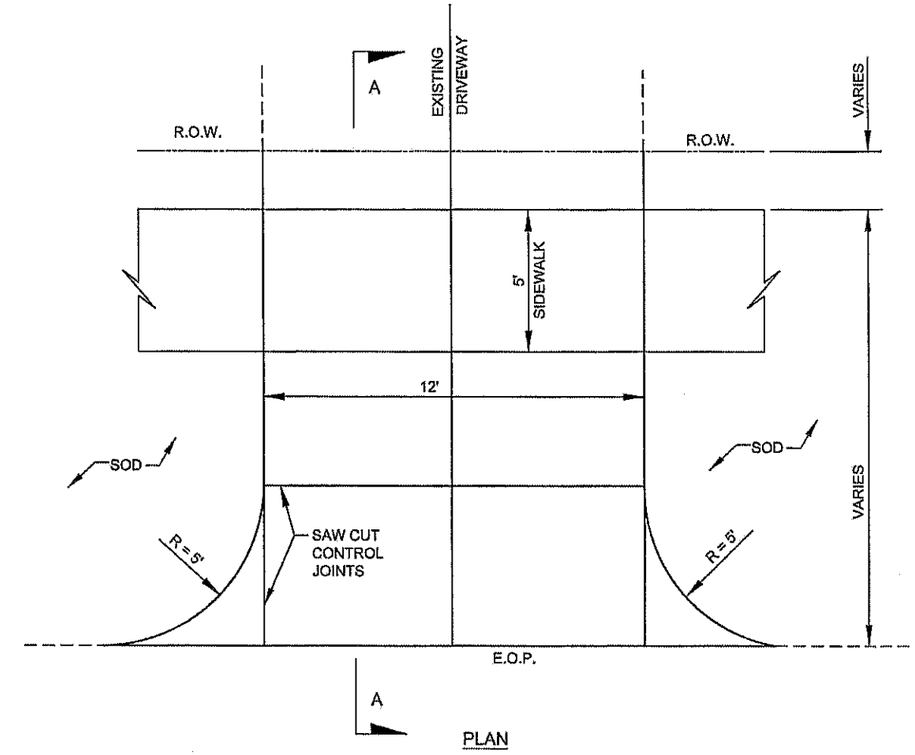
CA 00008556

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

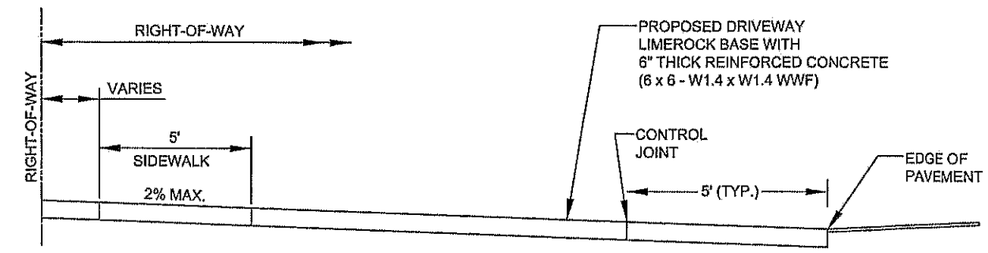
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

LEMON STREET
FIRST STREET
SECOND STREET

SHEET NO. 17



PLAN



SECTION A-A

NOTE:
CONTRACTOR HAS TO VERIFY THAT ALL EXISTING DRIVEWAYS TO REMAIN ARE 2% OR FLATTER AT THE SIDEWALK. IF THEY ARE GREATER THAT 2%, DRIVEWAYS SHALL BE RECONSTRUCTED TO MEET THE ADA STANDARDS

DRIVEWAY DETAIL
N.T.S.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

DETAILS

SHEET NO.
18

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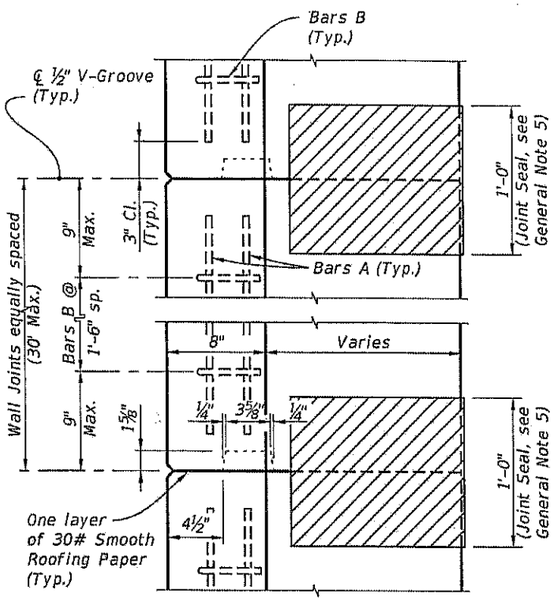
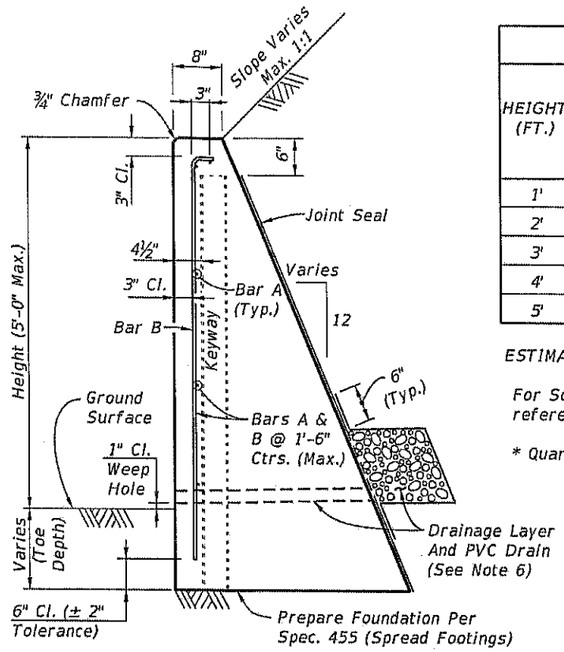


KEYWAY & WALL JOINT DETAIL
(TOP VIEW)



TYPICAL SECTION

ESTIMATED QUANTITIES FOR WALL

HEIGHT (FT.)	PER LINEAR FOOT OF WALL				WEEP HOLES & DRAIN REQD.
	CLASS NS CONCRETE (CY)			REINF. STEEL (LB.)	
	SCHEME 1	SCHEME 2	SCHEME 3		
1'	0.08	0.11 (0.20*)	0.03	3 (4*)	No
2'	0.14	0.20 (0.32*)	0.09	4 (5*)	No
3'	0.22	0.32 (0.47*)	0.29	5 (6*)	Yes
4'	0.32	0.47 (0.65*)	0.43	6 (7*)	Yes
5'	0.43	0.65 (0.85*)	0.60	7 (8*)	Yes

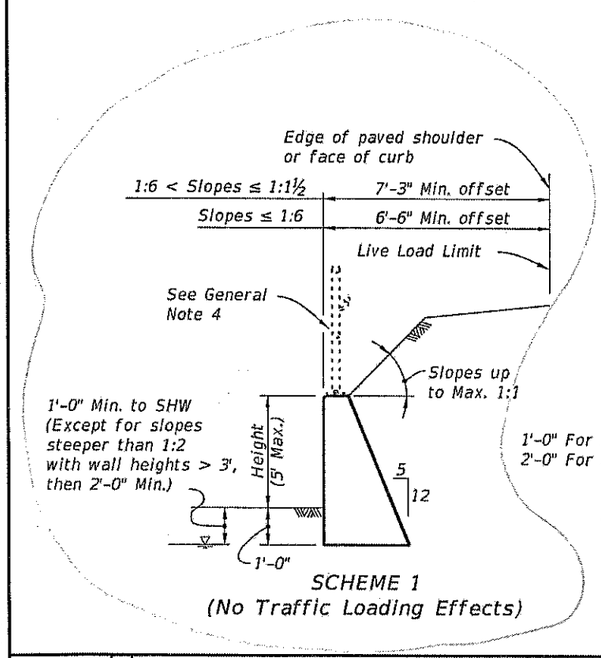
ESTIMATED QUANTITIES NOTES:

For Scheme 3 Junction Slab and Traffic Railing see the referenced Design Standards for estimated quantities.

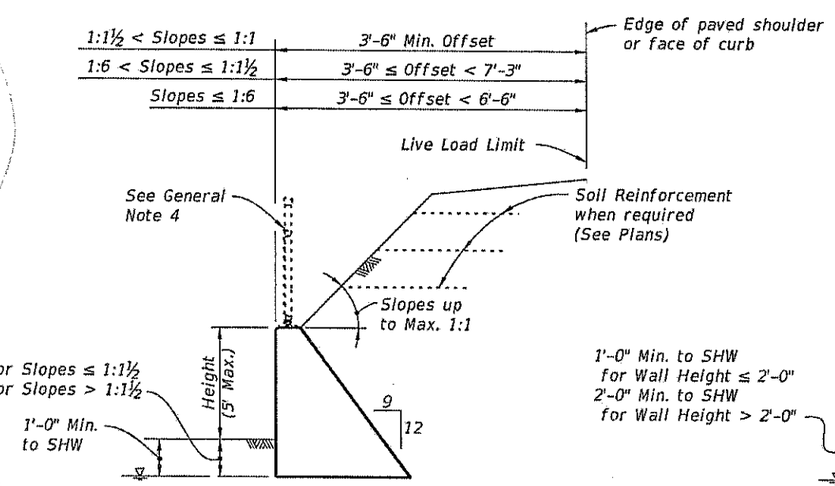
* Quantity for 2'-0" Toe Depth in Scheme 2.

GENERAL NOTES

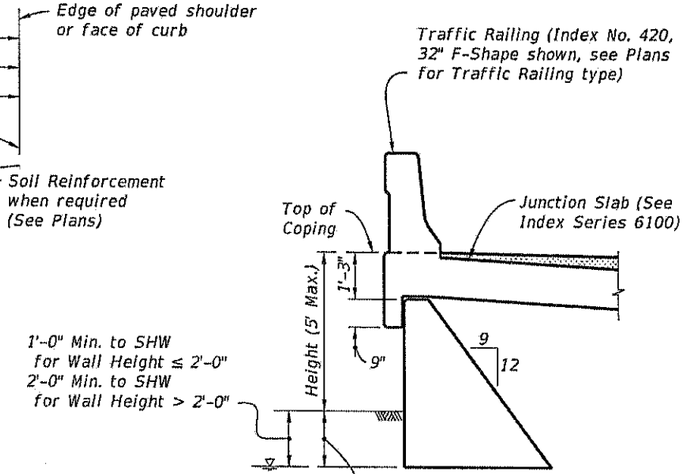
1. Gravity walls constructed as extensions of reinforced concrete retaining walls, except walls of proprietary designs, shall have the same face texture and finish as the reinforced concrete retaining wall.
2. Concrete for Gravity Wall shall be Class NS per Section 347. Concrete for Scheme 3 Junction Slab and Traffic Railing shall be Class II per Section 346, unless otherwise specified in the plans.
3. Reinforcing steel shall be ASTM A615, Grade 40 or 60 provided at the max. spacings shown. ASTM A185 Smooth or ASTM A497 Deformed Welded Wire Reinforcement (WWR) may be substituted on an equal area basis. Do not increase bar/wire spacing for Grade 60 reinforcing steel or WWR.
4. When required, for adjunct guiderail see the plans, Index No. 870 or 880 as appropriate. For adjunct Type B fence see Index No. 802.
5. Joint seal to be two layers of 30# smooth roofing paper or Type D-5 geotextile fabric in accordance with Index No. 199. Mop all contact surfaces of concrete and roofing paper or geotextile fabric with cut-back asphalt. Stop roofing paper or geotextile fabric 6" below top of wall).
6. Provide a continuous 1'x1' clean gravel or crushed rock drain for wall heights 3 ft. and higher. Wrap drainage layer as shown, with Type D-3 geotextile fabric in accordance with Index No. 199. Provide 8"x8" galvanized mesh with ¼" openings, at the inside end of the PVC Drain Pipe. Provide 2" Ø PVC Drain Pipe (Sch. 40) at 10 ft. max. spacing (When Drainage Layer required). Locate minimum 2'-0" clear of wall joints.
7. Cost of reinforcing steel, face texture, finish, joint seal, drain pipes, drainage layer, galvanized mesh and geotextile fabric to be included in the Contract Unit Price for Concrete Class NS, Gravity Wall. Cost of concrete for Junction Slab in Scheme 3, to be included in Contract Unit Price for Concrete Traffic Railing Barrier With Junction Slab. Adjunct railings or fences to be paid for separately.



SCHEME 1
(No Traffic Loading Effects)



SCHEME 2
(With Traffic Loading or Slopes > 1:1½)

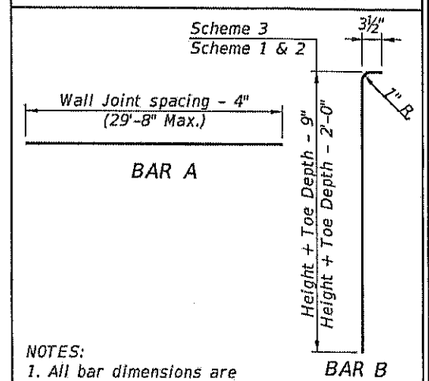


SCHEME 3
(With Traffic Railing)

BILL OF REINFORCING STEEL

MARK	SIZE	LENGTH
A	4	As Reqd.
B	4	As Reqd.

BAR BENDING DIAGRAM

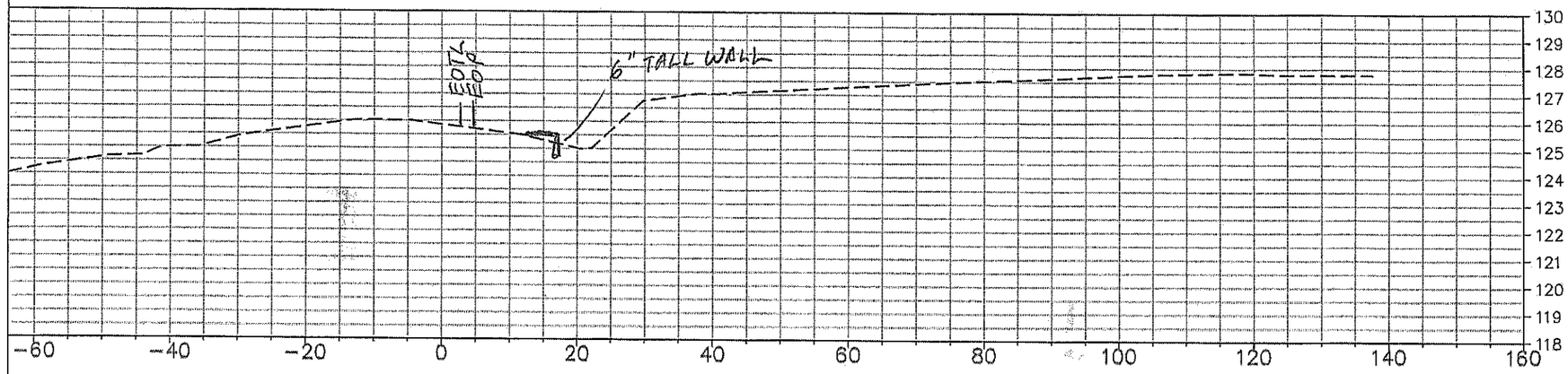


NOTES:
1. All bar dimensions are out to out.
2. Lap splices for Bars A must be a minimum of 1'-6".

LAST REVISION	REVISION	DESCRIPTION:			INDEX NO.	SHEET NO.
01/01/11			FDOT DESIGN STANDARDS 2013	C-I-P GRAVITY WALL	6011	1

6/28/2012 11:47:33 AM rd960rh C:\dj\projects\standards\structures\2013book\06011-1of1.dgn

26+00.00



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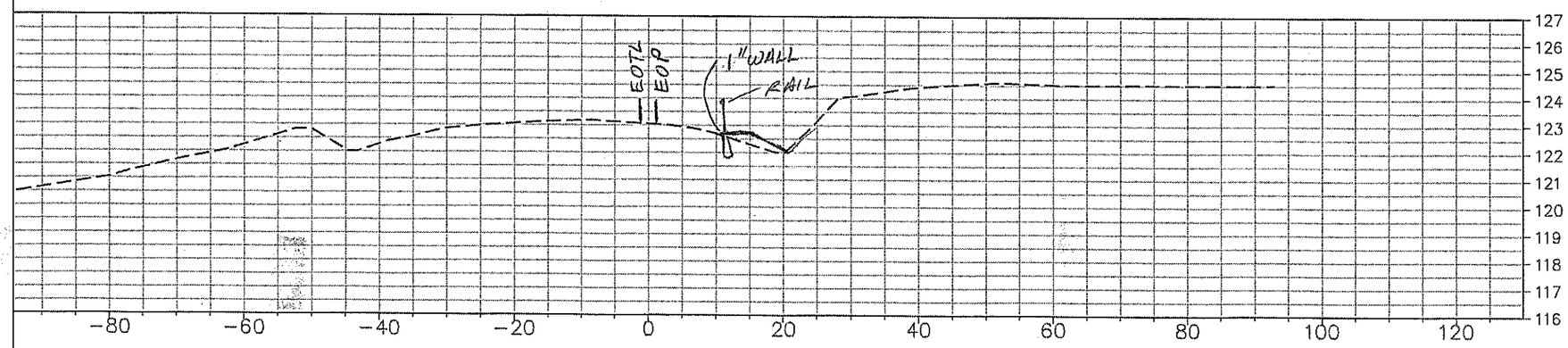

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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Maitland, Florida 32751
Phone: (407) 647-6623 FAX: (407) 539-0575
CA 00008556

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

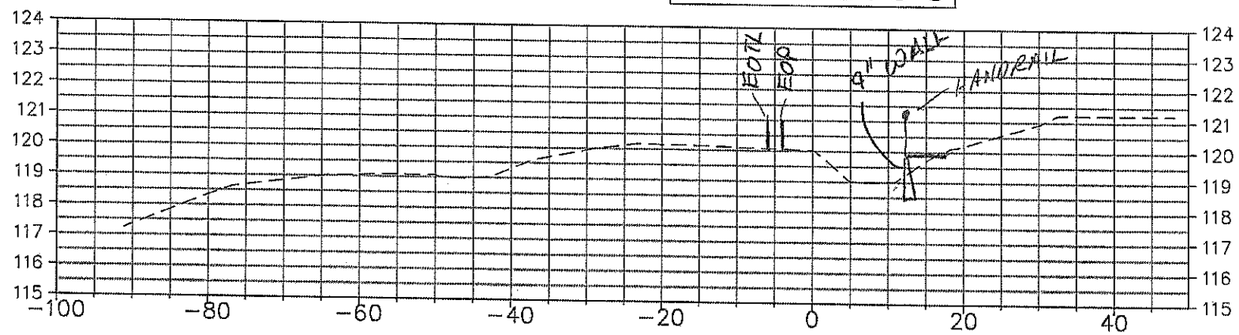
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

Rolling Acres Between 466 and Pangola

SHEET NO.

$USER$ $DATE$ $TIME$ $FILE$

28+00.00



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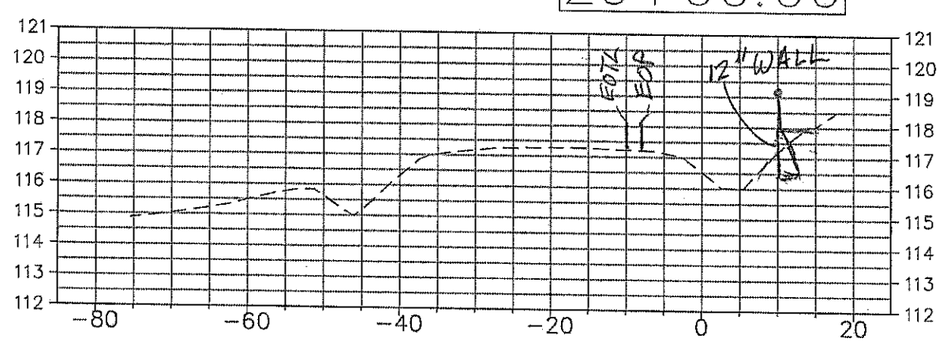

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Rolling Acres Between 466 and Pangola

SHEET NO.

$USER$ $DATE$ $TIME$ $FILE$

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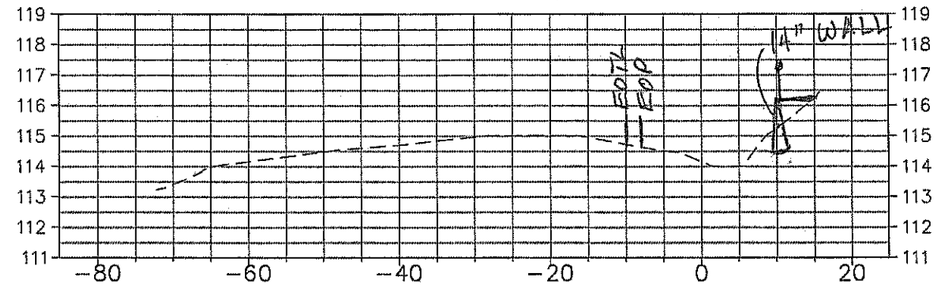

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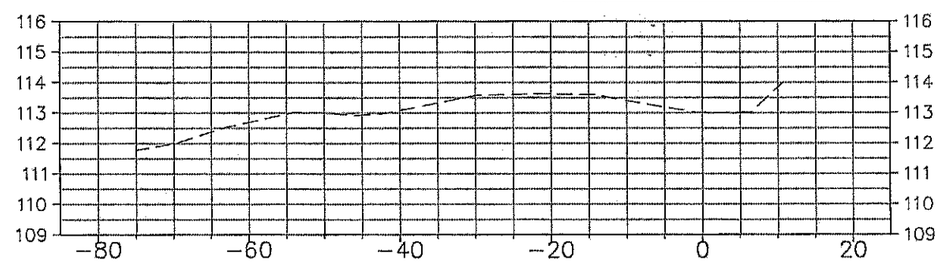

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Rolling Acres Between 466 and Pangola

SHEET NO.

$USER$ $DATE$ $TIME$ $FILE$

3/7/14

TOWN OF LADY LAKE
PARKS AND RECREATION DEPARTMENT
CONTRACT PLANS

LAKE COUNTY

FEDERAL FUNDS
FPN: 427855-1-58-01
FAN: SRTS-232-A

LOCAL AGENCY PROGRAM
SIDEWALK IMPROVEMENTS PROJECT
(ROLLING ACRES ROAD,
GRIFFIN AVENUE, C.R. 25
AND CLAY AVENUE)

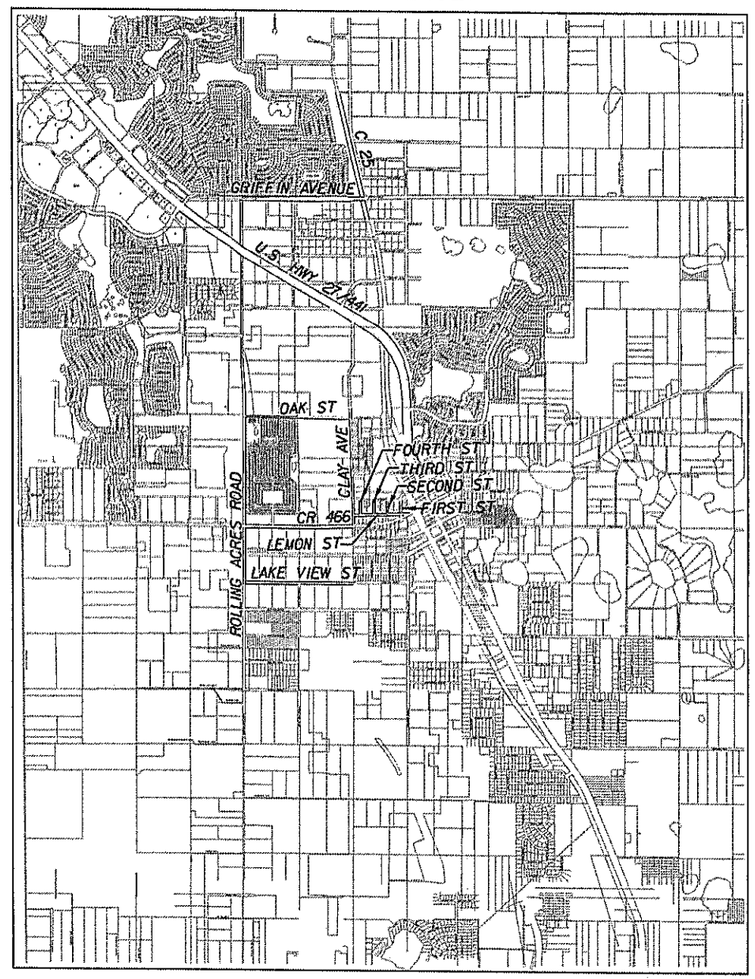
A DETAILED INDEX APPEARS ON THE
KEY SHEET OF EACH COMPONENT

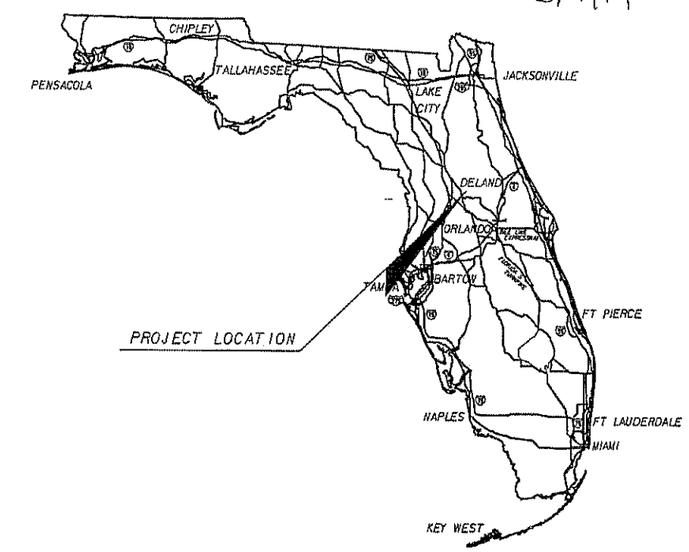
INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	GENERAL NOTES
3	TYPICAL SECTIONS
4-5	ROLLING ACRES ROAD SOUTH
6-7	ROLLING ACRES ROAD NORTH
8-10	GRIFFIN AVENUE
11-12	COUNTY ROAD 25
13-15	CLAY AVENUE
16-17	LEMON, FIRST, SECOND, THIRD & FOURTH STREET
18	DETAILS

GOVERNING STANDARDS AND SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION,
DESIGN STANDARDS DATED 2012/2013,
AND STANDARD SPECIFICATIONS FOR ROAD AND
BRIDGE CONSTRUCTION DATED 2010,
AS AMENDED BY CONTRACT DOCUMENTS.

FOR DESIGN STANDARDS MODIFICATIONS CLICK ON
"DESIGN STANDARDS" AT THE FOLLOWING WEB SITE:
HTTP://WWW.DOT.STATE.FL.US/RDDESIGN/DESIGNSTANDARDS/STANDARDS.SHTM





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N.T.S.

PLANS PREPARED BY:

NEEL-SCHAFFER
SOLUTIONS YOU CAN BUILD UPON
2301 Lucien Way, Suite 300
Maitland, Florida 32751
Phone: (407) 647-6623 FAX: (407) 539-0575
CA 00008556

NOTE: THE SCALE OF THESE PLANS MAY
HAVE CHANGED DUE TO REPRODUCTION.

FINAL PLANS SUBMITTAL
DECEMBER, 2012

SIDEWALK PLANS
ENGINEER OF RECORD: FRANK WATANABE

P.E. NO.: 66735

MAYOR AND COMMISSIONERS

RUTH KUSSARD
MAYER PRO-TEM/WARD ONE

TONY HOLDEN
WARD TWO

TY MILLER
WARD THREE

PAUL HANNAN
WARD FOUR

JIM RICHARDS
MAYOR-WARD FIVE

DEREK SCHROTH
TOWN ATTORNEY

ADMINISTRATION

KRISTEN KOLLGAARD
CITY MANAGER/TOWN CLERK

C.T.EAGLE
PUBLIC WORKS DIRECTOR

THAD CARROLL
GROWTH MANAGEMENT DIRECTOR

MIKE BURSKE
PARKS & RECREATION DIRECTOR

KAREN RICKLEMAN
FINANCE DIRECTOR

TOWN OF LADY LAKES PARKS AND RECREATIONS MANAGER: MIKE BURSKE

EROSION CONTROL/WATER QUALITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING AN EROSION CONTROL PLAN AT THE TIME OF PRE-CONSTRUCTION CONFERENCE. THE PROPOSED EROSION CONTROL PLAN SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CRITERIA SET FORTH IN THE FDOT STANDARD SPECIFICATIONS FOR ROADS AND FDEP LAND DEVELOPMENT MANUAL SHALL BE SUBJECT TO APPROVAL BY LOCAL GOVERNMENTS AND WATER MANAGEMENT DISTRICT HAVING JURISDICTION.

2. EROSION CONTROL AND SEDIMENTATION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO BEGINNING ANY CONSTRUCTION. THEY SHALL BE INSTALLED, AT A MINIMUM TO THE LIMITS SHOWN IN THE DRAWING, AS REQUIRED IN THE SPECIFICATIONS AND IN ACCORDANCE WITH ALL REGULATORY AGENCY REQUIREMENTS. THE COST TO THE CONTRACTOR FOR ALL EROSION AND SEDIMENTATION CONTROL IS INCLUDED IN THE LUMP SUM BID AND NO ADDITIONAL COMPENSATION SHALL BE MADE BY THE OWNER.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TEMPORARY EROSION CONTROL FEATURES.

4. THE CONTRACTOR IS TO PROVIDE EROSION/SEDIMENTATION CONTROL TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATER WAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND ON AREAS WHERE CONSTRUCTION-RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES. AN EROSION CONTROL BARRIER SHALL BE ESTABLISHED AS SITE CLEARING PROCEEDS AND MAINTAINED UNTIL SUCH TIME AS VEGETATION OR OTHER CONTROLS BECOME EFFECTIVE.

5. EXISTING DRAINAGE PATTERNS AND CAPACITIES ARE TO BE PROTECTED AND MAINTAINED DURING CONSTRUCTION TO ELIMINATE FLOODING AND PONDING WATER ON PRIVATE PROPERTY. CONTRACTOR TO PROVIDE TEMPORARY DRAINAGE MEASURES AS REQUIRES TO MEET THIS REQUIREMENT.

6. REGRADE AND RESOD DISTURBED AREAS SHOWN ON SHEET 3

GENERAL NOTES

1. ALL ELEVATIONS ARE BASED ON NAVD 1988 UNLESS OTHERWISE NOTED.

2. EXISTING DRAINAGE STRUCTURES WITHIN CONSTRUCTION LIMITS SHALL REMAIN, UNLESS OTHERWISE NOTED.

3. THE LOCATION(S) OF THE UTILITIES SHOWN IN THE PLANS ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE VERIFIED LOCATIONS / ELEVATIONS APPLY ONLY AT THE POINT SHOWN. INTERPOLATIONS BETWEEN THESE POINTS HAVE NOT BEEN VERIFIED. UTILITIES SHALL REMAIN UNLESS OTHERWISE NOTED IN PLANS.

4. THE CONTRACTOR SHALL NOTIFY UTILITY OWNERS THROUGH SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND UTILITY OWNERS LISTED BELOW IN TWO BUSINESS DAYS (OR 10 DAYS IF DIGGING UNDER WATER) IN ADVANCE OF BEGINNING CONSTRUCTION ON THE JOB SITE.

UTILITY OWNERS:

COMPANY	TELEPHONE NUMBERS
CITY OF LEESBURG-ELECTRIC	352-728-9830
PROGRESS ENERGY	918-640-5964
COMCAST	352-315-8528
TECO PEOPLE GAS	352-401-3417
SUMTER ELECTRIC COOP.	352-793-3801
TOWN OF LADY LAKE	352-751-1526
CENTURY LINK	352-368-8763
VILLAGE CENTER COMMUNITY DVPT DISTRICT	352-751-6700

5. THE CONTRACTOR IS TO MAINTAIN AND KEEP STREET NAME IDENTIFICATION SIGNS VISIBLE DURING CONSTRUCTION OPERATIONS IN ORDER TO FACILITATE EMERGENCY VEHICLE TRAFFIC.

6. BURNING OF MATERIAL AND / OR DEBRIS AS A MEANS OF DISPOSAL IS PROHIBITED WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL DISPOSE OF ALL CLEARED AND GRUBBED MATERIAL OFF-SITE.

7. THE CONTRACTOR SHALL APPLY "CAST INTO CONCRETE" DETECTABLE WARNING SURFACES TO CURB CUT RAMPS IN ACCORDANCE WITH DESIGN STANDARDS 304 AND 310 AND SPECIFICATION 527.

8. ALL SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.

9. FINAL MARKINGS SHALL BE THERMOPLASTIC. ALL CROSSWALKS SHALL BE MARKED WITH HIGH INTENSITY CROSSWALKS PER THE MUTCD LATEST EDITION. ALL CROSSWALKS TO BE MINIMUM 6' WIDE PER FDOT INDEX NO. 17346.

10. THE CONTRACTOR SHALL CONTACT THE ENGINEER UPON FINDING ANY CONFLICTS IN THE PLANS DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON DRAWINGS.

11. CONSTRUCTION IS LIMITED TO WITHIN STREETS RIGHTS-OF-WAY.

GENERAL NOTES CONT.

12. THE CONTRACTOR IS TO OBTAIN ALL REQUIRED PERMITS FOR THE PROJECT AND SHALL COORDINATE WITH THE TOWN OF LADY LAKE.

13. UNLESS OTHERWISE SHOWN, THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, LANDSCAPING, DRIVEWAYS, SIDEWALKS, IRRIGATION SYSTEMS, UNDERGROUND PIPING, ETC. LOCATED WITHIN AND OUTSIDE THE PROJECT LIMIT LINE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL REPLACE WITH EQUAL MATERIAL OR AS DIRECTED BY THE ENGINEER.

14. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PART VI, WORK ZONE TRAFFIC CONTROL. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC PLAN THAT HAS BEEN SIGNED/SEALED BY A FLORIDA PROFESSIONAL ENGINEER TO THE ENGINEER PRIOR TO CONSTRUCTION.

15. IN AREAS WHERE CONSTRUCTION ACTIVITIES RESTRICT NORMAL ACCESS TO PROPERTIES, THE CONTRACTOR SHALL PROVIDE AN ALTERNATIVE ACCESS ROUTE, WHICH IS SUBJECT TO APPROVAL BY THE ENGINEER.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING DAMAGED CURBS, ASPHALT, LANDSCAPING, DRIVEWAYS, MAILBOXES AND ANY TEMPORARY REPAIRS OF OPEN CUTS. THESE ITEMS SHALL BE PAID UNDER GENERAL REQUIREMENTS.

17. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN TRAFFIC, I.E. TEMPORARY SIDEWALKS AROUND WORK AREAS, CONTRACTOR MAY HAVE TO RESTRICT WORK HOURS ON SIDEWALKS, TO RESTORE A.S.A.P. AND ERECT TEMPORARY FENCING BETWEEN CONSTRUCTION AND TEMPORARY SIDEWALKS, ETC.

18. ALL SIDEWALKS SHALL BE A MINIMUM WIDTH OF FIVE (5) FEET.

19. SIDEWALK SHALL BE 4-INCHES THICK - 2,500 PSI CONCRETE WITH FIBERMESH OR 6X6 W1.4XW1.4 WIRE MESH.

20. SAW CUT TRAVERSE JOINTS WITHIN 24 HOURS OF THE POUR AND BE SPACED AT FOUR (4) FEET.

21. 59/64 INCH EXPANSION JOINTS (PREFORMED JOINT FILLER) EXTENDING THE FULL DEPTH OF THE CONCRETE, SHALL BE PLACED AT A MAXIMUM OF TWENTY (20) FEET AT DRIVEWAYS. SIDEWALKS, INLETS, RADIUS POINTS AND AT ALL POINTS WHERE OPERATIONS HAVE CEASED FOR THE DAY.

22. COMPACT BASE TO A MINIMUM OF 95% OF AASHTO T99 DENSITY.

23. SIDEWALK MUST CONFORM TO ADA STANDARDS.

24. REFER TO FDOT INDEX NO'S 304 AND 310 FOR CONCRETE SIDEWALK CONSTRUCTION STANDARDS

25. FINAL SIDEWALK ALIGNMENTS ARE TO BE STAKED IN THE FIELD BY CONTRACTOR AND MUST BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE PRIOR TO SIDEWALK CONSTRUCTION.

26. CONTRACTOR REQUIRED TO ADJUST AS NECESSARY ALL AT GRADE WATER VALVE AND METER BOXES, SEWER VALVE BOXES AND MANHOLES TO MATCH PROPOSED SIDEWALK GRADES.

27. CONTRACTOR SHALL PROTECT TREE ROOTS WITHIN DRIPLINE IN GRADING AND SIDEWALK INSTALLATION.

REVISIONS			
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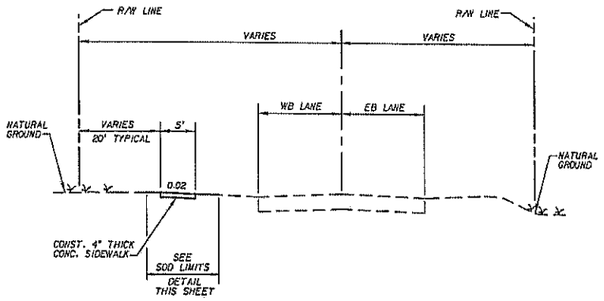
CA 00008556

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

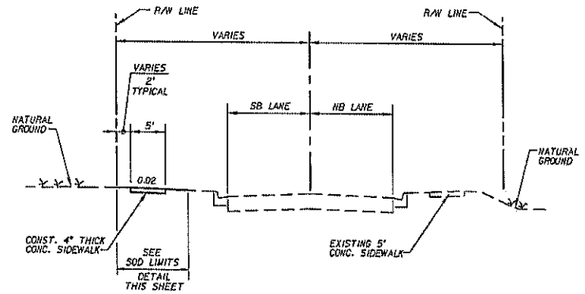
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-58-01

GENERAL NOTES

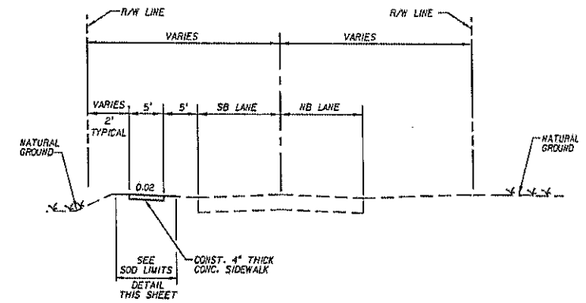
SHEET NO. 2



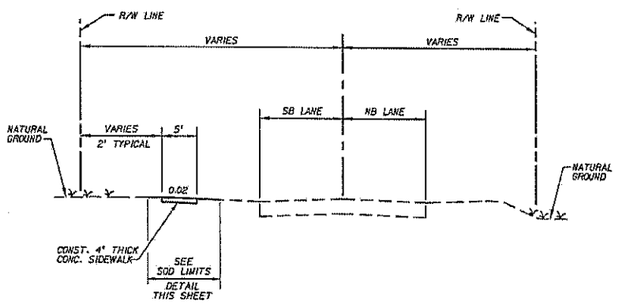
TYPICAL SECTION
GRIFFIN AVENUE
FROM ROLLING ACRES ROAD TO C.R. 25
STA. 10+25 TO STA. 39+20
N.T.S.



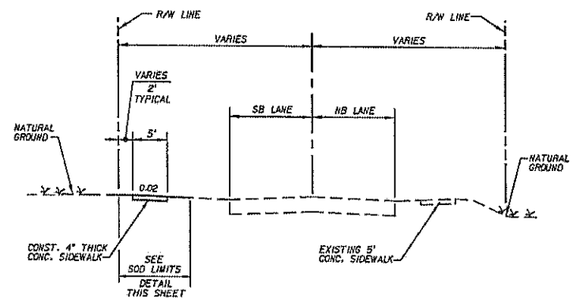
TYPICAL SECTION
ROLLING ACRES ROAD (NORTH)
FROM OAK ROAD TO VILLAGES ELEMENTARY SCHOOL
STA. 10+70 TO STA. 36+80
N.T.S.



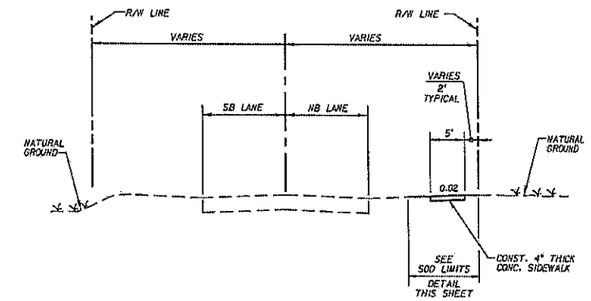
TYPICAL SECTION
CLAY AVENUE
FROM OAK STREET TO END
STA. 36+70 TO STA. 46+25
N.T.S.



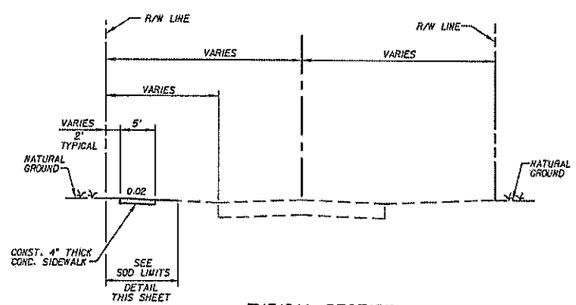
TYPICAL SECTION
C.R. 25
FROM GRIFFIN AVENUE NORTH
STA. 10+46 TO STA. 25+72
N.T.S.



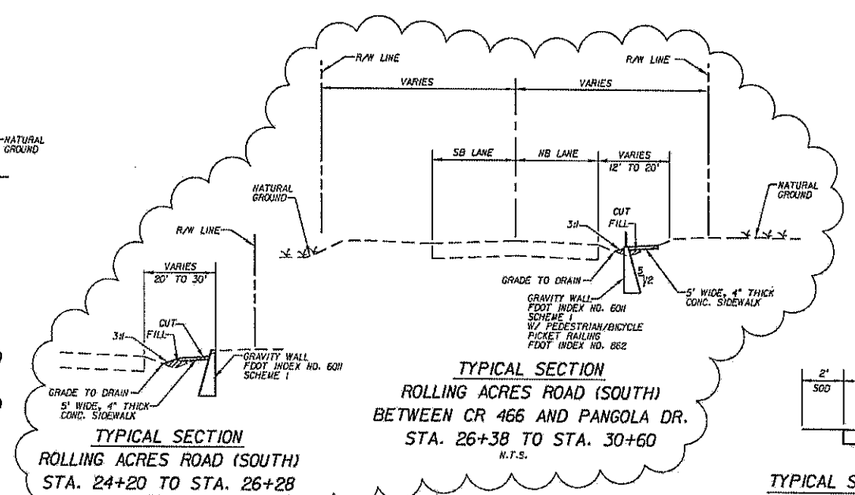
TYPICAL SECTION
ROLLING ACRES ROAD (SOUTH)
FROM VIA SAN POLO TO CR 466
STA. 10+20 TO STA. 23+20
N.T.S.



TYPICAL SECTION
CLAY AVENUE
FROM WEST HERMOSA STREET TO OAK STREET
STA. 22+80 TO STA. 36+70
N.T.S.

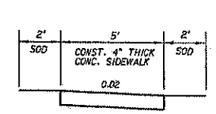


TYPICAL SECTION
LEMON STREET - STA. 10+10 TO STA. 18+10
FIRST STREET - STA. 0+44 TO STA. 3+22
SECOND STREET - STA. 0+24 TO STA. 4+69
THIRD STREET - STA. 0+23 TO STA. 3+36
FOURTH STREET - STA. 0+14 TO STA. 3+30
N.T.S.



TYPICAL SECTION
ROLLING ACRES ROAD (SOUTH)
STA. 24+20 TO STA. 26+28
N.T.S.

TYPICAL SECTION
ROLLING ACRES ROAD (SOUTH)
BETWEEN CR 466 AND PANGOLA DR.
STA. 26+38 TO STA. 30+60
N.T.S.



TYPICAL SOD LIMITS DETAIL
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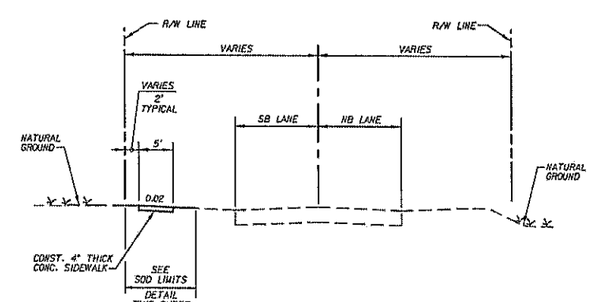

TYPICAL SECTION
CLAY AVENUE
FROM C.R. 466 TO WEST HERMOSA STREET
STA. 11+30 TO STA. 22+80
N.T.S.

REVISIONS

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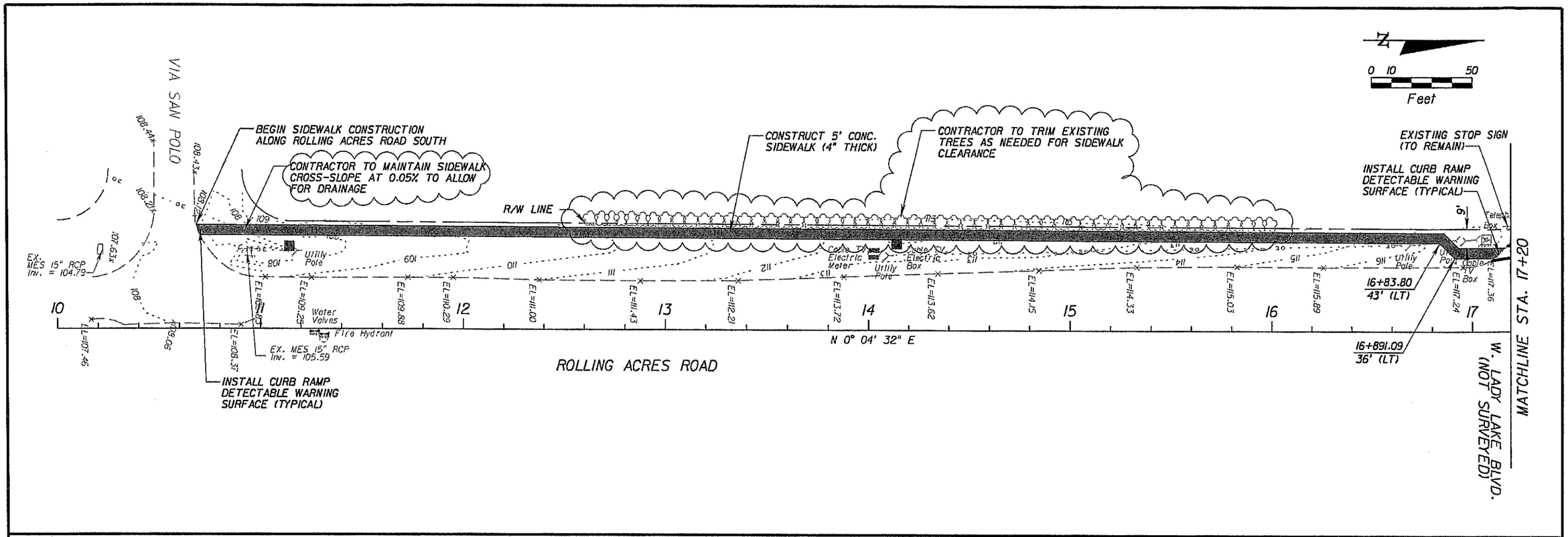
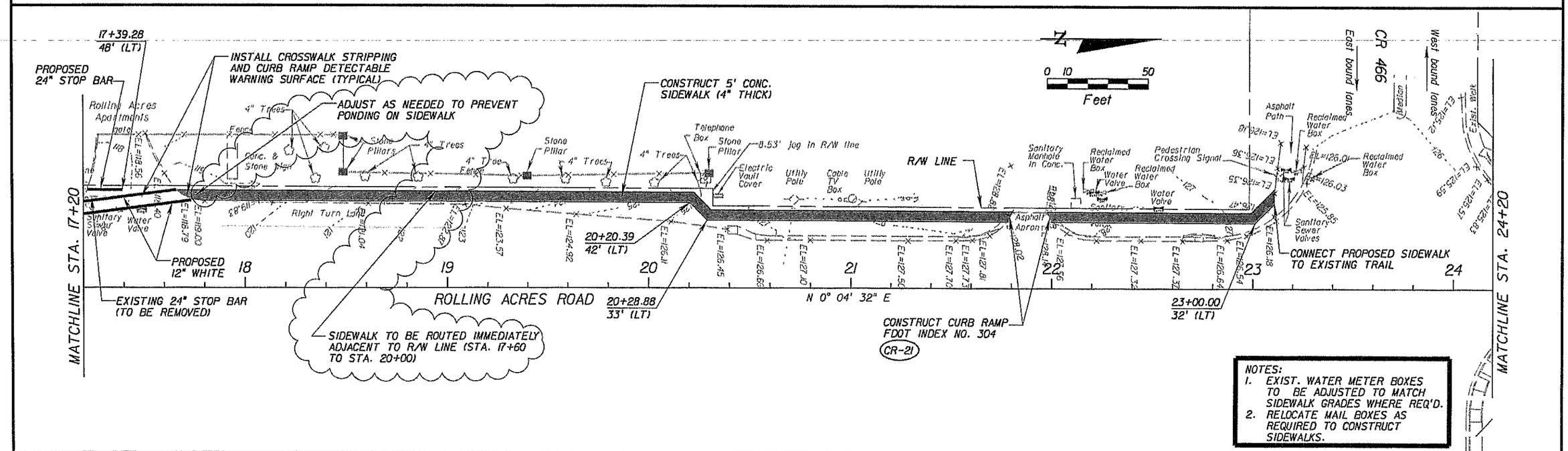
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

TYPICAL SECTIONS

SHEET NO. 3





NOTES:
1. EXIST. WATER METER BOXES TO BE ADJUSTED TO MATCH SIDEWALK GRADES WHERE REQ'D.
2. RELOCATE MAIL BOXES AS REQUIRED TO CONSTRUCT SIDEWALKS.

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ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

ROLLING ACRES ROAD SOUTH

SHEET NO. 4

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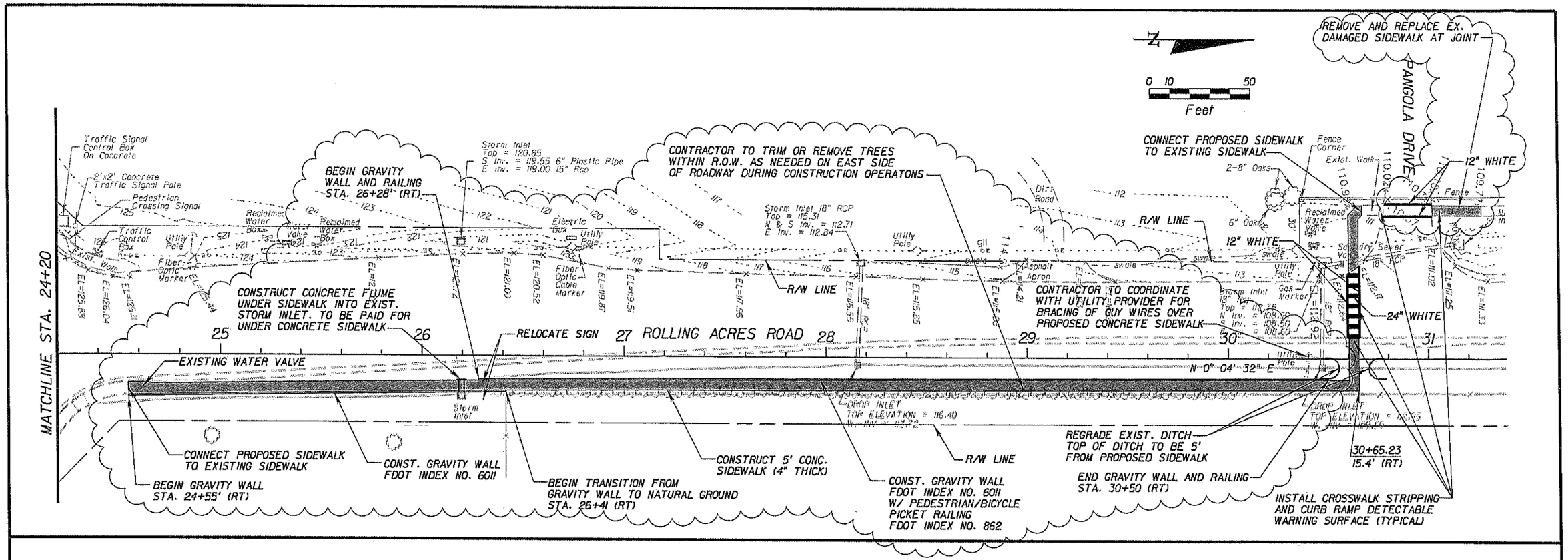

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ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

ROLLING ACRES ROAD SOUTH

SHEET NO. 5

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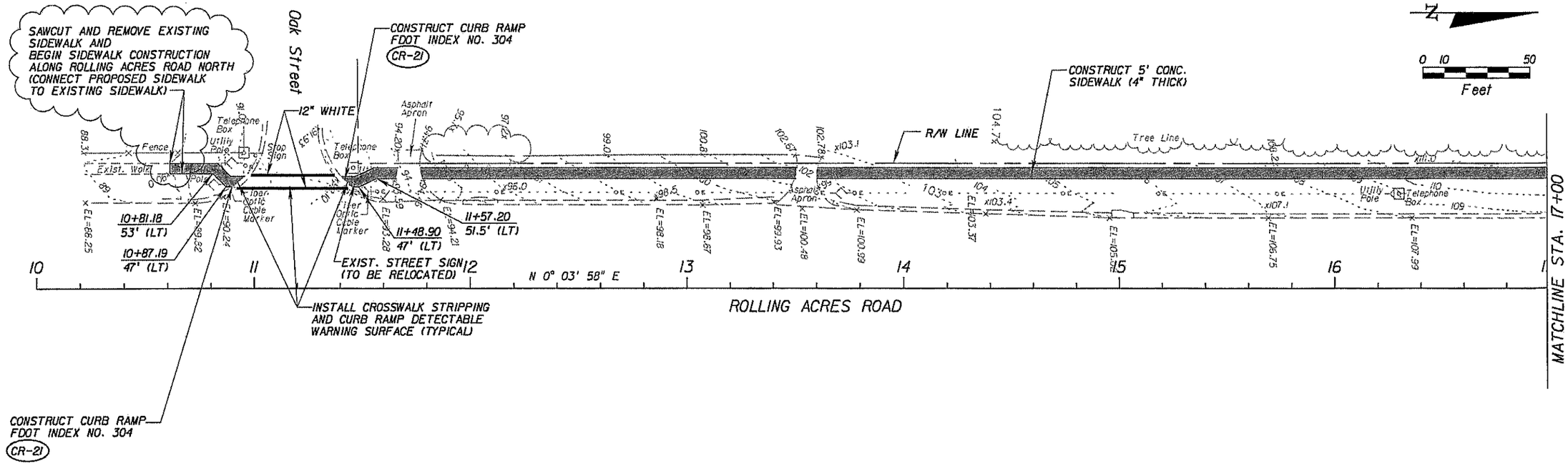

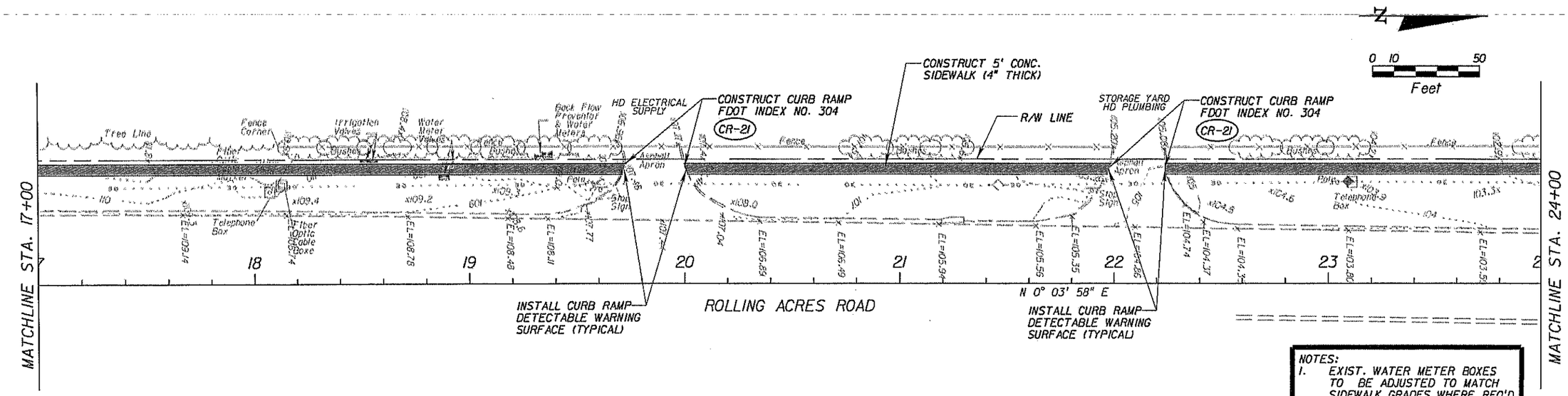

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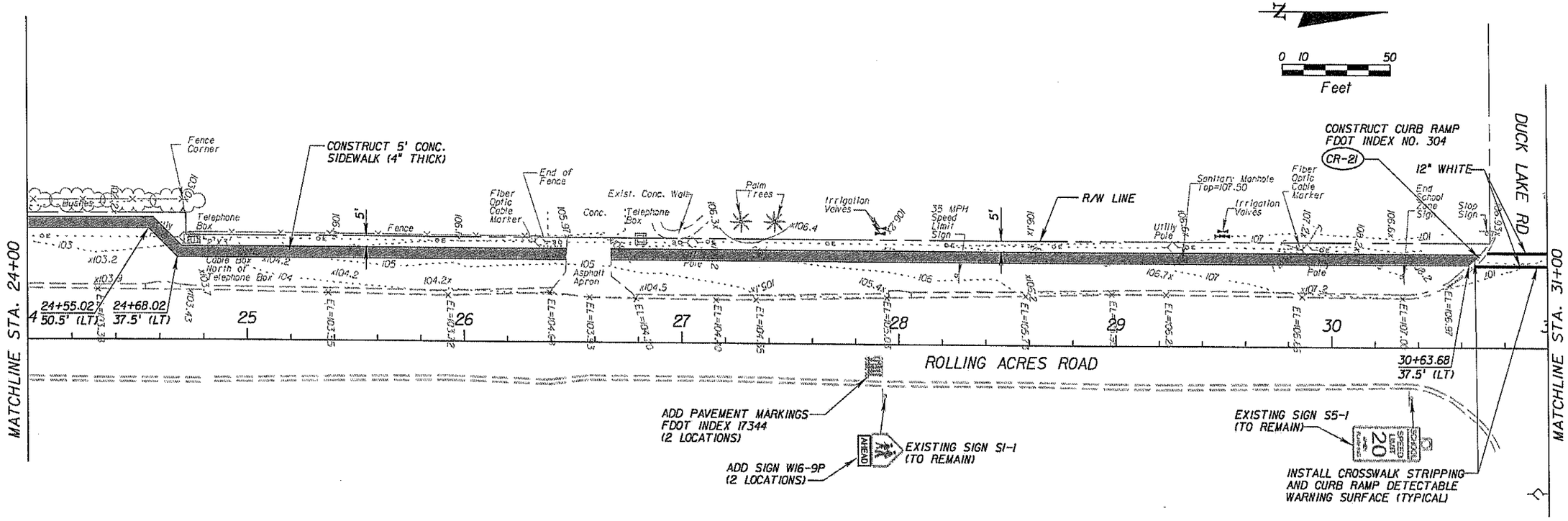
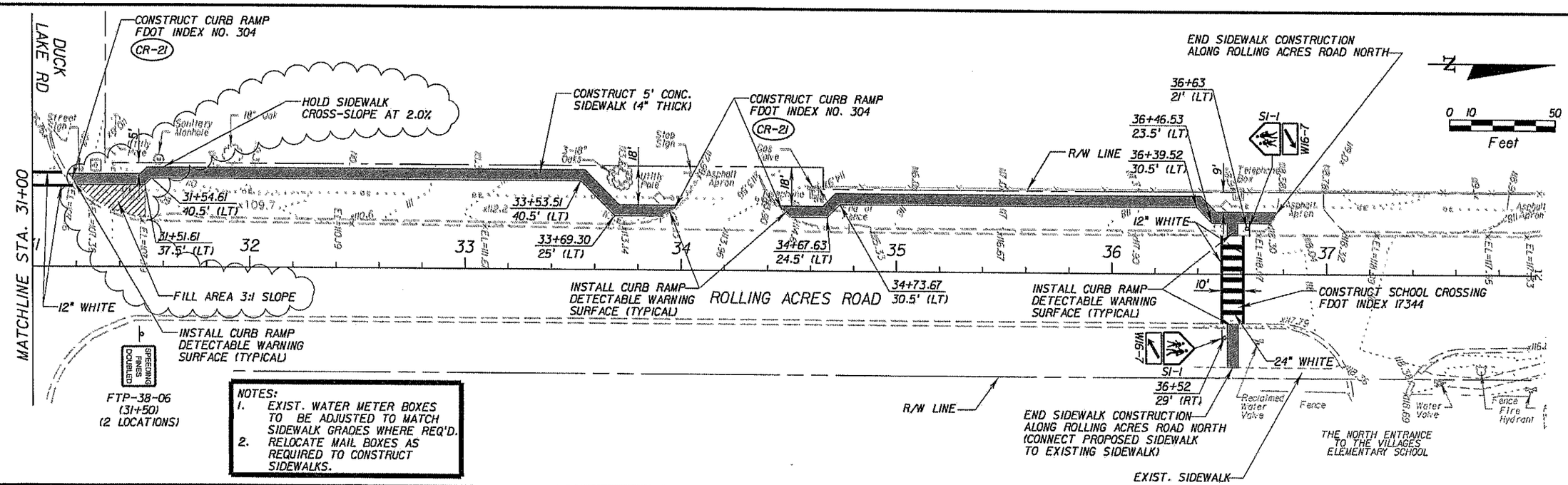
	LAKE	427855-1-52-01

ROLLING ACRES ROAD NORTH

SHEET NO. 6





NOTES:
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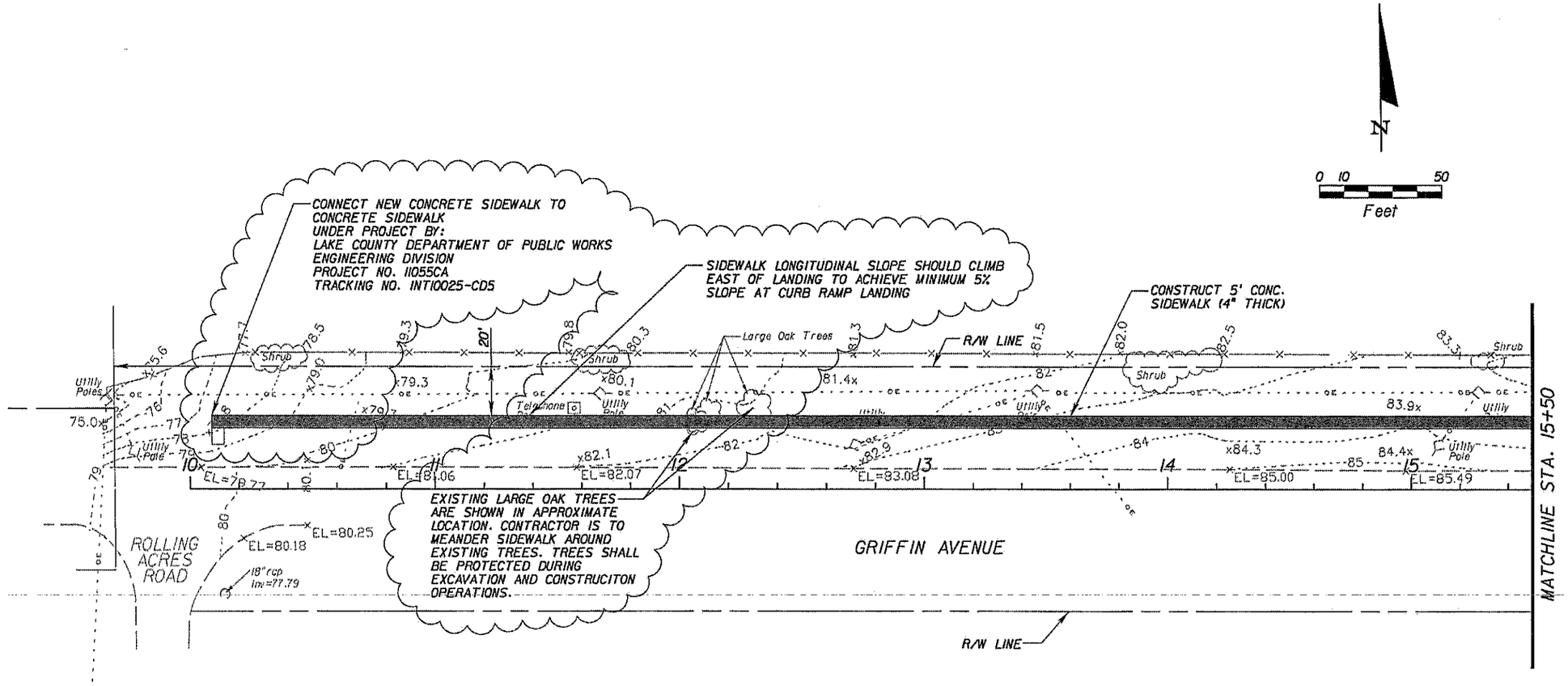
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

ROLLING ACRES ROAD NORTH

SHEET NO. 7



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ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

GRIFFIN AVENUE

SHEET NO. 8

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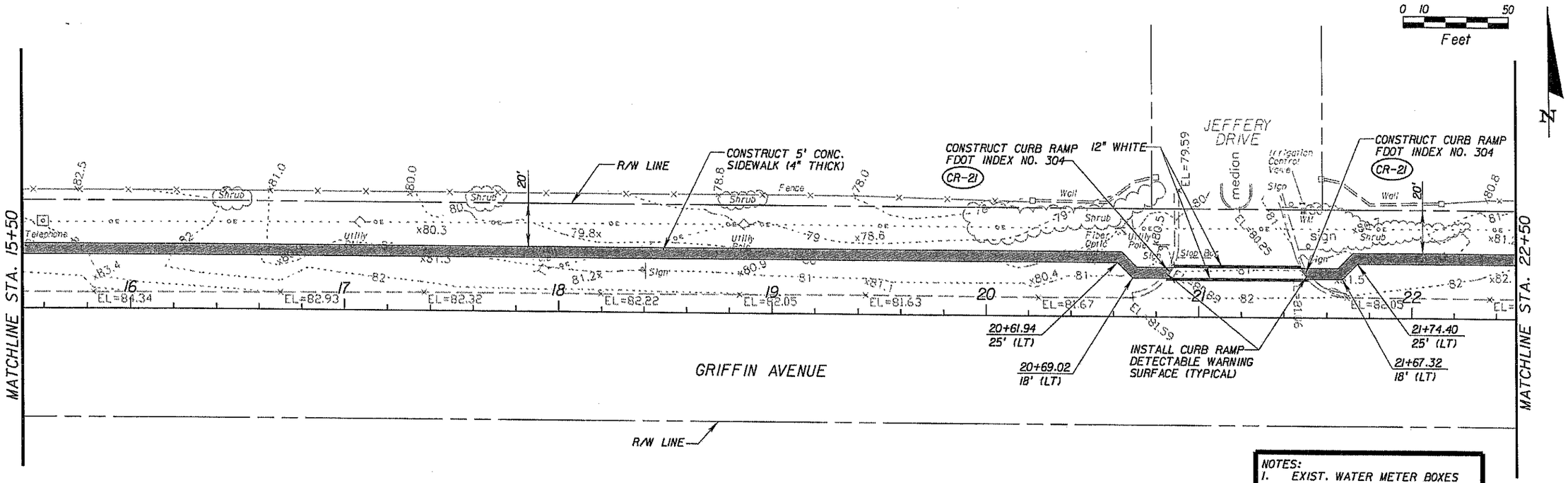

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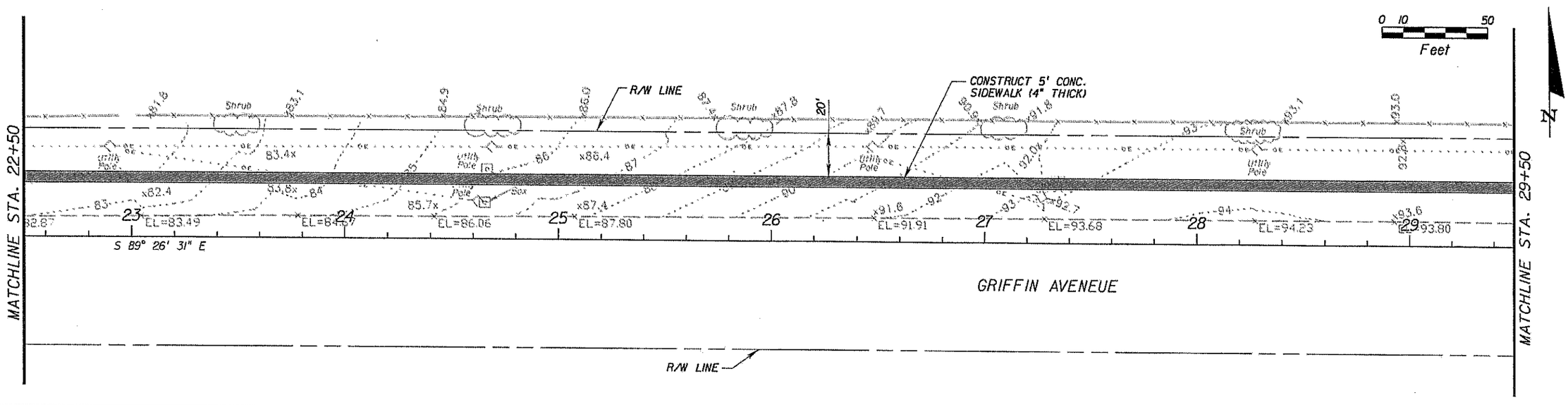

REVISIONS			
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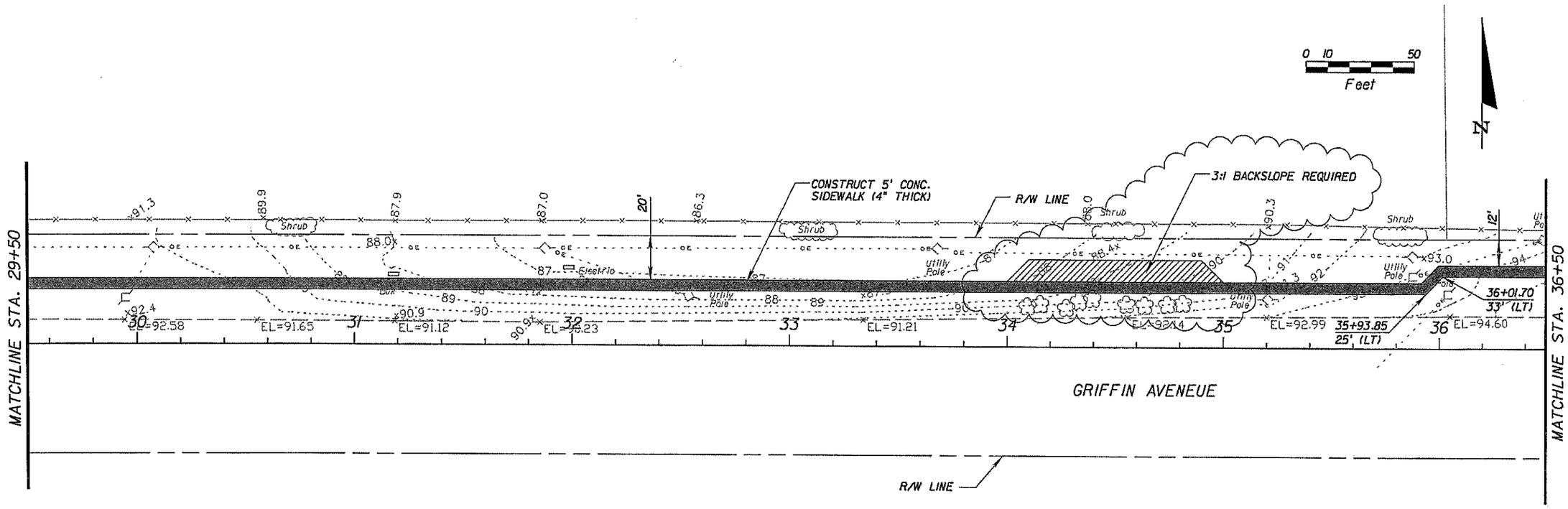
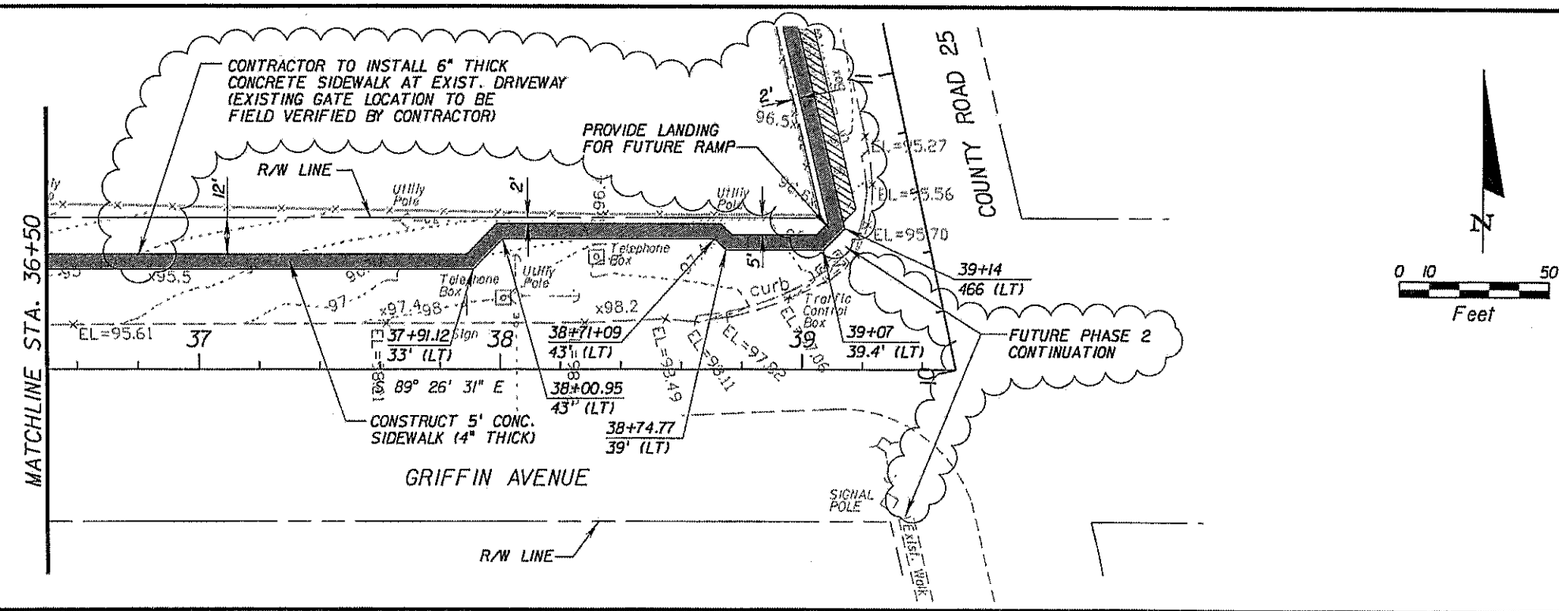
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

GRIFFIN AVENUE

SHEET NO. 9





NOTES:
1. EXIST. WATER METER BOXES TO BE ADJUSTED TO MATCH SIDEWALK GRADES WHERE REQ'D.
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REVISIONS			
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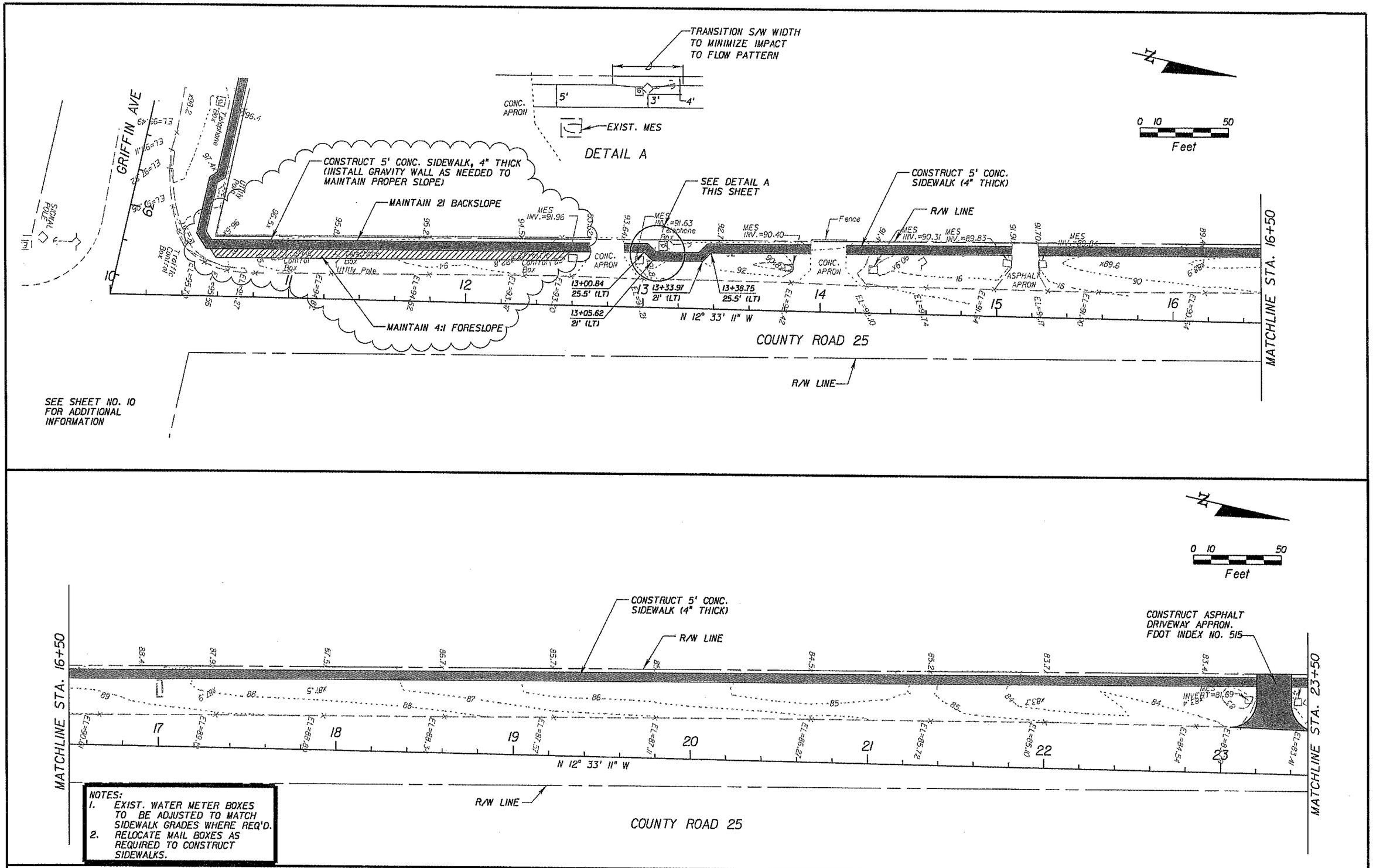
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

GRIFFIN AVENUE

SHEET NO. 10



NOTES:
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REVISIONS			
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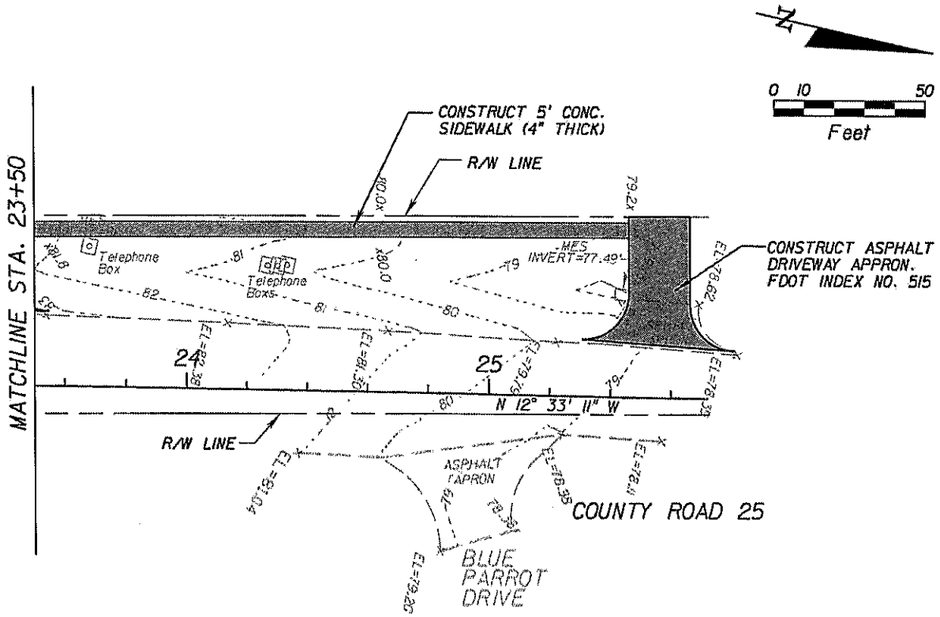
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

COUNTY ROAD 25

SHEET NO. 11



NOTES:
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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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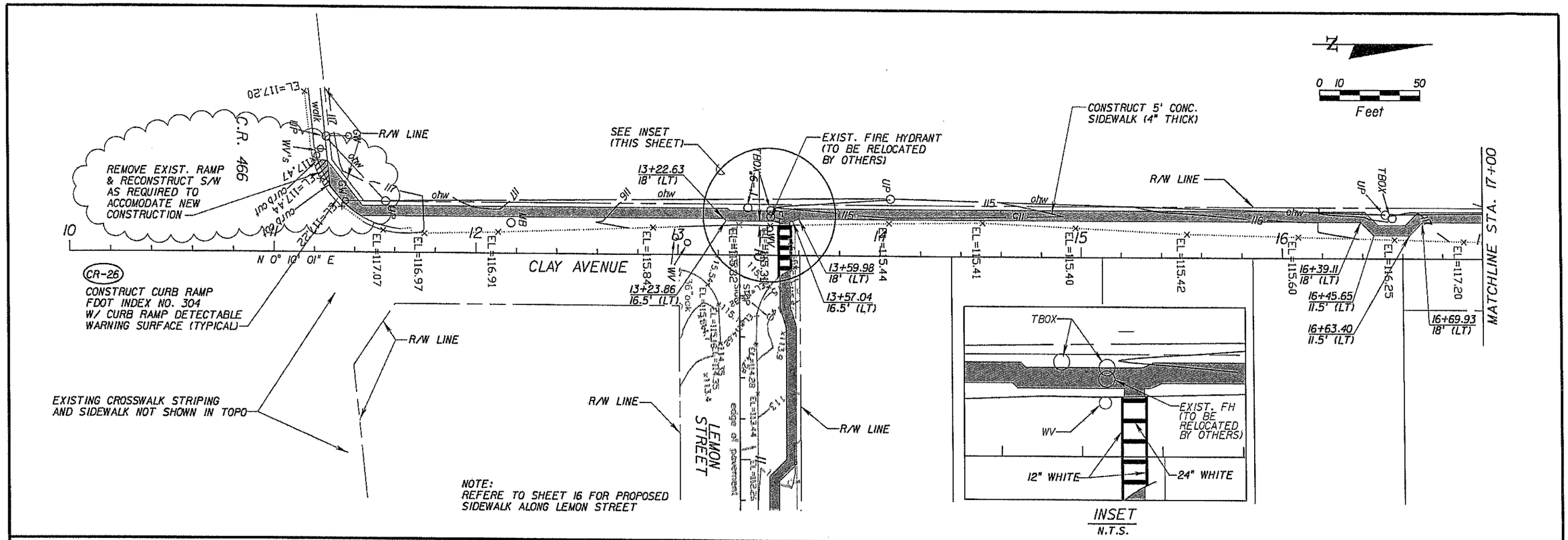
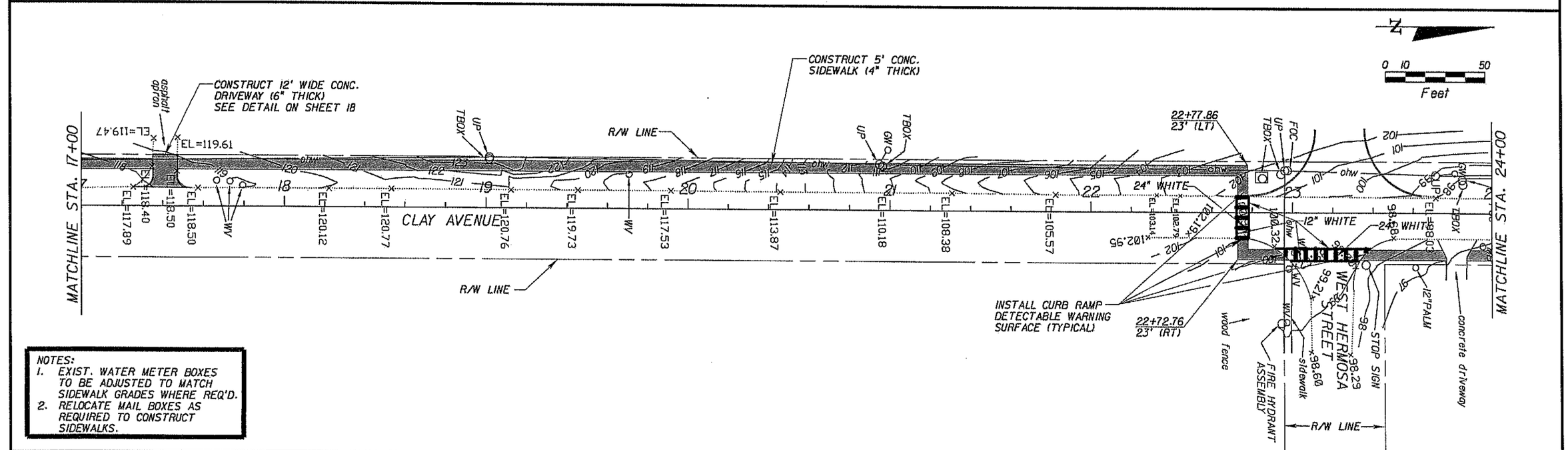
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

COUNTY ROAD 25

SHEET NO. 12





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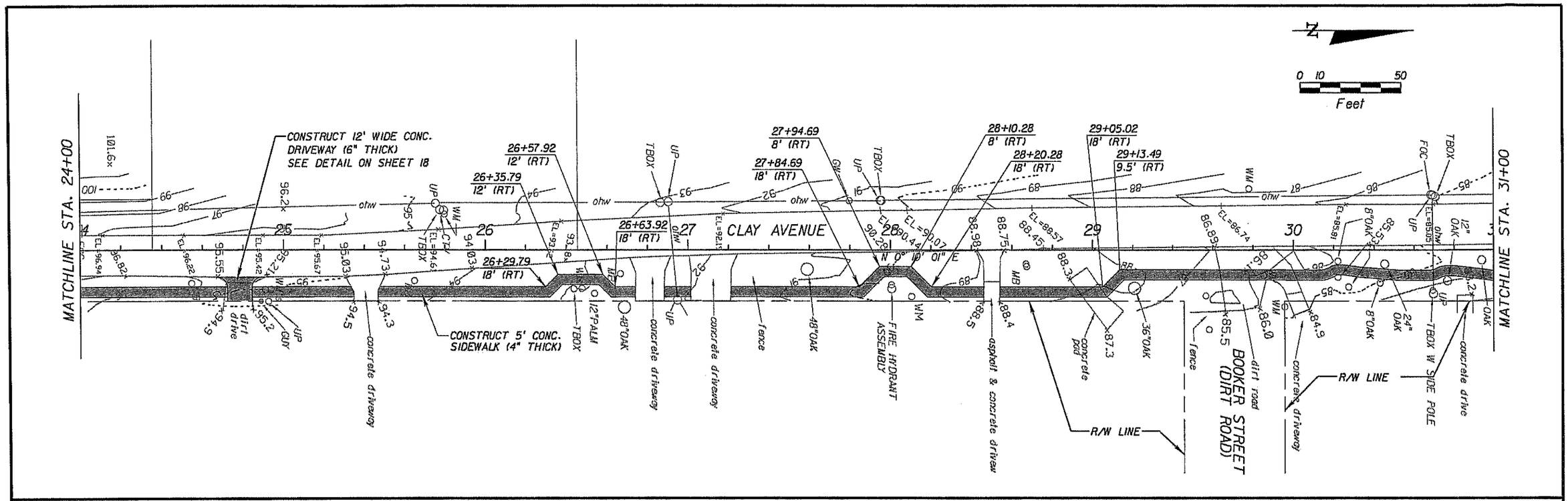
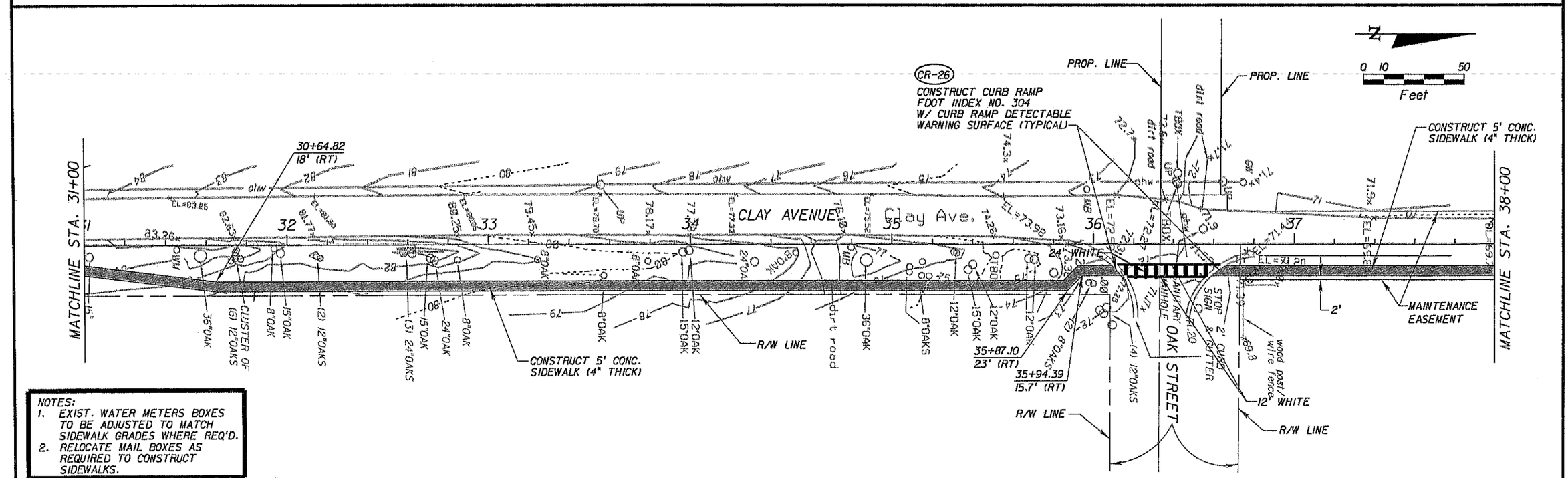
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

CLAY AVENUE

SHEET NO. 13





NOTES:
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Maitland, Florida 32751
Phone: (407) 647-6623 FAX: (407) 539-0575
CA 00008556

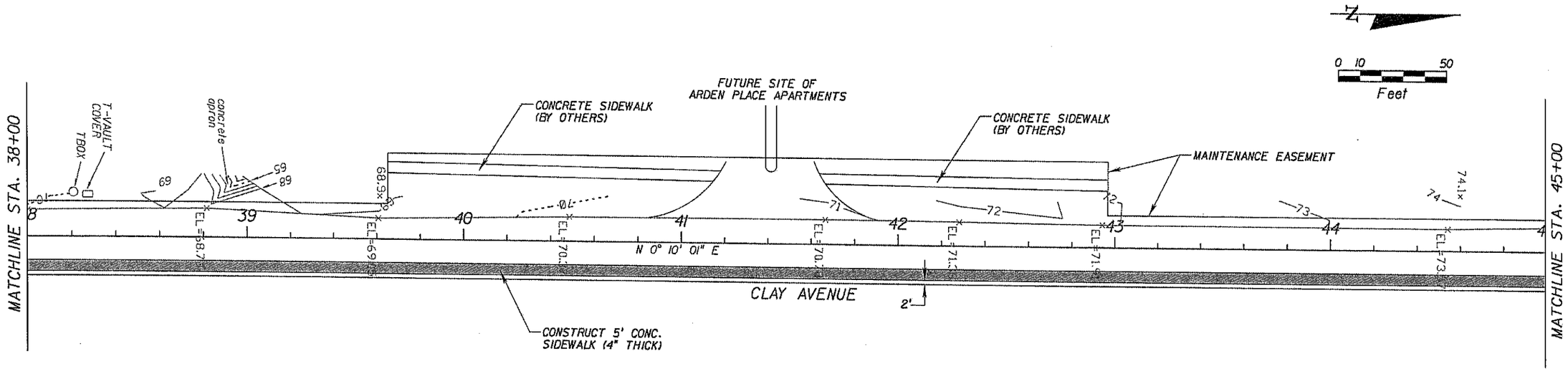
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

CLAY AVENUE

SHEET NO. 14

jferrer 2/21/2014 9:59:51 AM M:\NS.08306.001 Lady Lake sidewalk LAP\roadway\plansdll.dgn



NOTES:
1. EXIST. WATER METER BOXES TO BE ADJUSTED TO MATCH SIDEWALK GRADES WHERE REQ'D.
2. RELOCATE MAIL BOXES AS REQUIRED TO CONSTRUCT SIDEWALKS.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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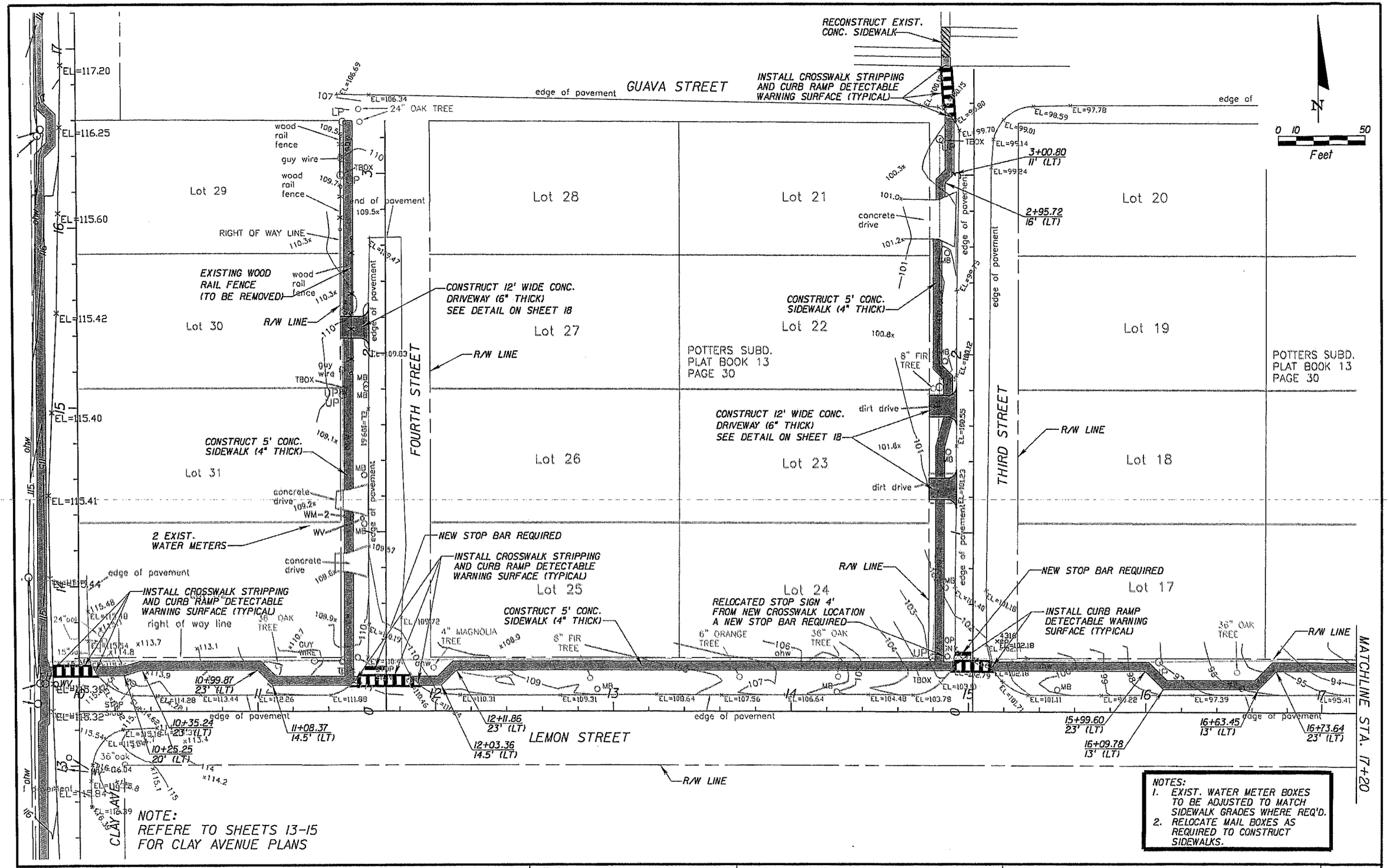
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

CLAY AVENUE

SHEET NO. 15



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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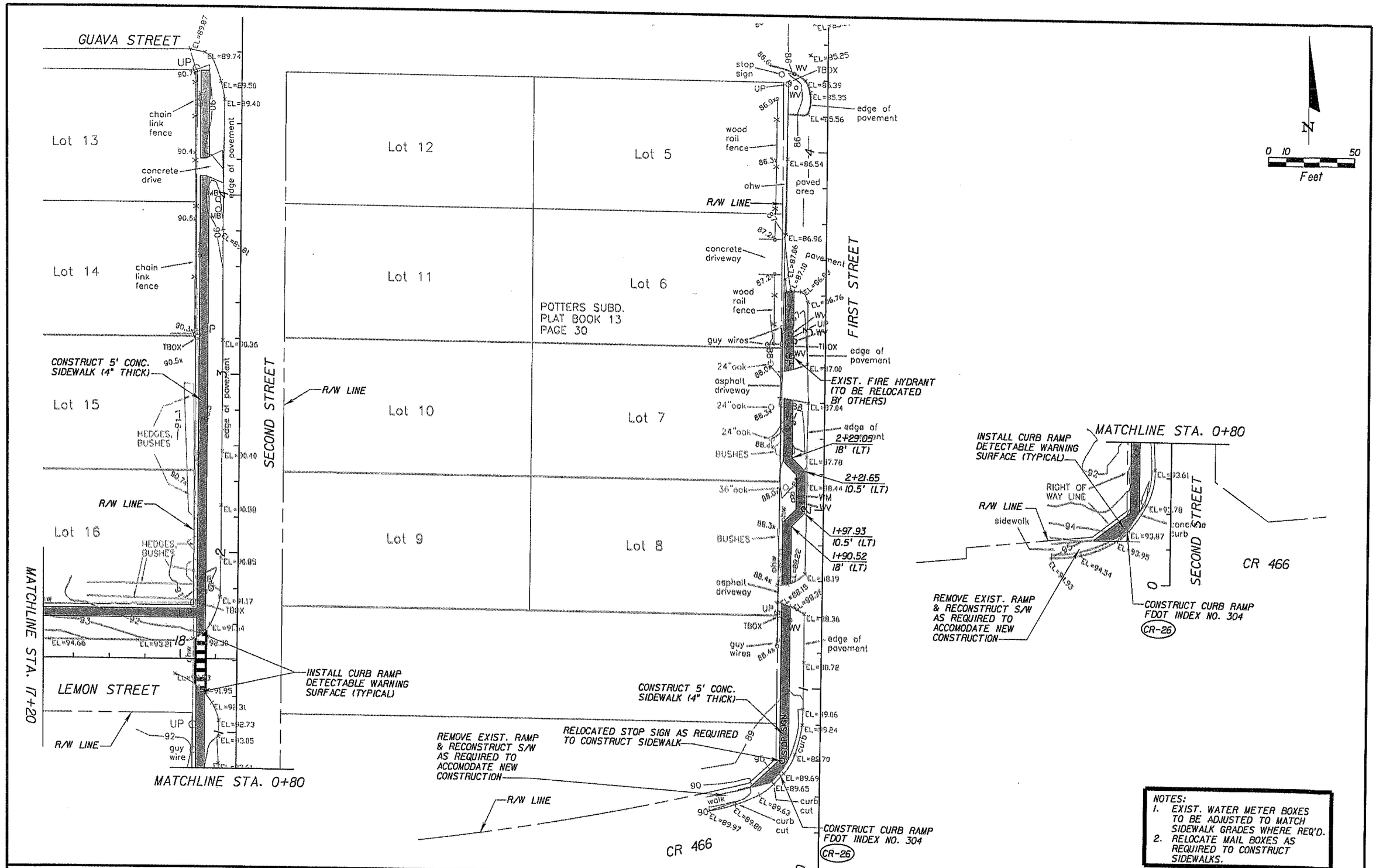
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

LEMON STREET
THIRD STREET
FOURTH STREET

SHEET NO. 16



NOTES:
1. EXIST. WATER METER BOXES TO BE ADJUSTED TO MATCH SIDEWALK GRADES WHERE REQ'D.
2. RELOCATE MAIL BOXES AS REQUIRED TO CONSTRUCT SIDEWALKS.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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CA 00008556

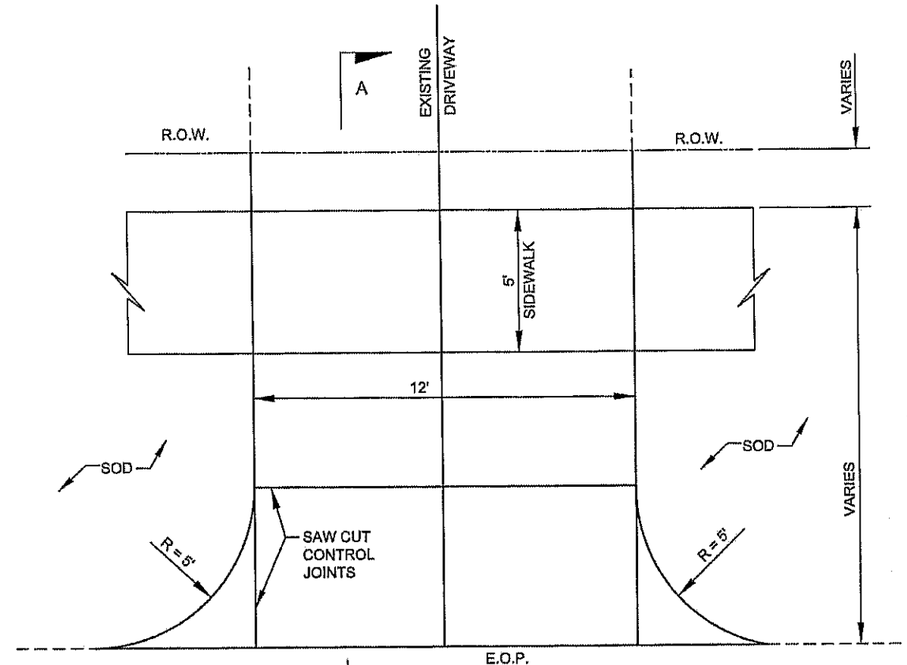
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

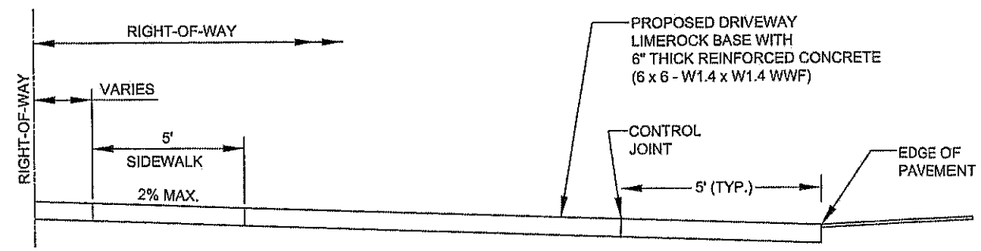
LEMON STREET
FIRST STREET
SECOND STREET

SHEET NO. 17

jferrer 2/21/2014 10:01:44 AM M:\NS.08306.001 Lady Lake sidewalk LAP\roadway\plansrd4.dgn



PLAN



SECTION A-A

NOTE:
CONTRACTOR HAS TO VERIFY THAT ALL EXISTING DRIVEWAYS TO REMAIN ARE 2% OR FLATTER AT THE SIDEWALK. IF THEY ARE GREATER THAT 2%, DRIVEWAYS SHALL BE RECONSTRUCTED TO MEET THE ADA STANDARDS

DRIVEWAY DETAIL
N.T.S.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

NEEL-SCHAFFER
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CA 00008556

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LAKE	427855-1-52-01

DETAILS

SHEET NO. 18

J-7

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April 7, 2014

SUBJECT: **Consideration of Approval of the Abatement Fee Reduction Procedure for Code Enforcement**

DEPARTMENT: **Growth Management - Code Enforcement**

STAFF RECOMMENDATION:

Staff Recommends Approval of the Abatement Fee Reduction Procedure for Code Enforcement.

SUMMARY:

Attached is a policy for consideration by the Town Commission for the Abatement Fee Reduction Procedure as discussed in the Special Workshop on Monday, January 13, 2014. This policy will serve to guide the recommendations made by Town Staff regarding fee reductions related to Code Enforcement abatement cases.

Going forward, the protocol of staff will be to recommend a reduction to an amount equivalent to 25% of the assessed property value. In cases where that value exceeds $5,000.00, the recommended reduction will be set at $5,000.00. Based upon the testimony of the property owner, the Special Magistrate will retain authority to further reduce or increase this amount. Subsequently, the Commission will have final determination at the Commission meeting to assign the final fee.

Other guidelines are also being set forth by this policy for recommending daily fee accruals for code enforcement violations, as well as putting in place a process by which code violators will receive 30, 60, and 90-day reminders following the recording of their lien.

FISCAL IMPACT: $ 0

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[X] Other – Policy Consideration

DEPARTMENT HEAD **Submitted** 3/31/14 **Date**

3-31-14

FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality	Date
TOWN MANAGER	Approved Agenda Item for: 4-7-14	Date 3-31-14

COMMISSION ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

Abatement Fee Reduction Procedure for Code Enforcement

POLICY-CE/2014-

FEE REDUCTION GUIDELINES

- When property comes into compliance, Code Enforcement is notified and lien accrual is halted and dated.

- Property Owner comes back to the Special Magistrate to seek a reduction.

- Staff will recommend a reduction to an amount equivalent to 25% of the assessed property value. In cases where that value exceeds $5,000.00, the recommended reduction will be set at $5,000.00. Based upon the testimony of the property owner, the Special Magistrate will retain authority to further reduce or increase this amount. Subsequently, the Commission will have final determination at the Commission meeting to assign the final fee.

- Special Magistrate makes a recommendation for reduction.

- Recommendations for reduction advance to the Commission for final consideration and approval. Commission has the discretion to change the amount of reduction, or deny the reduction if it is their pleasure.

Example:

If the lien accrual is $17,821.00, and the property value is $45,000.00, staff would recommend a reduction to *$11,250.00 (being* 25% *of the assessed value); if that value exceeds $5,000 the limitation would be set at $5,000 for consideration from the Commission, this would more than cover administrative fees and staff time. Special Magistrate still retains the ability to adhere to the staff recommendation, or make a different recommendation based on the testimony of the owner and facts of the case.*

Other Guidelines

- Cases which involve code violations dealing with issues not concerning life/safety or hazards to health shall be recommended to accrue at an amount of $25.00 per day; this amount shall be adjusted to accrue at $50.00 per day for repeat violators.

- Other cases concerning life/safety and health issues may be recommended to accrue at an amount up to $250.00 per day, depending on the severity of the violation; and $500.00 per day for repeat violators.

- 30, 60, and 90 day reminders will be sent to the property after the lien has been recorded.

Attorney Review/Approved ___/___/2014

HISTORY: ADOPTED: __/__/2014

Thad Carroll

From: Kris Kollgaard
Sent: Thursday, March 27, 2014 3:21 PM
To: Thad Carroll
Subject: FW: Administrative Fees -Abatements

Thad,

Please attach this email with the policy for your packet. Thanks, Kris

---

From: Derek Schroth [mailto:dschroth@brslegal.com]
Sent: Wednesday, March 26, 2014 11:38 AM
To: Kris Kollgaard
Subject: RE: Administrative Fees -Abatements

Good Morning Kris:

Looks good, approved.

Sincerely,

DEREK A. SCHROTH
BOWEN RADSON SCHROTH, P.A.
600 Jennings Ave.
Eustis, Florida 32726
Telephone: (352) 589-1414
Facsimile: (352) 589-1726
Florida Bar No. 0352070
Web Site: www.brslegal.com

Florida Bar Board Certified in City, County and Local Government Law.

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Please note if this communication pertains to the City of Eustis or the Town of Lady Lake and its operations: Under Florida law (Florida Statute 668.6076) 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.

From: Kris Kollgaard [mailto:kkollgaard@ladylake.org]
Sent: Monday, March 24, 2014 4:41 PM

To: Derek Schroth
Subject: FW: Administrative Fees -Abatements

Hi Derek,

Could you look over the draft policy for the abatement procedures. Thanks, Kris

---

From: Kris Kollgaard
Sent: Monday, March 24, 2014 2:39 PM
To: Thad Carroll
Subject: RE: Administrative Fees -Abatements

I am going to try to get it to April 7th , if not it will go to the 21st . I have attached the draft policy, please take a look and let me know how it looks to you. I just combined your memo and draft and put the basics in. Thanks, Kris

---

From: Thad Carroll
Sent: Monday, March 24, 2014 2:20 PM
To: Kris Kollgaard
Subject: RE: Administrative Fees -Abatements

When is this going to Commission? April 21st?

From: Kris Kollgaard
Sent: Monday, March 24, 2014 2:06 PM
To: Thad Carroll
Subject: Administrative Fees -Abatements

Hi Thad,

Please have Code Enforcement make the changes to the attached Resolution setting the administrative fees for CE (strike-throughs and underlines)and then send it back to me. I will change the header. Thanks, Kris

Commissioner Holden stated that it should read that "*the primary intention of this fund is...*"

Ms. Kollgaard mentioned that it should be for future land use purchases and large capital equipment.

Commissioner Richards stated that verbiage could be included to specify that capital items of a life expectancy of four years and over, as it will show it is not a frivolous purchase.

Commissioner Hannan agreed that equipment has a life expectancy and the manufacturer should produce the number of years of its life span.

Commissioner Holden suggested that it should be long-term. He stated that Chet Ross, the auditor, had previously recommended that the Town put money away for the future for items such as for when the waste facilities at Public Works are obsolete and have to be replaced. He asked if that has been started yet.

Ms. Kollgaard replied that it would be enterprise funds and they have depreciation that goes into Utility funds.

Commissioner Richards stated the funds in the special account could be used to loan Utilities monies so the Town would not have to deal with bonds or things of that nature.

Mayor Kussard asked if everyone was in agreement, and it was the consensus to move forward with the resolution as discussed.

2. Discussion Regarding Drafting an Ordinance Outlining the Procedure on How to Handle a Tie Vote by the Commission

Derek Schroth, Town Attorney, reviewed the draft ordinance included in the packet which outlines the procedures on how to handle a tie vote by the Commission. He stated that this ordinance gives the Commission the opportunity to discuss and decide on whether to postpone consideration of the matters if there is a tie vote since the Town's charter requires that the Commission must vote on an item if there is a quorum. He stated there are some instances that will not allow a fifth Commissioner to legally vote on an issue due to a conflict, but this ordinance allows the Commission to table a matter due to a curable absence by a Commissioner.

Ms. Kollgaard stated that it also protects the Commission when voting on land issues as a tie vote would automatically be denied, but the vote could be postponed under this ordinance so as to not hold up development.

Mayor Kussard confirmed that it was the consensus of the Commission for staff to proceed with this ordinance as presented.

3. Discussion Regarding Code Enforcement Fines/Abatement Requests

Town Manager Kris Kollgaard passed out a document showing Code Enforcement scenarios in the surrounding communities. She also passed out a copy of the Lake County 2013 tax rolls

which showed that Lady Lake has the second lowest tax rate in Lake County among 14 municipalities.

Commissioner Hannan asked if the other communities use the same Special Magistrate as the Town does, and what other communities do in regard to code enforcement fines/abatement requests.

Growth Management Director Thad Carroll stated he believes there is a prohibition for a Special Magistrate to work for more than one municipality.

Town Attorney Derek Schroth stated that Eustis uses a Code Enforcement Board, with an attorney who represents the Board separate from the City Attorney.

Mr. Carroll stated that Tavares uses a Special Magistrate who makes the final determination; it does not go to the Commission for final approval.

Ms. Kollgaard commented that Tavares' fines are typically abated to $250.00, but they always recover costs.

Mr. Carroll stated that many of the communities choose to go with a lower fee for minor infractions such as high grass, anywhere from $10 to $50 per day, and Lake County staff always recommends a 50% reduction if a reduction is requested. He stated that all scenarios show the communities recover costs. Leesburg typically reduces their fees (minimum starting at $100 per day) to 10% to 50% of their initial fee.

Commissioner Hannan stated that it appears that there are two main categories; health and safety, and aesthetics, with health and safety being more important.

Ms. Kollgaard stated there are many categories, but the Town has the authority to secure property in the case of a life/safety issue, and then bill the property owner.

Mr. Carroll stated these are called abatements or corrective measures and these costs are non-negotiable. He stated the cases that are negotiable are ones that have come into compliance after a period of time, and a reduction is requested based on circumstances. These cases will go before the Town's Special Magistrate and then before the Commission for final decision. He stated that the bank has taken over the properties in foreclosure actions in many cases. Mr. Carroll stated that if the property owner has presented as belligerent before the Special Magistrate or the Commission, staff may not recommend a reduction of fines or lien accrual. He stated that compliance is the ultimate goal and the best case scenario for the community.

Ms. Kollgaard stated that it also sometimes takes the banks a while to get ownership of the property in order to go in to get the property cleaned up.

Mr. Carroll reported that he received a call back from Mt. Dora this morning informing him that they recently adopted an ordinance that states they will not impose a collection of more than 25% of the assessed value of the property.

Ms. Kollgaard asked Senior Code Enforcement Officer Cindy Diemer for her opinion on what would be best for the Town.

Ms. Diemer stated she feels the Town has done very well in their conservative approach at looking at each case and property individually, based on the mitigating circumstances, although she understands it is frustrating to reduce or abate lien amounts. She stated that what the Town wants is a successful conversion of a vacant property to the positive economic impact of having it occupied. Ms. Diemer stated she likes the idea of having a cap of no more than 25% of the assessed value.

Ms. Kollgaard stated that the Town should not reduce the daily fines so low that the property owner feels it is not an incentive to come into compliance, and the cap takes care of that.

Ms. Diemer stated the risk with reducing the daily fine too low is that there is not as much room for negotiating a fee down when they come in for mitigation.

Commissioner Richards stated reducing the daily fines for minor infractions such as high grass to $25 per day would still be an inducement as it can add up quickly.

Commissioner Hannan asked if the property owners are aware that foreclosure could take place as a result of the lien.

Ms. Diemer stated that the Town cannot foreclose on a property that is homesteaded.

Mr. Schroth stated that the Town would have to show abandonment of a property to show that it is no longer under homestead. He also reported that the Supreme Court decided a month or two ago that a municipal lien is now inferior to a mortgage, which supersedes the Town's code that states the liens are superior to any other encumbrances. Mr. Schroth stated the theory behind this is that the banks would not be as eager to loan money to people purchasing homes if they knew a city could come in and wipe out their mortgage. This was an encouragement for banks to continue to loan. Mr. Schroth stated that a foreclosure can now wipe out any lien by the Town, but a short sale would not.

Commissioner Richards stated he likes the idea of a $25 per day fine for minor infractions that are not a life/health/safety issue.

Commissioner Vincent agreed that the fines should be lower and a cap of 25% is a good idea.

Ms. Kollgaard clarified that the Commissioners are recommending that Code Enforcement recommend to the Special Magistrate that minor infractions be at $25 per day, with repeat violators being charged $50 per day.

Commission Hannan asked for the definition of a repeat violator.

Ms. Diemer explained that staff requests repeat violator status before the Special Magistrate for property owners that keep having the same violation over and over, but come into compliance before it goes to the Special Magistrate hearing. She gave an example that a particular property owner does not mow their grass until Code Enforcement warns them, and then they do it. If the

Special Magistrate adjudicates the property owner as a repeat offender for a particular violation, it will apply to all properties owned by the property owner in the Town, and they can then be cited in the future as a repeat offender and be fined accordingly.

Commissioner Vincent asked how staff finds out when a bank owns a foreclosed property.

Ms. Diemer replied that she receives a list from a contact showing all lis pendens filed with Lake County, which is a recorded document that puts everyone on notice that the foreclosure process is about to occur, and if there are any liens after this is recorded, you may or may not retain any interest on the property. She stated staff can then search online per case number to see where they are in their standing.

Commissioner Hannan asked if staff has a database to keep track of the violations at a certain property address.

Ms. Diemer stated they do have a database, but it has just been in place since 2005.

Commissioner Vincent asked if the violations are against the resident or the property, and if repeat offender status would follow the resident if he moved to another address.

Ms. Diemer replied that the violation is assessed on the owner of the property, and repeat offender status is based on the violation(s) by the property owner, not by the address of the property.

Mayor Kussard asked if the changes are made as discussed with reduced fines and a cap of 25% of the assessed value of the property, will the Special Magistrate still make her recommendations and will it still come back before the Commission to make the final decision

Ms. Kollgaard stated that Code Enforcement staff will recommend the reduced fines and cap amount to the Special Magistrate, who takes that into consideration in making her recommendation for the Commission, and then the Commission will still have the final decision on the abatement amount as per the ordinance. She stated the ordinance could be changed to give the Special Magistrate final say if the Commission so chose.

The Commissioners agreed they would like to have the final say on the abatement amount.

Commissioner Holden suggested having a maximum fine of a percentage based on the property tax value.

Commissioner Richards asked if staff would come up with a set policy and procedure for the Commission's approval.

Ms. Kollgaard replied that a policy and procedure would be drafted for the Commission's approval to give Code Enforcement the guidelines to follow.

Mr. Carroll clarified that the 25% cap would be the maximum amount or threshold that would be fined, not the recommendation for daily fines.

Ms. Kollgaard stated the three items that need to be determined are the daily fine recommendation, whether it would be doubled for repeat offender, and the maximum cap for the abatement recommendation.

It was the consensus of the Commission that the daily fine for minor offenses would be $25.00 per day; and doubled for repeat offender.

Ms. Diemer clarified that the fine would be $25.00 a day for minor violations, but not per each violation if there was more than one at the same time. She suggested mailing out reminders to property owners that liens are accruing at some frequency.

Commissioner Richards stated that charges for mailing out reminders could be included in the recovery of costs when the abatement is being discussed.

Ms. Kollgaard agreed and stated the administrative fee of $87.00 could be increased to cover the costs.

Ms. Diemer stated the administrative fee must be substantiated as the actual costs, but it could be updated to include costs for postage.

After discussion, the Commissioners agreed that reminders could be mailed out at 30, 60 and 90 days intervals using priority mail envelopes at a cost comparable to certified mail on a six month trial basis.

After further discussion, the Commissioners agreed with Commissioner Holden's suggestion of making the maximum fine 25% of the assessed value of the property, but not to exceed $5,000.00.

It was agreed that staff would review the current costs involved with these cases to come up with an updated figure for the administrative fee and would come back to the Commission with it.

Mr. Schroth stated that the Commission should consider the timing of the assessed value of the property as it fluctuates and this should be specified.

4. Discussion of Volunteer Boards and Residency Requirements

Commissioner Hannan strongly recommended against selecting volunteers from Sumter County for the boards.

Mayor Kussard stated she would not recommend going outside of Lake County for volunteers, although she prefers staying with volunteers from Lady Lake. She stated that in the past she was against combining the Parks & Recreation and Tree & Beautification boards as she thought they had a very different purpose, but she now believes they could be combined.

Town Manager Kris Kollgaard passed out the lists showing the current Board & Committee members, and stated there are currently two vacancies on the Tree & Beautification Committee, and Parks & Recreation currently has one vacancy. She stated if the two boards are combined, it would be a seven member board. Ms. Kollgaard stated that the duties of the two boards could be

J-8

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April 7th, 2014

SUBJECT: Update on Priority Projects Submission to Lake County Regarding Transportation Impact Fee Projects.

DEPARTMENT: Public Works

STAFF RECOMMENDED MOTION: N/A – Update and Discussion

SUMMARY: As seen in the attached email, Lake County Public works recently held kick-off meetings with the municipalities to discuss Impact Fee eligible transportation projects. They have requested a list of potential projects be submitted for further discussion. The potential project forms for submission are also attached as an update and for any related discussion.

FISCAL IMPACT: N/A

[ ] **Capital Budget**
[ ] **Operating**
[ ] **Other- Contingency Funds**

ATTACHMENTS: [ ] **Ordinance** [ ] **Resolution** [ ] **Budget Resolution**
[X] **Other** – *Priority Project forms, locations maps, Lake County submission request email*
[ ] **Support Documents**

DEPARTMENT HEAD	**Submitted**	**Date:** 4/01/2014
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 4/7/14	**Date** 4/1/14

COMMISSION ACTION:

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

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

4/2/14

C.T. Eagle

From:	Conway, Lori [LConway@lakecountyfl.gov]
Sent:	Monday, March 24, 2014 8:27 AM
To:	'kcooper@astatula.org'; 'dgray@clermont.org'; 'kramerd@ci.eustis.fl.us'; 'glavenia@fruitlandpark.org'; 'teresa.begley@groveland-fl.gov'; 'bbrasher@howey.org'; 'kkollgaard@ladylake.org'; 'al.minner@leesburgflorida.gov'; 'jim.gleason@cityofmascotte.com'; 'mjohnson@minneola.us'; 'mmason@mymontverde.com'; 'quinnm@ci.mount-dora.fl.us'; 'jdrury@tavares.org'; 'girby@umatillafl.org'; 'Chris Thompson'; Jacques Skutt; 'chris.schultz@neel-schaffer.com'; C.T. Eagle; dc.maudlin@leesburgflorida.gov; 'joewynkoop@comcast.net'; 'james.huish@grovelend-fl.gov'; 'jhitt@clermontfl.org'; SBrunson@clermontfl.org; Lee VanDever (lvandever@clermontfl.org); 'dolly.miller@cityofmascotte.com'; 'evelyn.wilson@groveland-fl.gov'; redmond.jones@groveland-fl.gov; 'amercer@minneola.us'
Cc:	Heath, David; Stivender, Jim; Schneider, Fred; Conway, Lori
Subject:	Transportation Impact Fee Projects by April 15th for the 2015-2019 Transportation Construction Program
Attachments:	2014 Impact Fee Project Form.pdf
Follow Up Flag:	Follow up
Flag Status:	Flagged

Hello All,

Thank you to those who attended our transportation impact fee kick-off meetings last week. It was nice to see you and to discuss the future transportation construction program.

To re-cap our discussions and for those who were unable to attend, attached is a Transportation Impact Fee Project Form (fillable pdf form) for your use. Please submit up to five (5) priority projects to me, once project per form, by **April 15, 2014**. Projects could be one already on the Transportation Construction Program that you continue to support, one previously shown on the Transportation Construction Program that is a priority, or a new project. If you are unsure if the project qualifies for impact fee funding, please submit the project for evaluation and further discussion. Attach location maps or any other pertinent project information. Cost estimates are important and helpful in the evaluation.

We will schedule individual meetings with the municipalities in May to discuss each project submitted. The draft 2015-2019 Transportation Construction Program will be completed in July 2014 and presented to the Board of County Commissioners for approval on August 12, 2014.

I look forward to hearing from you soon. Do not hesitate to contact me if I can be of further service.

Thank you,
Lori

Lori L. Conway
Lake County Department of Public Works
Road Operations Division Manager
P.O. Box 7800
Tavares, FL 32778
P: (352)343-6439
F: (352)742-3888
lconway@lakecountyfl.gov

From: Beckett, Sandy **On Behalf Of** Stivender, Jim
Sent: Thursday, January 30, 2014 11:37 AM
To: 'kcooper@astatula.org'; 'dgray@clermont.org'; 'kramerd@ci.eustis.fl.us'; 'glavenia@fruitlandpark.org'; 'teresa.begley@groveland-fl.gov'; 'bbrasher@howey.org'; 'kkollgaard@ladylake.org'; 'al.minner@leesburgflorida.gov'; 'jim.gleason@cityofmascotte.com'; mjohnson@minneola.us; 'mmason@mymontverde.com'; 'quinnm@ci.mount-dora.fl.us'; 'jdrury@tavares.org'; 'girby@umatillafl.org'
Cc: Heath, David; Schneider, Fred; Conway, Lori
Subject: Transportation Impact Fee Projects for the 2015-2019 Transportation Construction Program – Save the Date

To all City Managers and City Administrators:

On February 12, 2013, the Board of County Commissioners adopted Ordinance No. 2013-7 that extended the suspension of the collection of transportation impact fees. The impact fees were reinstated on January 13, 2014, at lower rates, and with a reduced number of categories. The ordinance additionally reduced the number of impact fee districts from six (6) to three (3). A copy of the ordinance and a map of the new road impact fee districts are attached.

On August 27, 2013, the Board of County Commissioners approved the 2014-2018 Transportation Construction Program. For road impact fee benefit districts 1 through 6, projects have been programmed according to fund balances; No new revenue is projected. For the new road impact fee districts (South, Central, North), projects have been programmed according to projected revenue. A copy of the program can be found by visiting the following link:
http://www.lakecountyfl.gov/departments/public_works/road_operations/transportation_construction_program.aspx

In March 2014, the Department of Public Works will have kick-off meetings in each of the three (3) transportation benefit districts to discuss Lake County's future 5-Year Transportation Construction Program and the transportation impact fee fund. Please mark your calendar and plan to attend **one** of the following transportation benefit district meetings that includes your municipality:

Transportation Benefit District: **North**
Includes: Astatula, Eustis, Mount Dora, Tavares, and Umatilla
Meeting Date/Time: **March 18, 2014 at 9:00am**
Lake County Department of Public Works, 437 Ardice Avenue, Eustis

Transportation Benefit District: **Central**
Includes: Howey-in-the-Hills, Fruitland Park, Lady Lake and Leesburg
Meeting Date/Time: **March 18, 2014 at 1:30pm**
Meeting Location: MPO Office, 16165 14th Street, Leesburg

Transportation Benefit District: **South**
Clermont, Groveland, Mascotte, Minneola, and Montverde
Meeting Date/Time: **March 19, 2014 at 2:00pm**
Clermont Community Center (across from City Hall), 620 West Montrose Street, Clermont

A Transportation Impact Fee Project Form is also attached for your use. The form is a fillable pdf form. Please complete the required information for your top project(s) and mail the form(s) to Lori Conway, Road Operations Division Manager, 437 Ardice Avenue, Eustis, FL 32726 or email at: lconway@lakecountyfl.gov. In order to allow us ample time to review each submittal before our meeting, please submit up to five (5) projects, one project per form, by **Monday, March 3, 2014**.

Please let me know if you have any questions or need additional information. I hope to see you in March.

Jim Stivender, Jr., P.E., P.L.S.
Public Works Director

Transportation Impact Fee Project Form
for the FY 2015-2019 Transportation Construction Program

All funds collected from transportation impact fees shall be used solely for the purpose of providing capital improvements to transportation facilities associated with the arterial and collector road network under the jurisdiction of the county, or the state, and shall not be used for maintenance or operations. Such improvements shall be of the type as are made necessary by new development.

Form prepared by: C.T. Eagle - Public Works Director Municipality: Town of Lady Lake

Preparer's phone # and email address: 352-751-1526 cteagle@ladylakepw.org

Transportation Benefit District (check appropriate box): □ North ■ Central □ South

Project Name: Rolling Acres Road Improvement Project

Project Location: North end of Rolling Acres Road at intersection with Griffin Avenue to South of of Rolling Acres Road at intersection of Lake Ella

Project Description: SEE ATTACHED DESCRIPTION

A PD&E study performed by GMB Engineers in 2009 on behalf of the Town of Lady Lake and Lake County recommended widening Rolling Acres Road from 2 lanes to 4 lanes along with other safety and pedestrian use improvements. Since then traffic counts and safety concerns have continued to increase and will continue to do so. A comprehensive improvement project is requested that would account for traffic patterns relating to the intersections of Rolling Acres Road at US 27/441, CR 466, and also Lake Ella Road. All of which have seen and will continue to see increased usage

Describe how this project qualifies for transportation impact fee funding:

Proposed large scale road improvements.

Estimated project costs:

Activity		Completed	Not Completed
PD&E	$ 50,000	☑	☐
Design	$	☐	☑
Right-of-Way	$	☐	☑
Construction	$		
Total	$ 50,000		

Is there sufficient right-of-way to construct the project:

Per the PD&E by GMB Engineers, yes but contingent upon scope of project.

Source of project cost estimates:

PD&E referenced $5,000,000 for construction but does not include entire scope of requested project.

If project is to be phased, indicate estimated expenditures per year:

N/A

Priority Rating: Number 1 priority for the Town of Lady Lake

Comments: The traffic and safety issues are well know by Lady Lake and Lake County staff, it deserves to be highly considered as a near term proje

Signature of Preparer: C.T. Eagle, Sr. Digitally signed by C.T. Eagle, Sr. DN: cn=C.T. Eagle, Sr., o=Town of Lady Lake, ou=Public Works, email=cteagle@ladylakepw.org, c=US Date: 2014.03.11 13:42:56 -04'00' Date: 3/11/2014

Completed form to be mailed to Lori Conway, Road Operations Division Manager, 437 Ardice Avenue, Eustis, FL 32726, or emailed to: lconway@lakecountyfl.gov

Rolling Acres Road Project Description:

A PD&E study performed by GMB Engineers in 2009 on behalf of the Town of Lady Lake and Lake County recommended widening Rolling Acres Road from 2 lanes to 4 lanes along with other safety and pedestrian use improvements. Since then traffic counts and safety concerns have continued to increase and will continue to do so. A comprehensive improvement project is requested that would account for traffic patterns relating to the intersections of Rolling Acres Road at US 27/441, CR 466, and also Lake Ella Road. All of which have seen and will continue to see increased usage due to large residential development in the area.

Transportation Impact Fee Project Form
for the FY 2015-2019 Transportation Construction Program

All funds collected from transportation impact fees shall be used solely for the purpose of providing capital improvements to transportation facilities associated with the arterial and collector road network under the jurisdiction of the county, or the state, and shall not be used for maintenance or operations. Such improvements shall be of the type as are made necessary by new development.

Form prepared by: C.T. Eagle - Public Works Director Municipality: Town of Lady Lake

Preparer's phone # and email address: 352-751-1526 cteagle@ladylakepw.org

Transportation Benefit District (check appropriate box): ☐ North ■ Central ☐ South

Project Name: Lake Ella Road Improvement Project

Project Location: East end of Lake Ella Road at intersection with US 27/441 to West end of Lake Ella Road at intersection of Cherry Lake Road.

Project Description: SEE ATTACHED DESCRIPTION

Lake County has existing plans to improve/realign Lake Ella Road with Eagles Nest Road at the intersection of US 27/441. Along with the realignment of that area, the entire length of Lake Ella Road should be studied and redesigned for improvements. Traffic has continually increased on the section of Lake Ella Road between Rolling Acres Road and Micro Racetrack Road. Lake Ella Road is increasingly utilized as a connector between, CR 466, CR 466A, Rolling Acres Road, and US 27/441. Some potential safety issues on Lake Ella Road may also need to be remedied such as a limited sight

Describe how this project qualifies for transportation impact fee funding:

Proposed large scale road improvements.

Estimated project costs:

Activity		Completed	Not Completed
PD&E	$_____	☐	☑
Design	$_____	☐	☑
Right-of-Way	$_____	☐	☑
Construction	$_____		
Total	$ 0		

Is there sufficient right-of-way to construct the project:

Unknown until studied and preliminary design.

Source of project cost estimates:

None

If project is to be phased, indicate estimated expenditures per year:

N/A

Priority Rating: Number 2 priority for the Town of Lady Lake

Comments: The traffic and safety issues are well know by Lady Lake and Lake County staff, it deserves to be highly considered as a near term proje

Signature of Preparer: C.T. Eagle, Sr. Digitally signed by C.T. Eagle, Sr. DN: cn=C.T. Eagle, Sr., o=Town of Lady Lake, ou=Public Works, email=cteagle@ladylakepw.org, c=US Date: 2014.03.11 13:42:56 -04'00' Date: 3/31/2014

Completed form to be mailed to Lori Conway, Road Operations Division Manager, 437 Ardice Avenue, Eustis, FL 32726, or emailed to: lconway@lakecountyfl.gov

Lake Ella Road Project Description:

Lake County has existing plans to improve/realign Lake Ella Road with Eagles Nest Road at the intersection of US 27/441. Along with the realignment of that area, the entire length of Lake Ella Road should be studied and redesigned for improvements. Traffic has continually increased on the section of Lake Ella Road between Rolling Acres Road and Micro Racetrack Road. Lake Ella Road is increasingly utilized as a connector between, CR 466, CR 466A, Rolling Acres Road, and US 27/441. Some potential safety issues on Lake Ella Road may also need to be remedied such as a limited sight distance issue when traveling west on Lake Ella Road approaching Rolling Acres Road due to a steep hill, a sharp S-Turn on the eastern section, and a possible 3 way stop intersection at Rolling Acres Road.

Transportation Impact Fee Project Form
for the FY 2015-2019 Transportation Construction Program

All funds collected from transportation impact fees shall be used solely for the purpose of providing capital improvements to transportation facilities associated with the arterial and collector road network under the jurisdiction of the county, or the state, and shall not be used for maintenance or operations. Such improvements shall be of the type as are made necessary by new development.

Form prepared by: C.T. Eagle - Public Works Director Municipality: Town of Lady Lake

Preparer's phone # and email address: 352-751-1526 cteagle@ladylakepw.org

Transportation Benefit District (check appropriate box): ☐ North ■ Central ☐ South

Project Name: Oak Street Improvement Project

Project Location: Oak Street at the intersection of CR 25 to the intersection of Rolling Acres Road

Project Description: SEE ATTACHED DESCRIPTION

Construction of the unimproved portion of Oak Street from Rolling Acres Road to Clay Avenue would open up a new alternative route for vehicles traveling to and from CR 25 to Rolling Acres Road allowing traffic to bypass the already busy intersection of US 27/441 and Rolling Acres Road. It would also open a new route for traffic to bypass the busy intersection of US 27/441 and CR 466. Recommend investigating improvements on the existing portion of Oak Street from the intersection of Clay Avenue to CR 25 due to increased traffic.

Describe how this project qualifies for transportation impact fee funding:

Proposed large scale new road construction/improvements.

Estimated project costs:

Activity		Completed	Not Completed
PD&E	$_____	☐	☑
Design	$_____	☐	☑
Right-of-Way	$_____	☐	☑
Construction	$_____		
Total	$ 0		

Is there sufficient right-of-way to construct the project:

Unknown until studied and preliminary design.

Source of project cost estimates:

None

If project is to be phased, indicate estimated expenditures per year:

N/A

Priority Rating: Number 3 priority for the Town of Lady Lake

Comments: Construction of the unimproved portion of Oak Street were investigated at an earlier date, we would recommend looking at this project a

Signature of Preparer: C.T. Eagle, Sr. Digitally signed by C.T. Eagle, Sr. DN: cn=C.T. Eagle, Sr., o=Town of Lady Lake, ou=Public Works, email=cteagle@ladylakepw.org, c=US Date: 2014.03.11 13:42:56 -04'00' Date: 3/31/2014

Completed form to be mailed to Lori Conway, Road Operations Division Manager, 437 Ardice Avenue, Eustis, FL 32726, or emailed to: lconway@lakecountyfl.gov

Oak Street Project Description:

Construction of the unimproved portion of Oak Street from Rolling Acres Road to Clay Avenue would open up a new alternative route for vehicles traveling to and from CR 25 to Rolling Acres Road allowing traffic to bypass the already busy intersection of US 27/441 and Rolling Acres Road. It would also open a new route for traffic to bypass the busy intersection of US 27/441 and CR 466. Recommend investigating improvements on the existing portion of Oak Street from the intersection of Clay Avenue to CR 25 due to increased traffic.

Transportation Impact Fee Project Form
for the FY 2015-2019 Transportation Construction Program

All funds collected from transportation impact fees shall be used solely for the purpose of providing capital improvements to transportation facilities associated with the arterial and collector road network under the jurisdiction of the county, or the state, and shall not be used for maintenance or operations. Such improvements shall be of the type as are made necessary by new development.

Form prepared by: C.T. Eagle - Public Works Director Municipality: Town of Lady Lake

Preparer's phone # and email address: 352-751-1526 cteagle@ladylakepw.org

Transportation Benefit District (check appropriate box): ☐ North ■ Central ☐ South

Project Name: Abeble Road Improvement Project

Project Location: Abeble Road from the intersection of Rolling Acres Road to Tavern Lane

Project Description: SEE ATTACHED DESCRIPTION

Construction of the unimproved portion of Abeble Road, that is currently a dirt road and is used by the local residents as alternative access between Rolling Acres Road and US 27/441. New large scale residential developments will/do have direct access to this road. Town of Lady Lake main utility lines run parallel with the undeveloped portion of Abeble Road that connect Rolling Acres Road to the Town of Lady Lake Public Works Complex on Skyline Drive. Construction of this new roadway would alleviate a portion of the east-west traffic on CR 466 and on Lake Ella Road, while also allow

Describe how this project qualifies for transportation impact fee funding:

Proposed large scale new road construction/improvements.

Estimated project costs:

Activity		Completed	Not Completed
PD&E	$_____	☐	☑
Design	$_____	☐	☑
Right-of-Way	$_____	☐	☑
Construction	$_____		
Total	$ 0		

Is there sufficient right-of-way to construct the project:

Unknown until studied and preliminary design.

Source of project cost estimates:

None

If project is to be phased, indicate estimated expenditures per year:

N/A

Priority Rating: Number 4 priority for the Town of Lady Lake

Comments: The unimproved portion of Abeble Road is currently a dirt road, traffic on the dirt road has steadily increased with all of the new develop

Signature of Preparer: C.T. Eagle, Sr. Digitally signed by C.T. Eagle, Sr. DN: cn=C.T. Eagle, Sr., o=Town of Lady Lake, ou=Public Works, email=cteagle@ladylakepw.org, c=US Date: 2014.03.11 13:42:36 -04'00' Date: 3/31/2014

Completed form to be mailed to Lori Conway, Road Operations Division Manager, 437 Ardice Avenue, Eustis, FL 32726, or emailed to: lconway@lakecountyfl.gov

Abele Road Project Description:

Construction of the unimproved portion of Abeble Road, which is currently a dirt road and is used by the local residents as alternative access between Rolling Acres Road and US 27/441. New large scale residential developments will/do have direct access to this road. Town of Lady Lake main utility lines run parallel with the undeveloped portion of Abeble Road that connect Rolling Acres Road to the Town of Lady Lake Public Works Complex on Skyline Drive. Construction of this new roadway would alleviate a portion of the east-west traffic on CR 466 and on Lake Ella Road, while also allow local residents an alternate route as well.

K-9

TOWN COMMISSION AGENDA ITEM

REQUESTED MEETING DATE: April 7, 2014 – *Continued from March 17, 2014*

SUBJECT: **Resolution 2014-102 –Plaza Professional Center– Variance Request to Authorize the removal of One (1) 38" Historic Tree to Accommodate the construction of a new office building on the last remaining parcel at the Site –302 La Grande Blvd. (Alternate Key #3808678).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff Recommends granting a continuance of Resolution 2014-102 to the April 21, 2014, Town Commission Meeting, as requested by the applicant, to allow additional time to prepare an alternative building/parking site plan.

SUMMARY

Applicant, Fran Dann-Akin, on behalf of property owners Brian W. Warwick, Janet R. Varnell, and Ellen Robards, has submitted an application for a variance in accordance with Chapter 10, Section 10-4).f). of the Land Development Regulations (LDRs) which states that on all properties, the removal of historic trees shall require a variance from the Planning and Zoning Board and then Town Commission.

The applicant proposes the removal of a 38" Historic Live Oak Tree to accommodate the construction of up to 4,300-square-foot of new office building space on the last remaining parcel at the Plaza Professional Center Site. The applicant states that due to the fact that the historic tree lies directly within the building pad, it is required to be removed. Additionally, the applicant indicated that the tree exhibits excessive lean which would endanger any future building erected and the root structure of the tree will suffer substantial damage during and after construction if the tree were to remain (Please see Justification Statement attached).

The application originally referenced the project as being within La Plaza Grande Professional Center; however, now it has been corrected to properly identify the Plaza Professional Center as the correct property reference of the site, which is just north of the La Plaza Grande Professional Center.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to

FISCAL IMPACT: $ 0

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

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

DEPARTMENT HEAD	Submitted 3/31/14	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality	Date
TOWN MANAGER	Approved Agenda Item for: 4-1-14	Date

3-31-14

4/1/14

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain [ ] Approved w/Modification

Thad Carroll

From: Fran Dann [Fran@FranDann.com]
Sent: Wednesday, March 26, 2014 1:03 PM
To: Thad Carroll
Cc: Wendy Then; 'Fran Dann'
Subject: Resolution 2014-102

Hi Thad,
The engineer / architect will not be able to produce an alternative building- parking: site plan in the timeframe as required for the next Commission meeting on April 7th. May we please request rescheduling for this to be addressed at the following Commission Meeting which I believe to be on April 21st? I can be at the April 7th meeting, however without the alternative plan requested.

Thank you for the continued assistance you and Wendy have demonstrated in trying to help us get this building built. It is truly appreciated by all.

Sincerely,
Fran Dann-Akin

FRAN DANN-AKIN, BROKER-ASSOCIATE
FOXFIRE REALTY, INC.
126 N Hwy. 441/27
Lady Lake, FL 32159
Direct Ph: 352-266-7795
Fax: 352-750-2134
Email: Fran@VillagesCommercialProperties.com
Listing website: *VillagesCommercialProperties.Com*

RESOLUTION NO. 2014-102

A RESOLUTION GRANTING A VARIANCE TO AUTHORIZE THE REMOVAL OF ONE HISTORIC TREE IN ACCORDANCE WITH CHAPTER 10, SECTION 10-4).f)., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS, ON PROPERTY OWNED BY BRIAN W. WARWICK, JANET R. VARNELL, AND ELLEN R. ROBARDS, LOCATED AT 302 LA GRANDE BLVD., WITHIN THE PLAZA PROFESSIONAL CENTER (ALTERNATE KEY 3808678), WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.

WHEREAS, Brian W. Warwick, Janet R. Varnell, and Ellen R. Robards, the property owners of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A", have petitioned for a variance from the provisions of Chapter 10, Section10-4).f)., which requires a variance for the removal of historic trees; and

WHEREAS, the applicants are requesting to be allowed to remove one (1) historic tree on the property located at 302 La Grande Blvd., within the Plaza Professional Center (Alternate Key 3808678), within the town limits of the Town of Lady Lake, Florida; and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider the variance request and having heard evidence and testimony on said request, found it to be consistent with the Lady Lake Comprehensive Plan and requirements for variances set forth in the Land Development Regulations of the Town of Lady Lake.

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida, hereby grants a variance from the provisions of Chapter 10, Section 10-4).f). of the Town of Lady Lake Land Development Regulations, which requires a variance for the removal of historic trees, and to allow for the removal of one (1) historic tree on the property located at 302 La Grande Blvd., within the Plaza Professional Center (Alternate Key 3808678), within the town limits of the Town of Lady Lake, Florida.

This Resolution shall take effect immediately upon its final adoption by the Town Commission.

RESOLVED this **21st** day of **April**, **2014**, in Lady Lake, Florida, by the Lady Lake Town Commission.

EXHIBIT "A"

LEGAL DESCRIPTION

FROM S'LY COR OF LOT 457 ORANGE BLOSSOM GARDENS UNIT 4 PB 26 PG 55, RUN S 41-21-30 E 75 FT FOR POB, CONT S 41-21-30 E 38.32 FT TO THE BEGINNING OF A CURVE CONCAVE NE'Y & HAVING A RADIUS OF 11059.20 FT, THENCE SE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 0-56-38, AN ARC LENGTH OF 182.19 FT, THENCE S 47-41-53 W 300 FT TO A POINT ON NE'LY R/W LINE OF US HWY 441, SAID POINT BEING ON A CURVE CONCAVED NE'LY & HAVING A RADIUS OF 11359.20 FT & A RADIAL BEARING OF S 47D-41-53 W, THENCE NW'LY ALONG THE ARC OF SAID CURVE & SAID NE'LY R/W LINE THRU A CENTRAL ANGLE OF 0-56-38, AN ARC LENGTH OF 187.13 FT TO THE END OF SAID CURVE, THENCE N 41-21-30 W ALONG SAID NE'LY R/W LINE 232.65 FT, N 48-38-30 E 36.02 FT, S 41-21-30 E 60 FT, N 48-38-30 E 208.93 FT, N 41-21-30 W 60.02 FT, N 48-38-30 E 20.12 FT, S 41-21-30 E 119.33 FT, S 48-38-30 W 30 FT, S 41-21-30 E 75 FT, N 48-38-30 E 65 FT TO POB--LESS FROM S'LY COR OF LOT 457 ORANGE BLOSSOM GARDENS UNIT 4 RUN S 48-30-30 W 199 FT, S 41-21-34 E 17.32 FT FOR POB, CONT S 41-21-34 E 157 FT, S 48-38-26 W 50.84 FT, N 41-21-34 W 157 FT, N 48-38-26 E 50.84 FT TO POB-- ORB 2684 PG 22 |

RECEIVED
FEB - 3 2014
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

TOWN OF LADY LAKE
HISTORIC TREE VARIANCE APPLICATION

3808678

Tax Identification # C20=069

1. Owner's name: Brian Warwick, Janet Warwick, Ellen Robards

   Mailing Address: 20 La Plaza Grande Blvd., The Villages, Fl.

   Telephone/Email: 352-753-8600

2. Applicant's Name: Fran Dann-Akin

   Mailing Address: Foxfire Realty 127 Hwy 27/441, Lady Lake, Fl. 32159

   Telephone/Email: 352-266-7795 Fran@VillagesCommercialProperties.Com

3. Contact Person for Posting: Fran Dann-Akin

   Mailing Address: Foxfire Realty 127 Hwy Hwy 27/441, Lady Lake, Fl. 32159

   Telephone/Email: 352-266-7795 Fran@VillageCommercialProperties.com

4. Applicant is: Owner: __ Agent ✓ Purchaser __ Lessee __ Optionee __

5. Property Address/Location: 00 La Plaza Grande Blvd, The Villages 32159

6. Legal Description: See Attached.

7. The variance requested is as follows: Removal of trees as indicated in tree survey.

8. The variance is necessary for the following reasons: Insureability and saftey of perspective building.

9. Is your situation due to unique circumstances not created by you or your predecessor in title? Explain such circumstances: Yes. Tree was in existance prior to development of Burnsed Office Park. This is the last remaining parcel to be built on, which is why this tree has not previously been removed, dispite the maturity of the tree over the last 27 years. This tree was not contemplated in the origional site plan. Therefore owner should not be unfairly burdened with the costs and risks occasioned by this tree.

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Brian Warwick, 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: Tree Variance

(3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 28th day of January, 2014, by Brian Warwick who is personally known to me or who has produced Personally Known as identification and who did (did not) take an oath.

Mary Arnst
Notary Public

MARY ARNST
MY COMMISSION # EE 158119
EXPIRES: February 7, 2016
Bonded Thru Notary Public Underwriters

CFN 2004142683
Bk 02684 Pgs 0022 - 23; (3pgs)
DATE: 10/26/2004 09:34:59 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 27.00
DEED DOC 1,505.00

This Document Prepared By and Return to:
Robert Q. Williams
Williams, Smith & Summers, P.A.
380 West Alfred Street
Tavares, FL 32778

Parcel ID Number: 07-18-24-0001-000-02300

Warranty Deed

This Indenture, Made this 21st day of October, 2004 A.D., **Between** Kenneth F. Cohrn, D.D.S.

of the County of Lake, State of Florida, **grantor,** and Brian W. Warwick and Janet R. Varnell, husband and wife, as to an undivided one-half (1/2) interest, and Ellen R. Robards, a single woman, as to an undivided one-half (1/2) interest, with the two one-half (1/2) interests being held as joint tenants with right of survivorship

whose address is: 20 La Grande Boulevard, The Villages, FL 32159

of the County of Lake, State of Florida, **grantees.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Lake State of Florida to wit:

See Exhibit "A" attached hereto.

Neither grantor nor anyone dependent upon grantor resides upon the subject real property, which does not constitute the homestead of grantor within the meaning of the laws and constitution of the State of Florida.

Transferred herewith to Grantee is the right to construct improvements on the property in the amount not previously used in the construction of a building transferred to Ross M. Valdez, as Trustee of the Ross M. Valdez Family Trust under trust dated February 18, 1998, hereafter "Valdez" and recorded in O.R. Book 2062, Page 0158, Public Records of Lake County, Florida. These building rights were originally acquired by Grantor's Predecessor in title in the deed recorded in O.R. Book 1076, Page 632, Public Records of Lake County, Florida. the deed gave the Grantor therein the right to construct 7826 square feet in accordance with the Declaration of Restrictions recorded in O.R. Book 923, Page 858, Public Records of Lake County, Florida. Those rights were transferred to Grantor herein by Mesne conveyances. The building transferred to "Valdez" contained

(Continued on Attached)

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

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Robert Q. Williams
Witness

Kenneth F. Cohrn, D.D.S. (Seal)
P.O. Address: 422 Teague Trail, Lady Lake, FL 32159

The quality of this image
is equivalent to the quality
of the original document.

EXHIBIT A

PARCEL "1":
COMMENCE AT THE MOST SOUTHERLY CORNER OF LOT 457 OF ORANGE BLOSSOM GARDENS, UNIT 4, AS RECORDED IN PLAT BOOK 26, PAGE 55, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE S.41 21'30"E. 75.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING CONTINUE S.41 21'30"E. 38.32 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 11,059.20 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 56'38" AN ARC LENGTH OF 182.19 FEET; THENCE S.47 41'53"W. 300.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27/441, SAID POINT BEING ON A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 11,359.20 FEET AND A RADIAL BEARING OF S.47 41'53"W.; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00 56'38" AN ARC LENGTH 187.13 FEET TO THE END OF SAID CURVE; THENCE N.41 21'30"W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 232.65 FEET; THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE RUN N.48 38'30"E. 36.02 FEET; THENCE S.41 21'30"E. 60.00 FEET; THENCE N.48 38'30"E. 208.93 FEET; THENCE N.41 21'30"W. 60.02 FEET; THENCE N.48 38'30"E. 20.12 FEET; THENCE S.41 21'30"E. 119.33 FEET; THENCE S.48 38'30"W. 30.00 FEET; THENCE S.41 21'30"E. 75.00 FEET; THENCE N.48 38'30"E. 65.00 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT PARCEL "2" DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATED IN THAT PART OF GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LYING NORTHEAST OF U.S. HIGHWAY NO. 27/441 (200 FEET WIDE), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 457, ORANGE BLOSSOM GARDENS, UNIT NO. 4, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGES 55 AND 56, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN S.48 38'30"W. ALONG A PROJECTION OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 457 A DISTANCE OF 199.00 FEET; THENCE S.41 21'34"E. 17.32 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, CONTINUE S.41 21'34"E. 70.50 FEET; THENCE S.48 38'26"W. 50.84 FEET; THENCE N.41 21'34"W. 70.50 FEET; THENCE N.48 38'26"E. 50.84 FEET TO THE POINT OF BEGINNING;
ALSO LESS PARCEL "3" DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATE IN THAT PART OF GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LYING NORTHEAST OF U.S. HIGHWAY NO. 441/27 (200 FEET WIDE), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 457, ORANGE BLOSSOM GARDENS, UNIT NO. 4, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGES 55 AND 56, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN S.48 38'30"W. ALONG A PROJECTION OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 457, A DISTANCE OF 199.00 FEET; THENCE S.41 21'34"E., 87.82 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, CONTINUE S.41 21'34"E., 86.50 FEET; THENCE S.48 38'26"W., 50.84 FEET; THENCE N.41 21'34"W., 86.50 FEET; THENCE N.48 38'26"E., 50.84 FEET TO THE POINT OF BEGINNING.

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
2062 / 175	1/18/2002	WD	Q	V	$126,000.00
2684 / 22	10/21/2004	WD	Q	V	$215,000.00
3715 / 549	8/2/2008	QC	M	V	$100.00

Value

Total Just Value:		$155,090.00
Assessed Value:	=	$155,090.00
Total Exempt Value:	-	$0.00
Total Taxable Value:	=	$155,090.00
Millage Rate: ?	x	0.0176629
Base Ad-Valorem Tax:	=	$2,739.35
Non-Exempt School Levies:	+	$0.00
Estimated Ad-Valorem Tax:	=	$2,739.35

* The just values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The amounts shown may not include all exemptions. The estimated tax totals do not reflect Non-Ad Valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

Truth In Millage (TRIM) Notice

- Notice of Proposed Property Taxes & Proposed or Adopted Non-Ad Valorem Assessments

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HISTORIC TREE VARIANCE APPLICATION

Parcel No. 3808678 – Owner Brian W. Warwick, et al.

The real property in question is located within the La Plaza Grande Professional Center. The parcel includes the entire subdivision and all of its common areas excepting the existing buildings. However, there is only one buildable footprint permitted which allows for a 4300 square foot building and it will be the last remaining office space to be developed. There are more than 30 old growth large Oak trees situated on this heavily wooded parcel which is nearly covered in canopy. In fact, the owners have been paying maintenance costs to the owner's association for several decades based upon a future building size of 4300 square feet. The owners are requesting a Historic Tree Variance to remove one single 38" DBH live oak tree that lies directly within the building pad of the approved office space.

A Historic Tree Variance is required for this property for three primary reasons: (1) the location of the tree would prevent or substantially reduce the buildable space to such an extent that the value of the property would be substantially diminished; (2) even if a substantially smaller building were constructed, it could not be insured due to the overhanging branches of the tree in question; and (3) safety concerns would continue for the building as a result of damages caused to the tree during construction and damage caused by extensive pruning that would be required in order to obtain insurance.

The La Plaza Grande Professional Center subdivision was created and given approval in 1987, nearly 30 years ago. It is so highly populated with historic trees that it bears more resemblance to a natural tree stand than a commercial professional office subdivision. Removal of this tree will have very little impact on the subdivision because there are more large historical trees in the tiny subdivision than any other professional office subdivision in The Villages. In fact, the existing trees will actually benefit from the increased available sunlight occasioned by the removal of the subject tree, as recognized by the Arborist in his Tree Report.

The current canopy of the trees in the subdivision already covers the vast majority of the parking lot and common areas. The subject tree may even be considered a "hazardous tree" because it presents a danger of falling due to excessive lean. The existing canopy is so dense that the tree in question has grown outward and over the top of the established building location in order to reach available sunlight. The proximity of the tree and its root structure to the existing footprint will cause substantial harm to the tree. Digging the footings for the foundation and pouring the new slab over the root structure will damage existing roots and make the tree unstable and dangerous. The hazard created by the excessive lean of the tree and the size of the root structure cannot be remedied or controlled without requiring the landowner to, essentially, give up their right to build on the long-approved footprint entirely.

5. **Financial damages are not the only reason for the permit.** The dangers associated with the overhanging limbs and the damages caused to the root system from the construction process show that financial damages are not the only reason for the requested variance.

6. **Physical hardships may be considered.** This Variance request does not involve any physical disabilities of the applicant.

Bryan Stanage
FL-5502AU

Tree #3

TREE STRUCTURE EVALUATION

Property Owner & Address Tree evaluation for Foxfire Realty

Date

Location in Landsca 'Largest Tree Inspection Goal Determine health

Arborist(s) Bryan Stanage Type of Inspection type 2

Tree Species Quercus Virginiana Estimated Age of Tree 100

Targets (List) Parking Lot Within Canopy ✓ Within1X __ 1.5X Ht __ Rating __

Site Use Intensity _____ Exposed Site __ Lone Tree __ Edge Tree __ Recently Thinned Stand __

Notes _____

Species Live Oak DBH 38" Height 60ft Architecture _____

Crown Small __ Med __ Large ✓ for trunk size Dead Branches ____ % ____ Max. Size _____

Hanger(s) _____ Max Size __ Dense Branch Ends __ Abrupt Bend __ Prev. Topped __ Prev. Failure __

Weakly Attached Sprouts __ Notes Tree is healthy

Scaffold Limbs Weakly Attached ____ Included Bark ____ Cracks ____ Seams ____ Sweet ____ Decay ____

Cavity ____ Size ____ Prev. Failure ____ Lightning Inj ____ Notes low crotched tree

Stem Lean ____ %- ____ Co-Dominant Stems # 6 Ht of crotch 4ft Stem Diams ____ Incl. Bark ____ Poor Taper ____

Decay ____ Cavity Opening ____ Size ____ Conk ____ Dead Bark ____ Seam ____ Crack ____ Sweep ____ Lightning Inj ____

Notes _____

Root Flare Exposed ____ Buried ✓ Fill Depth ____ Mulch Depth ____ Soil Heaving ____ Missing Roots ____ Root Decay ____ Conks ____

Notes _____

Root Zone Cut within 3X DBH ____ Prev. Failures ____ Shallow Soil ____ Wet Soil ____ Soil Cracks ____ Grade Changes ____

Root Cut ____ Distance From Stem ____ Notes _____

Decay Quantification: Diam ____ Bark Thickness ____

Describe Condition/Concern: Large canopy tree, no sign of disease. Buyer is looking to remove tree and replace with canopy trees.

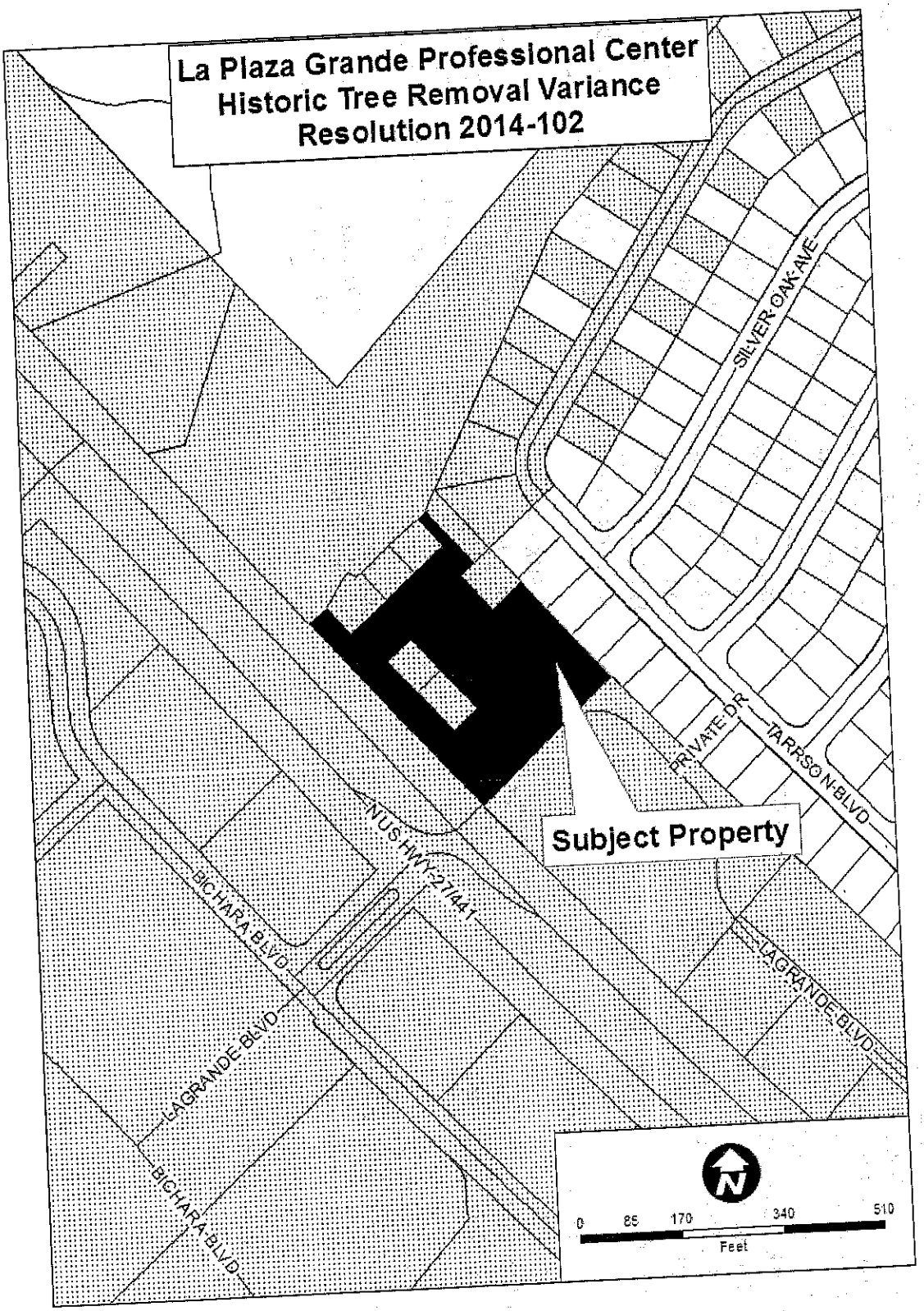
Fran Dann

From: Bryan Stanage <bryan@stanagetreeservice.com>
Sent: Monday, January 27, 2014 4:19 PM
To: Fran@FranDann.com
Subject: Tree Evaluation for parcel # C20=069

Property owners are looking to build a professional building on this site, and there are 4 Live Oak Trees in the area where they look to build. Two of the smaller trees have been topped and have poor structure, one of the trees is a very large Live Oak Tree that has 6 low attached stems, and the last tree is located two feet away from sidewalk and surface roots will eventually be an issue. Customers are willing to mitigate this area, with small canopy trees. If these trees where saved, I don't think they would survive the construction damage, a sign of this damage can take up to 10 years to show up. There are many Large Live Oak Trees on the surrounding properties, their canopies will react to the new sunlight and fill the voids after these trees are removed. My professional opinion is that it wouldn't be wise to tree to preserve these trees, it would be better to remove all 4 trees, and replace with new canopy trees.

Thank You,
Bryan Stanage
Stanage Tree Service
(352) 636-3527

Check us out at:
www.StanageTreeService.com


La Plaza Grande Professional Center
Historic Tree Removal Variance
Resolution 2014-102
SILVER OAK AVE
PRIVATE DR
TARPSON BLVD
Subject Property
US HWY 27/441
BIG HARA BLVD
LAGRANDE BLVD
LAGRANDE BLVD
BIG HARA BLVD
N
0
85
170
340
510
Feet

VARIANCE COMMENTS AND RECOMMENDATIONS

Meeting of February 18, 2014

TO:	**Technical Review Committee**
FROM:	**Wendy Then, Town Planner**
SUBJECT:	**La Plaza Grande Professional Center Resolution No. 2014-102 – Historic Tree Removal Variance**
APPLICANT:	**Fran Dann-Akin, on behalf of property owners Brian W. Warwick, Janet R. Varnell, and Ellen Robards**
DATE:	**February 11, 2014**

SUMMARY:

Applicant, Fran Dann-Akin, on behalf of property owners Brian W. Warwick, Janet R. Varnell, and Ellen Robards, has submitted an application for a variance in accordance with Chapter 10, Section 10-4).f). of the Land Development Regulations (LDRs) which states that on all properties, the removal of historic trees shall require a variance from the Planning and Zoning Board and then Town Commission.

The applicant proposes the removal of a 38" Historic Live Oak Tree to accommodate the construction of up to 4,300-square-foot of new office building space on the last remaining parcel at the La Plaza Grande Professional Center Site. The applicant states that due to the fact that the historic tree lies directly within the building pad, it's required to be removed. Additionally, the applicant indicated that the tree exhibits excessive lean which would endanger any future building erected and the root structure of the tree will suffer substantial damage during and after construction if the tree were to remain (Please see Justification Statement attached).

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: March 10, 2014

SUBJECT: **Resolution 2014-102 – La Plaza Grande Professional Center– Variance Request to Authorize the removal of One (1) 38" Historic Tree to Accommodate the construction of a new office building on the last remaining parcel at the Site –302 La Grande Blvd. (Alternate Key #3808678).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

1. **Motion to forward Resolution 2014-102 to the Town Commission with the Recommendation of Approval.**

2. **Motion to forward Resolution 2014-102 to the Town Commission with the Recommendation of Denial.**

Staff is in support of Motion Number 1.

SUMMARY

Applicant, Fran Dann-Akin, on behalf of property owners Brian W. Warwick, Janet R. Varnell, and Ellen Robards, has submitted an application for a variance in accordance with Chapter 10, Section 10-4).f). of the Land Development Regulations (LDRs) which states that on all properties, the removal of historic trees shall require a variance from the Planning and Zoning Board and then Town Commission.

The applicant proposes the removal of a 38" Historic Live Oak Tree to accommodate the construction of up to 4,300-square-foot of new office building space on the last remaining parcel at the La Plaza Grande Professional Center Site. The applicant states that due to the fact that the historic tree lies directly within the building pad, it's required to be removed. Additionally, the applicant indicated that the tree exhibits excessive lean which would endanger any future building erected and the root structure of the tree will suffer substantial damage during and after construction if the tree were to remain (Please see Justification Statement attached).

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

D
-4-14 DEPARTMENT HEAD [signature] Submitted 3/4/14 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER [signature] Approved Agenda Item for: 3/10/14 Date 3/4/14

BOARD ACTION: [✓] Approved as Recommended [ ] Disapproved
MONTELEONE/BIGWOOD 3-1 (MCKENZIE)

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

cc: THAD - G.M.

Upon a motion by Member Monteleone and a second by Member McKenzie, the Planning and Zoning Board elected to retain Mr. Sigurdson as Vice Chairperson of the Planning and Zoning Board by a vote of 4-0.

3. <u>Resolution No. 2014-102</u> – Plaza Professional Park – Variance Request to Authorize the Removal of a 38" Historic Live Oak Tree to Accommodate a New Office Building on the Last Remaining Parcel at the La Plaza Grande Professional Center – Located at 302 La Grande Blvd. (Wendy Then)

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Town Clerk's office). She stated that the applicant, Fran Dann-Akin, on behalf of property owners Brian W. Warwick, Janet R. Varnell, and Ellen Robards, has submitted an application for a variance in accordance with Chapter 10, Section 10-4).f) of the Land Development Regulations (LDRs) which states that on all properties, the removal of historic trees shall require a variance from the Planning and Zoning Board and the Town Commission. She stated the parcel is approximately 2.21 acres located at 302 La Grande Blvd (Alternate Key #3808678)). Ms. Then noted that the application was originally referenced to be in La Plaza Grande Professional Center; however, it is in the Plaza Professional Center, which is just north of the La Plaza Grande Professional Center.

Ms. Then stated the applicant proposes the removal of a 38" historic Live Oak tree to accommodate the construction of up to 4,300 sq. ft. of new office building space on the last remaining parcel at the Plaza Professional Center. The applicant states that due to the fact that the historic tree lies directly within the building pad, it is required to be removed. Additionally, the applicant indicated that the tree exhibits excessive lean, which would endanger any future building erected, and the root structure of the tree will suffer substantial damage during and after construction if the tree were to remain. Ms. Then reviewed the drawings of the subject parcel location and an aerial view of the parcel, and then read the applicant's three primary reasons for the variance in the Justification Statement as follows:

1) The location of the tree would prevent or substantially reduce the buildable space to such an extent that the value of the property would be substantially diminished; and
2) even if a substantially smaller building was constructed, it could not be insured due to the overhanging branches of the tree in questions; and
3) safety concerns would continue for the building as a result of damages caused to the tree during construction and damage caused by extensive pruning that would be required in order to obtain insurance.

Ms. Then noted that the justification statement also includes that the current owners paid fair market value for an approved commercial building pad that would accommodate a 4,300 sq. ft. commercial building, and it has been approved for nearly 30 years.

Photos of the property location, postings and the 38" historic tree were shown. A conceptual site plan showing the proposed location of the commercial building pad, and where the historic tree is currently located, was shown.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

Mr. Warwick replied that after receiving approval from the Town, they will have to go before The Villages Architectural Review Committee, and he stated it depends on the timing of that, but they should commence soon afterward.

Chairperson Gauder asked if there was anyone in the audience who wished to speak on this matter, and as there were no comments, asked for a motion.

Member Monteleone made a motion for approval, and Member McKenzie seconded, and then they both voted against it. It was noted that this was inconsistent, and Mr. Monteleone stated he had another question. He commented that it was a shame this tree had to be removed, but he understood the reasoning behind it. He asked if replacement trees will be planted in its place.

Mr. Warwick stated that there are over 50 other remaining oak trees on the two acres of land and additional landscaping and plantings will be done after the building is completed.

Attorney Todd Mazenko asked for a new motion.

Upon a motion by Member Monteleone, and a second by Member Sigurdson, the Planning and Zoning Board recommended transmittal and approval of Resolution No. 2014-102 to the Town Commission for consideration of approval by a vote of 3-1 (McKenzie).

Vice Chair Sigurdson asked Ms. Then if the Town's Tree and Beautification Advisory Committee would have any input on this resolution for the tree removal.

Ms. Then replied that this particular variance for historic tree removal is not required to go before the Tree and Beautification Advisory Committee, as the tree bank donation is their recommendation as a method to acquire funds for further beautification in the Town.

4. <u>Resolution No. 2014-103</u> – Orange Blossom Hills Country Club Expansion – Parking Space Size Reduction Variance to Allow 9.5'x17' as the Minimum Regular Parking Space Size Throughout the Orange Blossom Hills Country Club – Located at1542 Water Tower Circle (Wendy Then)

Wendy Then, Town Planner, presented the background summary on this agenda item (on file in the Town Clerk's office). She stated the applicant, John R. Grant, on behalf of the Villages Operating Company, has filed an application for a variance to the Town of Lady Lake's Land Development Regulations, Chapter 7, Section 7-6).b).1).A) which requires that a standard parking space be 10 feet wide and 20 feet long. The applicant is requesting a size reduction to allow 9.5'x17' as the minimum regular parking space size in lieu of providing standard 10'x20' parking spaces throughout the Orange Blossom Hills Country Club Facility located at 1542 Water Tower Circle, within Orange Blossom Gardens Unit No. 7 (Alternate Key 2805382). Ms. Then noted that this parcel is approximately 2.21 acres, and staff recommends approval of this resolution.

Views of the subject property and the location of this facility were shown on the overhead viewer.

Ms. Then reviewed the applicant's Justification Statement, which is a requirement of the application, and outlines the reasons and unique challenges of the site that requires such a variance. It states that the Orange Blossom Hills Country Club parking lot area was originally constructed in 1986, and the majority of standard parking spaces exhibit a 9.5'x17' dimension, aside from golf cart parking spaces, which are 6 feet wide and 10 feet long. The applicant is proposing to rebuild the

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: March 17, 2014

SUBJECT: **Resolution 2014-102 –Plaza Professional Center– Variance Request to Authorize the removal of One (1) 38" Historic Tree to Accommodate the construction of a new office building on the last remaining parcel at the Site –302 La Grande Blvd. (Alternate Key #3808678).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Approval of Resolution #2014-102 – Request to Authorize the removal of One (1) 38" Historic Tree to Accommodate to Accommodate the construction of a new office building on the last remaining parcel at the Site –302 La Grande Blvd.

SUMMARY

Applicant, Fran Dann-Akin, on behalf of property owners Brian W. Warwick, Janet R. Varnell, and Ellen Robards, has submitted an application for a variance in accordance with Chapter 10, Section 10-4).f). of the Land Development Regulations (LDRs) which states that on all properties, the removal of historic trees shall require a variance from the Planning and Zoning Board and then Town Commission.

The applicant proposes the removal of a 38" Historic Live Oak Tree to accommodate the construction of up to 4,300-square-foot of new office building space on the last remaining parcel at the Plaza Professional Center Site. The applicant states that due to the fact that the historic tree lies directly within the building pad, it is required to be removed. Additionally, the applicant indicated that the tree exhibits excessive lean which would endanger any future building erected and the root structure of the tree will suffer substantial damage during and after construction if the tree were to remain (Please see Justification Statement attached).

The application originally referenced the project as being within La Plaza Grande Professional Center; however, now it has been corrected to properly identify the Plaza Professional Center as the correct property reference of the site, which is just north of the La Plaza Grande Professional Center.

FISCAL IMPACT: $ 0

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

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

3-11-14

DEPARTMENT HEAD Submitted 3/11/14 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

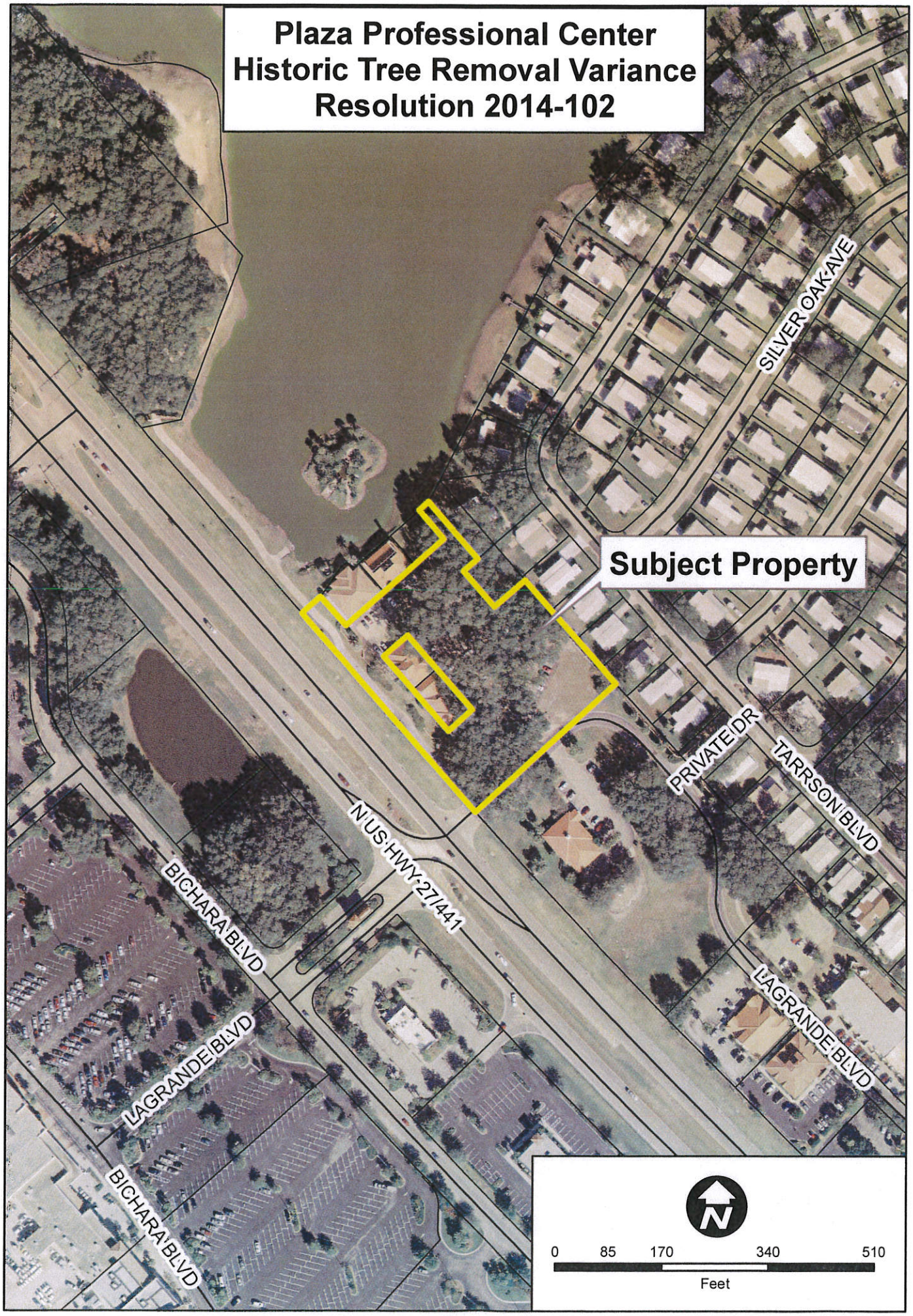
TOWN MANAGER Approved Agenda Item for: 3/17/14 Date 3/11/1

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [✓] Continued to Date Certain [ ] Approved w/Modification

TABLED TO 4/7/14
RIC/MAN 5-0

cc: THAB - L.M. ✓


Plaza Professional Center
Historic Tree Removal Variance
Resolution 2014-102
Subject Property
SILVER OAK AVE
PRIVATE DR
TARRSON BLVD
N US HWY 27/441
BICHARA BLVD
LAGRANDE BLVD
LAGRANDE BLVD
BICHARA BLVD
N
0
85
170
340
510
Feet

38" Tree Location
N US HWY 27 & 41
N US HWY 27 & 41
LAGRANDE BLVD
TARRSON BLVD

K-10

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April 7, 2014

SUBJECT: **Resolution 2014-104 – Grand Oaks Holding, LLC– Pursuant to Chapter 17, Section 17-7).a).16) which prohibits off-premises signs, the applicant submitted a variance requesting to allow an off-premise freestanding sign to be erected on the property owned by Grand Oaks Holding, LLC, located at the southeast corner of County Road 25 and Marion County Road (AK #1237530).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Resolution 2014-104 for a Variance to Chapter 17, Section 7.a.16 to allow for an off-premises sign.

SUMMARY:

Applicant, Greg Beliveau with LPG Urban & Regional Planners, Inc, on behalf of Grand Oaks Holding, LLC, has submitted an application for a variance from Chapter 17, Section 17-7).a).16) which prohibits off-premises signs. The applicant is requesting to allow an off-premise freestanding sign to be erected on the property owned by Grand Oaks Holding, LLC, located at the southeast corner of County Road 25 and Marion County Road (AK #1237530), within the town limits of the Town of Lady Lake, Florida. The proposed monument sign is designed to be 8' high by 15' wide with a 5 feet setback along County Road 25 and 58 feet setback along Marion County Road, which meets sign code requirements.

As required of the application, a Justification Statement has been submitted. The Grand Oaks Resort is home to one of the most exquisite carriage museums in the Country, with over 175 carriages, open to the public seven days a week. The applicant has indicated within the Justification Statement that the main purpose for the sign is to notify the public of the museum and special events held at Grand Oaks. Many of these events are in sponsorship of non-profit organizations as Grand Oaks coordinates with numerous non-profit organizations by allowing them to utilize the museum facilities to hold fund raisers at no cost. The applicant has stated that the museum and associated facilities are located on parcels with rural land use due to the equestrian and agricultural nature, which also poses a disadvantage in regards to signage. For identification and exposure purposes; erecting a sign along County Road 25 would make it easier for attendants to find the facility, of which the main entrance is located off of Marion County Road. Lastly, the applicant has pointed out that the Off-Premises Sign should be considered temporary in that when the site is developed, the sign would become an on-premises

sign for the development; however, the sign may still be used in some capacity by the Grand Oaks Resort for their events as well after the property has been sold. The applicant has included a draft Easement Maintenance Agreement which would be executed prior to any sale of the subject parcel to retain the right for Grand Oaks Resort to utilize the off-site sign.

The applicant would also like to incorporate an Electronic Message Board on the proposed freestanding sign, so Special Permit Use application has been submitted concurrently with the variance application.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The subject property lies in Section 05 Township 18 South Range 24 East, Lady Lake Florida. The Future Land Use Map designation for the site is Commercial General-Retail Sales & Services (RET) and is zoned Mixed-Used Planned Unit Development (PUD). Resolution 2014-104 was reviewed by Town Attorney, Derek Schroth, on Tuesday, March 4, 2014, and determined correct in form.

Comments:

- Notices to inform the surrounding property owners (14) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, February 24, 2014. The property was posted on Tuesday, February 25, 2014.

Past Actions:

The **Technical Review Committee (TRC)** reviewed the application for Resolution 2014-104 at their regular meeting on Tuesday, March 4 2014, and determined the application complete and ready for transmittal to the P&Z Board with a vote of 5-0.

At the March 10, 2014 meeting of **the Planning and Zoning Board**, the board recommended approval of Resolution 2014- by a vote of 4-0.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

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

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(WT) 3-31-14

DEPARTMENT HEAD Submitted 3/31/14 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER Approved Agenda Item for: 4-7-14 Date 3-31-14

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

RESOLUTION NO. 2014-104

A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF CHAPTER 17, SECTION 17-7).A).16)., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS WHICH PROHIBITS OFF PREMISES SIGNS. THE VARIANCE REQUEST IS TO ALLOW AN OFF-PREMISES FREESTANDING SIGN TO BE ERECTED ON THE PROPERTY OWNED BY GRAND OAKS HOLDING LLC, LOCATED ON THE SOUTHEAST CORNER OF COUNTY ROAD 25 AND MARION COUNTY ROAD (ALT. KEY 1237530), WITHIN THE TOWN OF LADY LAKE, FLORIDA

WHEREAS, Grand Oaks Holding, LLC, is the owner of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A"; and

WHEREAS, the property owner petitioned for a variance from the provisions of Chapter 17, Section 17-7).a).16). of the Town of Lady Lake Land Development Regulations which prohibits off premises signs. The variance request is to allow an off-premises freestanding sign to be erected on the property owned by Grand Oaks Holding, LLC, located at the southeast corner of County Road 25 and Marion County Road (AK #1237530), within the Town of Lady Lake, Florida; and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider the variance request and having heard evidence and testimony on said request, found it to be consistent with the Lady Lake Comprehensive Plan and requirements for variances set forth in the Land Development Regulations of the Town of Lady Lake.

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida, hereby grants a variance from the provisions of Chapter 17, Section 17-7).a).16). of the Town of Lady Lake Land Development Regulations which prohibits off premises signs. The variance request is to allow an off-premises freestanding sign to be erected on the property owned by Grand Oaks Holding, LLC, located at the southeast corner of County Road 25 and Marion County Road (AK #1237530), within the Town of Lady Lake, Florida.

This Resolution shall take effect immediately upon its final adoption by the Town Commission.

RESOLVED this **7th** day of **April**, **2014**, in Lady Lake, Florida, by the Lady Lake Town Commission.

TOWN OF LADY LAKE, FLORIDA

_____

Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

ACKNOWLEDGED:

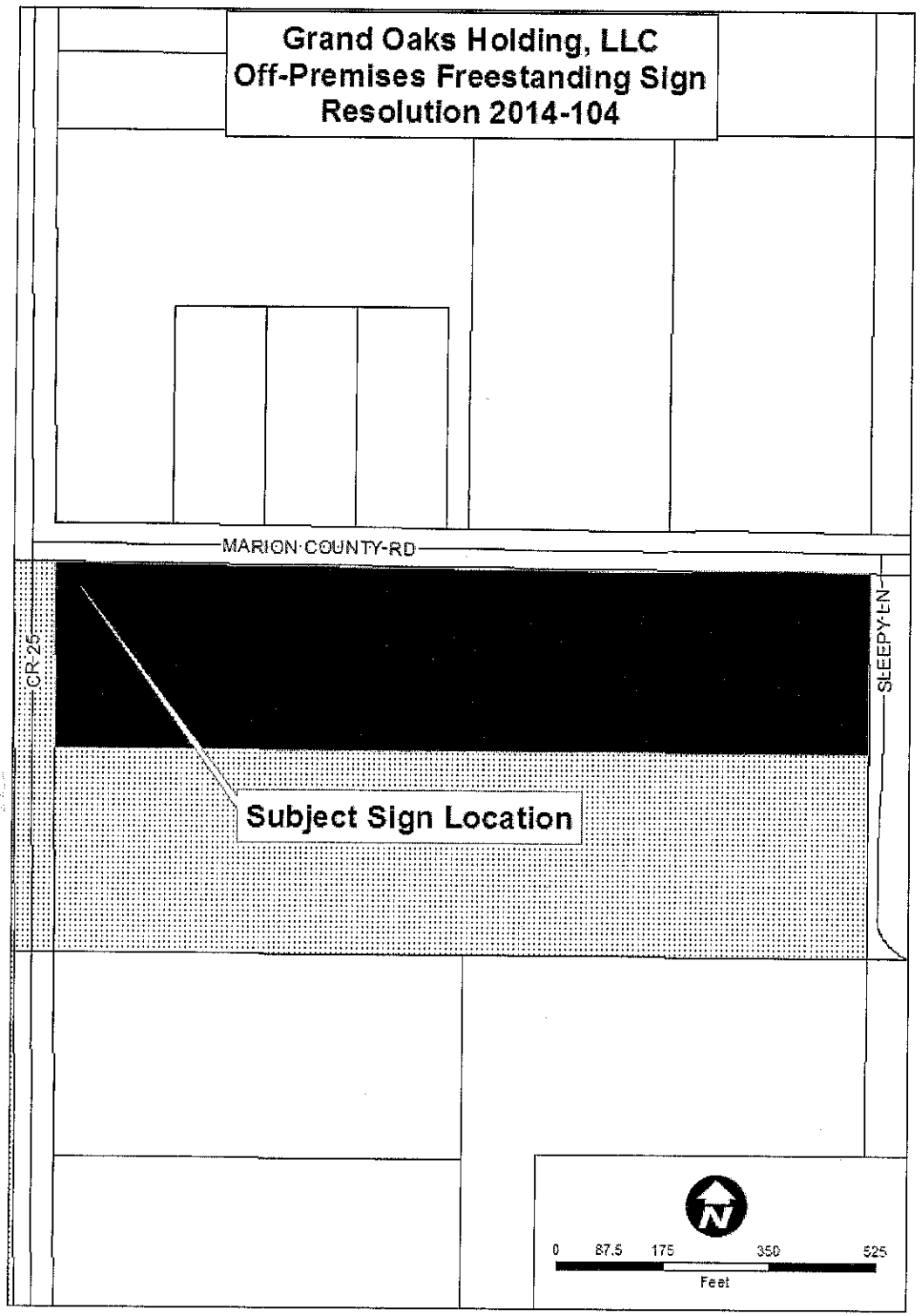
The undersigned land owner by the execution hereof agrees to comply with the conditions of the special permit use as established herein.

_____
Grand Oak Holding LLC
Property Owner/Representative

DRAFT

Exhibit A – Legal Description

N 330 FT OF GOV LOT 7, N 330 FT OF GOV LOT 6 E OF HWY--LESS BEG AT INTERSECTION OF N LINE OF S 1/2 OF SEC & E'LY R/W LINE OF CR 25, RUN E'LY ALONG SAID N LINE 80 FT & PT A, RETURN TO POB, RUN S'LY ALONG SAID E R/W LINE OF CR 25 A DIST OF 80 FT, NE'LY TO POINT A-- ORB 4013 PG 2423



TOWN OF LADY LAKE
VARIANCE APPLICATION

Alt. Key Number 1237530 & 1237807

1. Owner's name: Grand Oaks Holding, LLC, Thomas Warriner, Manager

   Mailing Address: 3000 Marion County Road, Weirsdale, FL 32195

   Email Address: tomw@thegrandoaks.com

   Telephone #: 352-750-5500

2. Applicant's Name: LPG Urban & Regional Planners, Inc., Greg Beliveau

   Mailing Address: 1162 Camp Ave., Mt. Dora, FL 32757

   Email Address: gregb@lpgurp.com

   Telephone #: 352-385-1940

3. Applicant is: Owner: __ Agent X Purchaser __ Lessee __ Optionee __

4. Property Address/Location: SE intersection of CR 25 & Marion County Rd

5. Legal Description: See Attached

6. The variance requested is as follows: Chapter 17, Section 7.A.16 to allow off premises sign

7. The variance is necessary for the following reasons: To assist in way-finding and provide notification of non-profit events occurring in the community.

8. Is your situation due to unique circumstances not created by you or your predecessor in title? Explain such circumstances:

   Due to economic crisis of the past several years the subject property has not been developed. Placement of a sign within the signage requirements of the zoning district prior to development should be considered temporary.

9. Do special conditions and circumstances exist which are peculiar to your land or structure and which are not applicable to other lands or structures in the same district? Explain such conditions or circumstances: Yes. Most messages will convey public interest concerning the museum and non-profit special events. The museum exhibits and special events benefit the public by preserving history, provide educational opportunities, and provide non-profit organizations the ability to interact with the public.

10. Would literal interpretation of the provisions of the Code deprive you of rights commonly enjoyed by other property owners in the same district? Explain such rights: Yes. The only distinction between an onsite and offsite sign in this particular situation is the message displayed. The proposed sign is within the signage requirements of the zoning district in which it is located. To deny a variance based on message content would deprive rights commonly enjoyed by other property owners in the same zoning district.

11. A variance, as requested, will not permit, establish or enlarge any use or structure which is not permitted in the district. Does your request meet this criterion? Yes

12. Have any land use applications been filed within the last year in connection with this property? ____Yes X No. If yes, briefly describe the nature of the request and the date it was done:

_____

This application must be accompanied by proof of ownership and authorization from the owner if represented by an agent or contract purchaser. It must also include a drawing showing the exact locations and dimensions of all existing and proposed buildings and additions, required setbacks, existing easements and clearly delineate the specific variance requested.

I certify that the statements in this application are true to the best of my knowledge.

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND FORTY-TWO (42) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT.

Office Use:

Date Application Received: 2-12-14 Received by: WThen

Fees Paid: $850.00

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Thomas Warriner, 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:

Off premises sign

(3) That he/she has appointed Greg Beliveau 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 29 day of OCTOBER, 2013, by THOMAS WARRINER, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Judith R. Pearson
Notary Public

JUDITH R. PEARSON
NOTARY PUBLIC
STATE OF FLORIDA
Commit: EE109107
Expires: 5/19/2016

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 Greg Beliveau, 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:

Off premises sign

(3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 12th day of February, 20 14, by Greg Beliveau, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

SHERIE D LINDH
MY COMMISSION # EE868069
EXPIRES January 23 2017
(407) 398-0153 FloridaNotaryService.com

Statement of Justification

No diminution in value of surrounding properties would result:

Placement of a sign would not result in diminution of value of the surrounding properties. The proposed sign meets the Town of Lady Lake's sign standards and similar signage is located throughout the Town. The property is zoned mixed use planned unit development with commercial, office and residential uses that are similar in nature to the surrounding area.

Granting the permit would be of benefit to the public:

Granting the variance would be of benefit to the public interest. The subject site is owned by Grand Oaks Holding, LLC, the property owners of The Grand Oaks Resort which is home to one of the most exquisite carriage museums in the Country, making it one of a kind. There are over 175 carriages (valued in the millions) in the museum which is open to the public seven days a week. Carriages are not only a part of our American equestrian heritage and culture but are also one of the earliest forms of transportation world wide. These treasures are all at Grand Oaks offering our citizens and especially our children a glimpse in the past and why our equestrian heritage matters.

Grand Oaks coordinates with numerous non-profit organizations by allowing them to utilize the museum facilities to hold fund raisers at "no cost for use of the facilities".

The sign would notify the public of the museum and special events held at Grand Oaks. Many of these events are in sponsorship of non-profit organizations. Brief listings of the non-profit organizations are as follows:

Area hospitals
Area colleges and universities who utilize the museum to promote their collections
Kids Central
Future Farmers of America
Children's Home Society
Hospice
Handicapped and Special Needs organizations
Lake County Sherriff's Department

Denial of the permit would result in unnecessary hardship to the owner seeking it:

Denial of the permit would result in an unnecessary hardship. The subject site is zoned mixed use planned unit development with an approved conceptual development plan.

The off premises sign should be considered temporary as when the site is developed, the sign would become an on premises sign.

The use must not be contrary to the spirit of the Code

The request is not contrary to the spirit of the Code. The Code recognizes the need for off premises signs and permits them within zoning districts designated as CT, LC, HC, or I along US Highway 27/441 which is designated as an arterial roadway. The type of off-premises signs allowed along this roadway are known as billboards or outdoor advertising based on size and sign message content.

The subject site is located on CR 25 which is a collector roadway connecting the Town of Lady Lake to Weirsdale. The sign requested is not of a billboard size and is within the allowable signage requirements of the zoning district in which it is located. In addition, granting of the variance would not violate the character of the area in which it is located.

Financial disadvantages and/or inconveniences to the applicant shall not be themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance:

Approval of the requested signage will assist in way-finding. The museum and associated facilities are located on resort property and due to the equestrian and agricultural nature of the resort it can only be located on parcels within a Rural land use category which in itself provides a disadvantage in regards to signs. Although onsite signs are allowed, Marion County Road is a local roadway and in keeping with the rural atmosphere and maintaining open space, no one would ever know that the museum and resort facilities are located thereon. The subject site where the proposed sign is located is owned by the same property owner as the museum and is located in the Town of Lady Lake. The sign would provide a direct connection between the two properties.

Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The applicant is not requesting a physical hardship.

GRAND OAKS HOLDING, LLC
VARIANCE APPLICATION & SPECIAL PERMIT USE
ADJACENT PROPERTY OWNERS WITHIN 150'

William Davison
1611 S. Lakeview Ave.
Leesburg, FL 34748
(Alt Key 1237564)

William Davison
1543 Marion County Road
Weirsdale, FL 32195
(Alt Key 2600918)

Ross Moore
1711 Marion County Road
Weirsdale, FL 32195
(Alt Key 1237688)

Roger Ganter
41420 Sleepy Lane
Weirsdale, FL 32195
(Alt Key 1237874)

Lloyd Davis
P.O. box 291
Lady Lake, FL 32158
(Alt Key 1800528)

Golf South, Inc.
P.O. Box 120387
Clermont, FL 34712
(Alt Key 3806283 & 3682815)

Nancy Catlett, Trustee
25925 Bloomfield Ave.
Howey in the Hills, FL 34737
(Alt Key 2908548)

Elizabeth Bass
1008 Hamlin Ave.
Howey in the Hills, FL 34737
(Alt Key 2908530)

Dennis Williams
1633 Marion County Road
Weirsdale, FL 32195
(Alt Key 1237840)

Paul Voska
1747 Marion County Road
Weirsdale, FL 32195
(Alt Key 1237637)

Lynn Decarlo
41325 Sleepy Lane
Weirsdale, FL 32195
(Alt Key 2545771)

Clifford Nichols, Jr. Trustee
1314 Debra Drive
Lady Lake, FL 32159
(Alt Key 1800498)

Virginia Cullison, Trustee
1403 SE Fort King St.
Ocala, FL 34471
(Alt Key 3409787)

Lakes of Lady Lake Homeowners Assoc.
1553 SE Ft. King Street
Ocala, FL 34471
(Alt Key 3693604)

LEGAL DESCRIPTION

That part lying East of the Dixie Highway of the North ½ of the North ½ of the Northeast ¼ of the Southwest ¼ of Section 5, Township 18 South, range 24 East, in Lake County, Florida; and also the North ½ of the North ½ of the Northwest ¼ of the Southeast ¼ of Section 5, Township 18 South, Range 24 East, in Lake County, Florida.

And

The South ½ of the North ½ of the Northwest ¼ of the Southeast ¼ and that part of the South ½ of the North ½ of the Northeast ¼ of the Southwest ¼, lying East of the right of way of Old U.S. Highway 441, Section 5, Township 18 South, Range 24 East, in Lake County, Florida.

This Instrument Prepared By:

EASEMENT AND MAINTENANCE AGREEMENT

This Easement and Maintenance Agreement (hereinafter referred to as "Agreement") is made this _ day of __, 2014, by GRAND OAKS HOLDING, LLC, a Florida limited liability company, whose post mailing address is 3000 Marion County Road, Weirsdale, Florida, hereinafter referred to as "Grantor", and _____, whose mailing address is _____, hereinafter referred to as "Grantee".

WHEREAS, Grantor is the fee simple owner of the property located in Lady Lake, Lake County, Florida, and described in Exhibit "A"; and

WHEREAS, Grantor wishes to reserve to itself certain easements, in, upon, under, over and across a portion of the property for the benefit of Grantor, its successors and assigns, all as more fully set forth below.

WHEREAS, Grantor wishes to reserve to itself an easement across a portion of the property for the installation, maintenance and repair of a sign for Grand Oaks Holding, LLC, its successors, lessees and assigns; and

NOW THEREFORE, in consideration of the mutual covenants and promises of the parties, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

a. Grantor hereby reserves unto itself and its successors and assigns, an easement over, across, under and through the property to erect and maintain a sign in the area known as the "Sign Area" (hereinafter defined) and for the installation and use of electrical lines to service the Sign Area, and for ingress and egress to and from the Sign Area

i. Location of Sign Area. The Sign Area shall be located approximately ___ south of Marion County Road and approximately ___ east of CR 25, and will consist of an area __feet by __ feet as shown on Exhibit B.

ii. Use of Sign Area. Grantor shall have the right to use the Sign Area to erect, maintain, improve, light, enlarge or reduce, repair or replace a sign identifying the Grand Oaks Resort or any subsequent business. Grantor may install and maintain electrical wires to provide electrical service to the Sign Area. All costs and expenses relating to the installation and maintenance of electrical wires shall be the sole responsibility of Grantor. Upon completion of construction and any maintenance or of its sign, Grantor shall restore the affected areas to the same condition they were in immediately prior to such installation or maintenance. This easement shall include the right to construct and maintain the electrical wires and service for the sign, as well as the right to reasonable ingress and egress as necessary to maintain and/or updates such electrical service and/or the sign faces and structures.

iii. Sign Area Repair and Maintenance. Grantor shall maintain any sign it places in the Sign Area in good condition and repair at its sole cost and expense.

iv. Landscaping. Grantee shall have the right to plant or remove shrubs, bushes, plants and trees, within the Sign Area subject to the restrictions set out in the Lady Lake land development regulations. Grantee shall assume all obligations and responsibilities for the maintenance and upkeep of the landscaping within the Sign Area. Grantee shall retain all responsibility for maintenance and upkeep of the landscaping.

v. Covenants of Grantee. Grantee covenants that (a) it will allow no improvement or natural condition on the property to obscure Grantor's sign from CR 25A or Marion County Road; (b) it will not place, or allow to be placed, any signs on the Sign Area other than those belonging to Grantor; (c) it will not permanently remove any electrical lines serving the Sign Area running over, under, through or across the property to the Sign Area.

vi. Compliance with Laws. Grantor shall comply with all applicable ordinances, statutes, regulations and all other local, state and federal laws applicable to the Sign Area and any sign it places thereon, including the maintenance and repair thereof.

2. Construction. The rule of strict construction does not apply to these grants. These grants shall be given a reasonable construction so that the intention of the parties to confer a commercially usable right of enjoyment for the benefit of the Grantor and Grantee is carried out.

3. Grantor Indemnification. Grantee shall indemnify and save harmless Grantor from and against any and all third party losses, damages, liens, penalties, claims, demands and judgments and any injury to person or loss of life or damage to property arising directly or indirectly out of the exercise of the rights and privileges granted hereunder.

4. Grantee Indemnification. Grantor shall indemnify and save harmless Grantee from and against any and all third party losses, damages, liens, penalties, claims, demands and judgments and any injury to person or loss of life or damage to property arising directly or indirectly out of the exercise of the rights and privileges granted hereunder.

5. Remedies. In the event either party, or their successors or assigns, fails to perform any obligation required pursuant to this Agreement, either party, or its successors or assigns may elect to exercise any and/all of the following nonexclusive remedies: (a) perform the obligation with the reasonable cost thereof being immediately due and payable to the other party; (b) record against the other party's property among the Public Records of Lake County, Florida, a notice of lien for said cost, which notice shall b enforceable as if it were a construction lien filed pursuant to Section 713, Florida Statutes, and/or (c) institute legal proceedings to enforce its rights hereunder, including any or all remedies set forth above, and such other remedies as may be available at law or in equity, including injunctive relief. The prevailing party in any such proceedings is entitled to recover attorney's fees and costs from the non-prevailing party.

THE BURDEN OF THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL INURE TO SUCCESSORS, HEIRS, AND ASSIGNS.

IN WITNESS HEREOF, Grantor and Grantee have executed this Agreement the day and year first above written.

Signed in the presence of:

_____
Witness Name

GRAND OAKS HOLDING, LLC
a Florida Limited Liability Company

BY:_____

_____
Witness Name

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing easement and maintenance agreement was acknowledged before me this __ day of ___ 2014, by _____ as Manager of Grand Oaks Holding, LLC and is personally known to me, or has produced a _____ Drivers License for identification.

_____
Notary Public

EXHIBIT A
LEGAL DESCRIPTION

That part lying East of the Dixie Highway of the North ½ of the North ½ of the Northeast ¼ of the Southwest ¼ of Section 5, Township 18 South, range 24 East, in Lake County, Florida; and also the North ½ of the North ½ of the Northwest ¼ of the Southeast ¼ of Section 5, Township 18 South, Range 24 East, in Lake County, Florida.

And

The South ½ of the North ½ of the Northwest ¼ of the Southeast ¼ and that part of the South ½ of the North ½ of the Northeast ¼ of the Southwest ¼, lying East of the right of way of Old U.S. Highway 441, Section 5, Township 18 South, Range 24 East, in Lake County, Florida.

Property Record Card

General Information

Alternate Key:	1237807	**Parcel:**	05-18-24-000400003500
Owner Name:	GRAND OAKS HOLDING LLC	**Millage:**	00LL (Lady Lake) : 17.8159
Owner Address:	3000 MARION COUNTY RD WEIRSDALE, FL 32195-5168	**Property Location:**	1545 TEAGUE TRAIL LADY LAKE FL 32159
Legal Description:	S 1/2 OF N 1/2 OF NW 1/4 OF SE 1/4, S 1/2 OF N 1/2 OF NE 1/4| OF SW 1/4 E OF HWY | ORB 4013 PG 2423 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	DRY SFR LOT (0100)	0	0		10	AC	$0.00	$99,000.00

Residential Building(s)

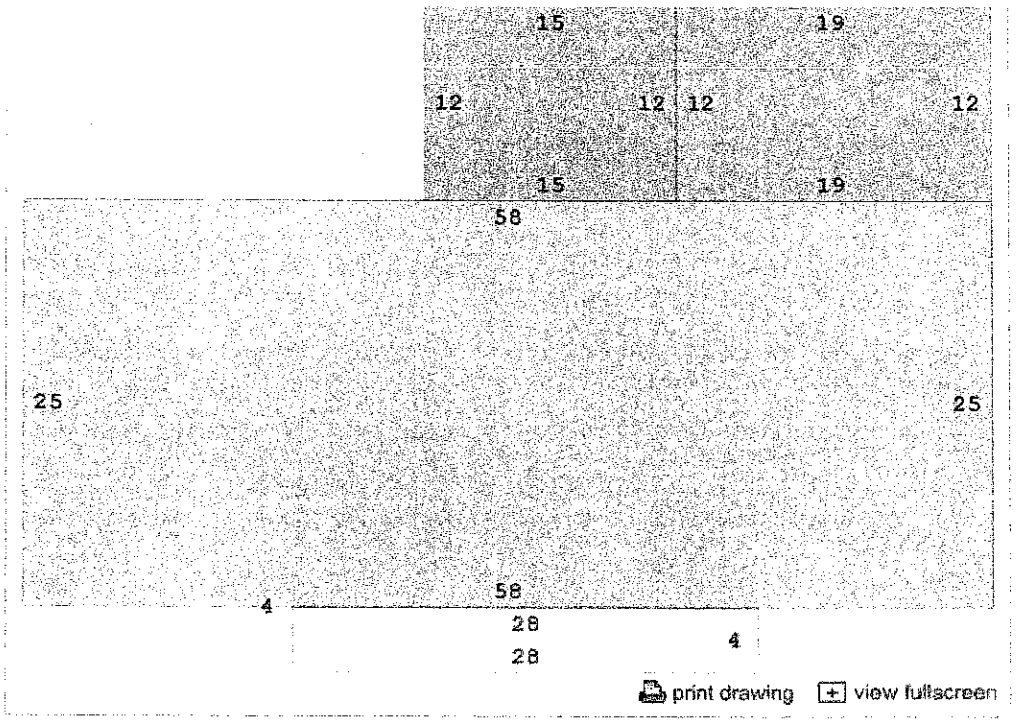
Building 001

Summary

Year Built: 1973	Total Living Area: 1630	Bedrooms: 0	Fireplaces: 0
Bathrooms (2 Fix): 0	Bathrooms (3 Fix): 2	Bathrooms (4 Fix): 0	Bathrooms (Ex Fix): 0

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	1450	N	0%	0%	
2	SCREEN PORCH (SPF)	No Wall Type (000)	1	228	N	0%	0%	
3	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	180	N	0%	0%	
4	OPEN PORCH (OPF)	No Wall Type (000)	1	112	N	0%	0%	



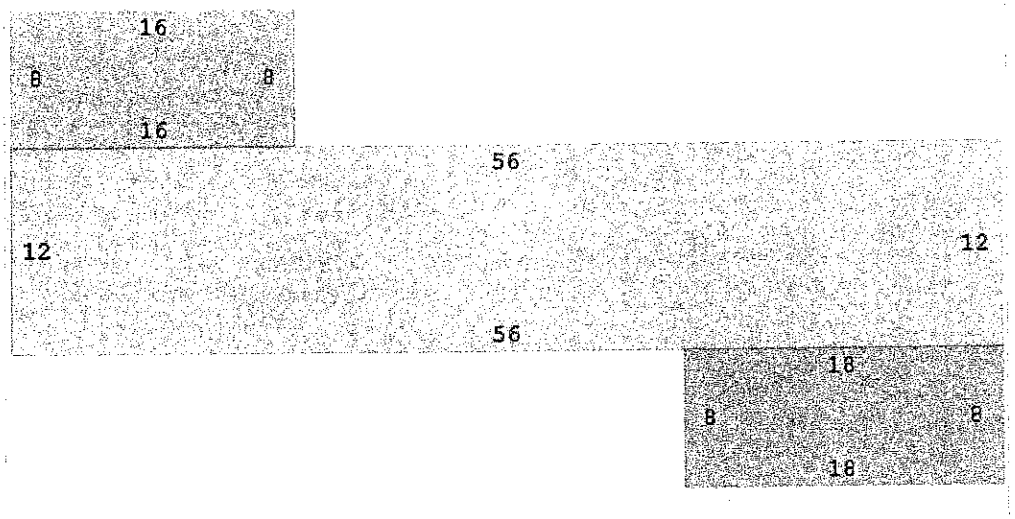
Building 002

Summary

Year Built: 1976	Total Living Area: 672	Bedrooms: 0	Fireplaces: 0
Bathrooms (2 Fix): 0	Bathrooms (3 Fix): 1	Bathrooms (4 Fix): 0	Bathrooms (Ex Fix): 0

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	672	N	0%	0%	
2	ATTACHED LIVING AREA (CBM)	No Wall Type (000)	1	128	N	0%	0%	
3	SCREEN PORCH (SPM)	No Wall Type (000)	1	144	N	0%	0%	



print drawing view fullscreen

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0003	GARAGE DETACHED (DGF)	1152	SF	1976	$5,993.00
0001	BARN (BRN)	1044	SF	1977	$5,462.00
0002	UTILITY BUILDING - UNFINISHED (UBU)	100	SF	1973	$124.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
620 / 1875	12/1/1976	MI	Q	I	$58,600.00
1261 / 758	11/1/1993	WD	M	I	$1.00
1707 / 1227	4/16/1999	WD	Q	I	$150,000.00
1886 / 1975	11/27/2000	WD	U	I	$0.00
1913 / 2168	2/16/2001	WD	Q	I	$163,000.00
3225 / 1161	7/31/2006	WD	Q	I	$700,000.00
4013 / 2423	3/24/2011	WD	M	I	$7,240,600.00

Value

Total Just Value:		$203,138.00
Total Exempt Value:	−	$0.00
Total Taxable Value:	=	$203,138.00
Millage Rate:	x	0.0178159
Base Ad-Valorem Tax:	=	$3,619.10
Non-Exempt School Levies:	+	$0.00
Estimated Ad-Valorem Tax:	=	$3,619.10

* The just values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The amounts shown may not include all exemptions. The estimated tax totals do not reflect Non-Ad Valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

Truth In Millage (TRIM) Notice

- Notice of Proposed Property Taxes & Proposed or Adopted Non-Ad Valorem Assessments

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Property Record Card

General Information

Alternate Key:	1237530	**Parcel:**	05-18-24-000400002800
Owner Name:	GRAND OAKS HOLDING LLC	**Millage:**	00LL (Lady Lake) : 17.8159
Owner Address:	3000 MARION COUNTY RD WEIRSDALE, FL 32195-5168	**Property Location:**	LADY LAKE FL 32159
Legal Description:	N 330 FT OF GOV LOT 7, N 330 FT OF GOV LOT 6 E OF HWY--LESS | BEG AT INTERSECTION OF N LINE OF S 1/2 OF SEC & E'LY R/W | LINE OF CR 25, RUN E'LY ALONG SAID N LINE 80 FT & PT A, | RETURN TO POB, RUN S'LY ALONG SAID E R/W LINE OF CR 25 A | DIST OF 80 FT, NE'LY TO POINT A-- | ORB 4013 PG 2423 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	VACANT RESIDENTIAL (0000)	0	0		9.93	AC	$0.00	$98,307.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
742 / 425	1/1/1982	WD	Q	V	$25,000.00
1261 / 758	11/1/1993	WD	M	V	$1.00
1707 / 1234	4/16/1999	WD	Q	V	$50,000.00
1886 / 1977	11/27/2000	WD	U	V	$0.00
1886 / 1978	11/29/2000	NT	Q	V	$65,000.00
4013 / 2423	3/24/2011	WD	M	V	$7,240,600.00

Value

Total Just Value:		$98,307.00
Total Exempt Value:	-	$0.00
Total Taxable Value:	=	$98,307.00
Millage Rate:	x	0.0178159
Base Ad-Valorem Tax:	=	$1,751.43
Non-Exempt School Levies:	+	$0.00
Estimated Ad-Valorem Tax:	=	$1,751.43

* The just values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The amounts shown may not include all exemptions. The estimated tax totals do not reflect Non-Ad Valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

Truth In Millage (TRIM) Notice

- Notice of Proposed Property Taxes & Proposed or Adopted Non-Ad Valorem Assessments

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INSTRUMENT#: 2011026085 OR BK 4013 PG 2423 PAGES: 6 3/24/2011 10:27:51 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $52.50 DEED DOC:$50684.20

THIS INSTRUMENT PREPARED BY/RETURN TO:
Robert F. Vason, Jr., Attorney at Law
Law Offices of Robert F. Vason, Jr., P.A.
501 East Fifth Avenue
Mount Dora, Florida 32757-5623
Telephone: (352) 383-4151
Our File Number: 148-009

RETURN

[Space Above This Line For Recording Data]

Warranty Deed

THIS WARRANTY DEED made this 24 of MARCH, 2011, from **Gloria Austin, a single person, individually and as Trustee of the Gloria Austin Revocable Trust Agreement dated May 24, 1995, as amended,** whose address is 3024 Marion County Road, Weirsdale, FL 32195 (hereinafter called "Grantor") to **Grand Oaks Holding, LLC, a Florida Limited Liability Company,** whose address is 3000 Marion County Road, Weirsdale, FL 32195 (hereinafter called "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of business entities.)

WITNESSETH: that the Grantor, for and in consideration of the sum of Ten Dollars and Zero Cents ($10.00), and other good and valuable consideration in hand paid to said Grantee, the receipt and sufficiency whereof are hereby acknowledged, does hereby grant, bargain, and sell to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in LAKE County, Florida, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

NEITHER THE GRANTOR NOR ANYONE DEPENDENT UPON HER RESIDES ON THE ABOVE-DESCRIBED PROPERTY AND GRANTOR HEREBY COVENANTS AND WARRANTS THAT THE ABOVE-DESCRIBED REAL PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

SUBJECT TO taxes for the year 2011 and subsequent years, and easements, restrictions and reservations of record, if any; however, this reference shall not operate to reimpose the same.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the said Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor but none other.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness Name: ROBERT F. VASON JR

Witness Name: Karen K. Maxwell

Gloria Austin, Individually and as Trustee of the Gloria Austin Revocable Trust dated 5/24/95

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 24 day of MARCH, 2011 by Gloria Austin, individually and as Trustee of the Gloria Austin Revocable Trust Agreement dated May 24, 1995, as amended, who [X] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

ROBERT F. VASON, JR.
MY COMMISSION # DD 826925
EXPIRES: November 12, 2012
Bonded Thru Notary Public Underwriters

EXHIBIT "A"
(Austin – Lake County)

Parcel Identification Number 04-18-24-000400002200
Parcel Identification Number 04-18-24-000400002500 (2700 Marion County Road)
Parcel Identification Number 04-18-24-000400002300 (3000 Marion County Road)
Parcel Identification Number 03-18-24-000300000800 (3004 Marion County Road)
Parcel Identification Number 10-18-24-000200001100 (3200 Gumby Lane)
Parcel Identification Number 10-18-24-000200003900
(Prior Deed; O.R. Book 1399, Page 1459)

The Southwest 1/4 of the Southwest 1/4 of Section 3; The Southeast 1/4 of the Southeast 1/4; the East 1/4 of the Southwest 1/4 of the Southeast 1/4; the East 1/4 of the Northeast 1/4 of the Southeast 1/4; and the East 3/8 of the Northwest 1/4 of the Southeast 1/4 of Section 4; and the Northwest 1/4 of the Northwest 1/4, and the Northeast 1/4 of the Northwest 1/4, less the East 1127.36 feet of the South 1154.52 feet thereof, and less the East 25 feet thereof, of Section 10; all in Township 18 South, Range 24 East, in Lake County, Florida.

Together with a 1998 single wide mobile home identification number CE10CFL091297297S
Together with a 1998 single wide mobile home, identification number CE10CFL0911978926
Together with a 2002 single wide mobile home, identification number 04610399P
Together with a 2002 single wide mobile home, identification number 04610397P
Together with a 2002 single wide mobile home, identification number 04610398P

Parcel Identification Number 04-18-24-000400002000 (2600 Marion County Road)
(Prior Deed; O.R. Book 1641, Page 2050)

The East 539.78 feet of the West 5/8 of the Northwest 1/4 of the Southeast 1/4 of Section 4, Township 18 South, Range 24 East, LESS the South 525.39 feet thereof, and also LESS the North 25 feet thereof, all in the Public Records of Lake County, Florida.

Parcel Identification Number 04-18-24-000400001900 (2536 Smitty Road)
(Prior Deed; O.R. Book 1966, Page 0802)

The West 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 18 South, Range 24 East, Lake County, Florida, AND an easement for ingress and egress over, across and upon the North 15 feet of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 18 South, Range 24 East, Lake County, Florida.

EXHIBIT "A"
(Austin – Lake County)
(continued)

Parcel Identification Number 04-18-24-000100006700
Parcel Identification Number 04-18-24-000100000400
Parcel Identification Number 04-18-24-000100006600
(Prior Deed; O.R. Book 1365, Page 0184)

The Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 and the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 in Section 4, Township 18 South, Range 24 East, Together with an easement for ingress and egress over the West 25 feet of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 in said Section 4, Township 18 South, Range 24 East and over the East 25 feet of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 in said Section 4, Township 18 South, Range 24 East, Public Records of Lake County, Florida.

Parcel Identification Number 05-18-24-000400003500 (41404 County Road 25)
(Prior Deed; O.R. Book 3225, Page 1161)

The South 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 and that part of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4, lying East of right of way of Old US Highway No. 441, Section 5, Township 18 South, Range 24 East, in Lake County, Florida.

Parcel Identification Number 05-18-24-000400002800
(Prior Deed; O.R. Book 1886, Page 1978)

That part of the North 1/2 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 18 South, Range 24 East, in Lake County, Florida, lying East of Highway; AND ALSO the North 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 18 South, Range 24 East, in Lake County, Florida.

LESS and EXCEPT that portion conveyed to Lake County in O.R. Book 1984, Page 912, Public Records of Lake County, Florida, being more particularly described as follows:

Begin at a point at the intersection of the North line of that property as recorded in O.R. Book 1886, Page 1978, Public Records of Lake County, Florida and the Easterly right of way line of CR 25 (formerly known as SR 25), according to the SR 25 right of way map, as recorded in Road Plat Book 1, Pages 1 through 6, inclusive, Public Records of Lake County, Florida, run thence Easterly along the North line of said parcel a distance of 80.00 feet to a point known as Point "A". Begin again at the Point of Beginning of this description and run Southerly along said East right of way line of CR 25 a distance of 80.00 feet; thence run in a Northeasterly direction to Point "A" and the end of this description.

EXHIBIT "A"
(Austin – Lake County)
(continued)

Parcel Identification Number 04-18-24-000400002800 (2542 Smitty Road)
(Prior Deed; O.R. Book 1966, Page 0802)

The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4, less the West 25 feet thereof, in Section 4, Township 18 South, Range 24 East, in Lake County, Florida.

Parcel Identification Number 03-18-24-000400004300
(Prior Deed; O.R. Book 3445, Page 1938)

The West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 18 South, Range 25 East, Lake County, Florida.

Parcel Identification Number 03-18-24-000400003200 (3600 Marion County Road)
(Prior Deed; O.R. Book 3442, Page 2081)

The Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 18 South, Range 24 East, Lake County, Florida. Together with an ingress and egress easement over the West 25.00 feet of the following described parcel of land: The West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 18 South, Range 24 East, Lake County, Florida. Subject to an ingress and egress easement over the West 25.00 feet of the North 150.00 feet thereof.

Parcel Identification Number 03-18-24-000400001400 (3600 Marion County Road)
(Prior Deed; O.R. Book 3442, Page 2081)

The East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 18 South, Range 24 East, Lake County, Florida.

Parcel Identification Number 03-18-24-000300001201
Parcel Identification Number 03-18-24-000300001200 (3333 Griffin Avenue)
Parcel Identification Number 03-18-24-000400001300
(Prior Deed; O.R. Book 1761, Page 34)

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

EXHIBIT "A"
(Austin – Lake County)
(continued)

Parcel Identification Number 10-18-24-000200001001 (3525 Griffin Avenue)
(Prior Deed; O.R. Book 2243, Page 2022)

The North 574.95 feet of the South 1154.52 feet of the East 1127.36 feet of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 18 South, Range 24 East, all being in Lake County, Florida, LESS and EXCEPT the East 25 feet thereof.

Parcel Identification Number 10-18-24-000200004400
(Prior Deed; O.R. Book 2243, Page 2022)

The North 193.19 feet of the South 579.57 feet of the East 1127.36 feet of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 18 South, Range 24 East, all being in Lake County, Florida, LESS and EXCEPT the East 25 feet thereof.

Parcel Identification Number 09-18-24-000100002600
(Prior Deed; O.R. Book 1638, Page 1306)

Parcel No.1: The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 18 South, Range 24 East, in Lake County, Florida.
Together with a non exclusive easement for ingress and egress over, across and upon the South 24 feet of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 and the South 16 feet of the East 16 feet of the Northwest 1/4 of the Northeast 1/4 of Section 9, Township 18 South, Range 24 East, in Lake County, Florida.

Parcel No. 2: A non exclusive easement for ingress and egress over, across and upon the East 16 feet of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 18 South, Range 24 East, Lake County, Florida.

Parcel Identification Number 10-18-24-000200001200
(Prior Deed; O.R. Book 1529, Page 1725)

The Southwest 1/4 of the Northwest 1/4, Section 10, Township 18 South, Range 24 East, Lake County, Florida.

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

352-751-1500 FAX 352-751-1510 www.ladylake.org

February 24, 2014

RE: Variance Resolution 2014-104
Special Permit Use Resolution 2014-105

Dear Property Owner:

This is to notify you that Grand Oaks Holding LLC has filed two (2) applications in regards to a new freestanding sign to be located at the southeast corner of County Road 25 and Marion County Road:

Resolution 2014-104

Variance application is in accordance with the provisions of Chapter 17, Section 17-7).A).16). of the Town of Lady Lake Land Development Regulations, which prohibits off-premises signs. The applicant is requesting the variance to allow an 8' High x 15' Wide off-premises freestanding sign to be erected at the southeast corner of County Road 25 and Marion County Road.

Resolution 2014-105

Special Permit Use application in accordance with the provisions of Chapter 17, Section 17-3.E.4 of the Town of Lady Lake Land Development Regulations, which state that any owner who desires the installation of an Electronic Message Board/Marquee Sign shall file an application for a Special Permit Use. Upon Town Commission approval, the Special Permit use will allow for the installation of an Electronic Message Board/Marquee Sign on a permitted freestanding sign proposed to be erected at the southeast corner of County Road 25 and Marion County Road, within the town limits of the Town of Lady Lake, Florida.

Note: Special Permit Use applications are not reviewed/heard by the P&Z Board.

Public hearing dates on the petitions are scheduled for the following dates:

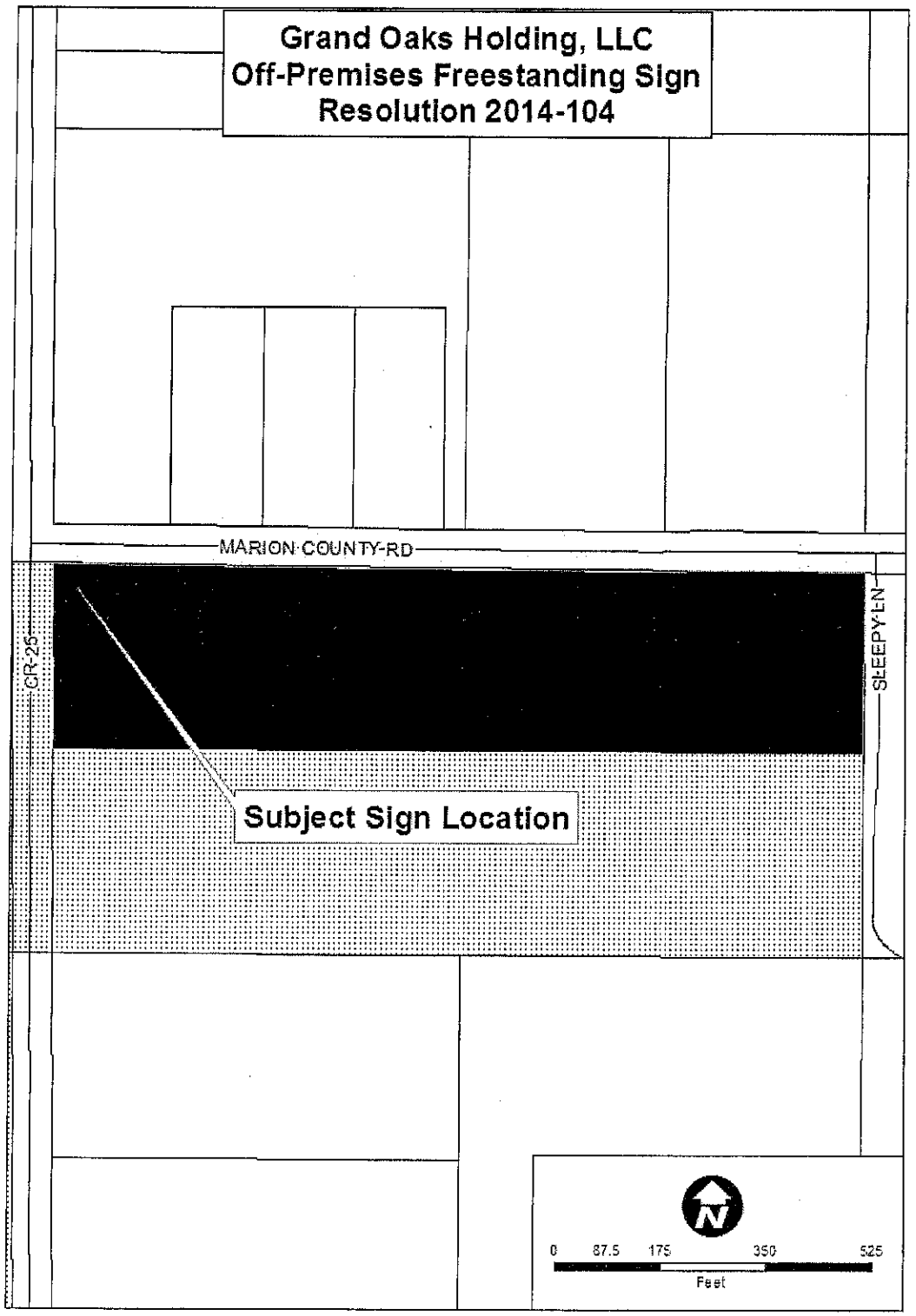
PLANNING AND ZONING BOARD- Monday, March 10, 2014 at 6:00 p.m.
COMMISSION MEETING- Monday, April 7, 2014 at 6:00 p.m.

You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours in the Growth Management Department.

All persons wishing to cross-examine any party at the public hearings are required to file a Notice to Appear with the Town Clerk at least five (5) days prior to said public hearing in order to be heard at the time and place aforesaid. However, if a person only wishes to speak or testify, and not cross-examine a party, the Notice of Appearance form does not need to be filled out. Any person wishing to appeal a decision of this public body should ensure himself that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call Wendy Then at (352) 751-1582 or via email at Wthen@LadyLake.org.

Respectfully Submitted,

Wendy Then
Town Planner



AltKey	OwnerName	OwnerAddre	OwnerCity	vnerSt:	OwnerZip
1237564	DAVISON WILLIAM E III	1611 S LAKEVIEW AVE	LEESBURG	FL	34748
1237637	VOSKA PAUL M TRUST	01747 MARION COUNTY RD	WEIRSDALE	FL	32195
1237688	MOORE ROSS BRYANT & RAYNA R	01711 MARION COUNTY RD	WEIRSDALE	FL	32195
1237840	WILLIAMS DENNIS R & JOANN O	01633 MARION COUNTY RD	WEIRSDALE	FL	32195
1237874	GANTNER ROGER D & NOELENE E LIFE ESTATE	41420 SLEEPY LN	WEIRSDALE	FL	32195
2600918	DAVISON WILLIAM EDWARD IV & DAWN R	1543 MARION COUNTY RD	WEIRSDALE	FL	32195
2908530	BASS ELIZABETH R	1008 HAMLIN AVE	HOWEY IN THE HILLS	FL	34737
2908548	CATLETT NANCY D TRUSTEE	25925 BLOOMFIELD AVE	HOWEY IN THE HILLS	FL	34737
3806283, 368281	GOLF SOUTH INC	PO BOX 120387	CLERMONT	FL	34712
3409787	CULLISON VIRGINIA P TRUSTEE	1403 SE FORT KING ST	OCALA	FL	34471
1800498	NICHOLS CLIFFORD E JR TRUSTEE	1314 DEBRA DR	LADY LAKE	FL	32159
1800528	DAVIS LLOYD A & PATRICIA L YODER	PO BOX 291	LADY LAKE	FL	32158
2545771	DECARLO LYNN DIBICCARI	41325 SLEEPY LN	WEIRSDALE	FL	32195
3693604	LAKES OF LADY LAKE HOMEOWNERS ASSN	1553 SE FORT KING ST	OCALA	FL	34471

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: March 10, 2014

SUBJECT: **Resolution 2014-104 – Grand Oaks Holding, LLC– Pursuant to Chapter 17, Section 17-7).a).16) which prohibits off-premises signs, the applicant submitted a variance requesting to allow an off-premise freestanding sign to be erected on the property owned by Grand Oaks Holding, LLC, located at the southeast corner of County Road 25 and Marion County Road (AK #1237530).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

1. **Motion to forward Resolution 2014-104 to the Town Commission with the Recommendation of Approval.**

2. **Motion to forward Resolution 2014-104 to the Town Commission with the Recommendation of Denial.**

   Staff is in support of Motion Number 1.

SUMMARY

Applicant, Greg Beliveau with LPG Urban & Regional Planners, Inc, on behalf of Grand Oaks Holding, LLC, has submitted an application for a variance from Chapter 17, Section 17-7).a).16) which prohibits off-premises signs. The applicant is requesting to allow an off-premise freestanding sign to be erected on the property owned by Grand Oaks Holding, LLC, located at the southeast corner of County Road 25 and Marion County Road (AK #1237530), within the town limits of the Town of Lady Lake, Florida. The proposed monument sign is designed to be 8' high by 15' wide with a 5 feet setback along County Road 25 and 58 feet setback along Marion County Road, which meets sign code requirements.

As required of the application, a Justification Statement has been submitted. The Grand Oaks Resort is home to one of the most exquisite carriage museums in the Country, with over 175 carriages, open to the public seven days a week. The applicant has indicated within the Justification Statement that the main purpose for the sign is to notify the public of the museum and special events held at Grand Oaks. Many of these events are in sponsorship of non-profit organizations as Grand Oaks coordinates with numerous non-profit organizations by allowing them to utilize the museum facilities to hold fund raisers at no cost. The applicant has stated that the museum and associated facilities are located on parcels with rural land use due to the equestrian and agricultural nature, which also poses a disadvantage in regards to signage. For identification and exposure

purposes; erecting a sign along County Road 25 would make it easier for attendants to find the facility, of which the main entrance is located off of Marion County Road. Lastly, the applicant has pointed out that the Off-Premises Sign should be considered temporary in that when the site is developed, the sign would become an on-premises sign for the development; however, the sign may still be used in some capacity by the Grand Oaks Resort for their events as well after the property has been sold. The applicant has included a draft Easement Maintenance Agreement which would be executed prior to sale of the subject parcel to retain the right for Grand Oaks Resort to utilize the off-site sign.

The applicant would like to incorporate an Electronic Message Board on the proposed freestanding sign, so Special Permit Use application has been submitted concurrently with the variance application.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The subject property lies in Section 05 Township 18 Range 24, Lady Lake Florida. The Future Land Use Map designation for the site is Commercial General-Retail Sales & Services (RET) and is zoned Mixed-Used Planned Unit Development (PUD). The application is complete and ready to be transmitted to the Planning & Zoning Board for their recommendation. Resolution 2014-104 was reviewed by Town Attorney, Derek Schroth, on Tuesday, March 4, 2014, and determined correct in form.

Comments:

- Notices to inform the surrounding property owners (14) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, February 24, 2014. The property was posted on Tuesday, February 25, 2014.

Past Actions:

The **Technical Review Committee** reviewed the application for Resolution 2014-104 at its regular meeting on Tuesday, March 4, 2014, recommending approval with a 5-0 vote.

Public Hearings:

The Town Commission will review the application for Resolution 2014-104 for final consideration at its regular meeting on Monday, April 7, 2014 at 6:00 p.m.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

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

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3-4-14

DEPARTMENT HEAD **Submitted** 3/4/14 **Date**

FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date**

TOWN ATTORNEY **Approved as to Form and Legality** **Date**

TOWN MANAGER **Approved Agenda Item for:** 3/24/14 **Date** 3/4/14

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

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

[ ] Approved with Modification

TECHNICAL REVIEW COMMITTEE
APPLICATION FOR A VARIANCE

Meeting of March 4, 2014

TO: **Technical Review Committee**

FROM: **Wendy Then, Town Planner**

SUBJECT: **Variance Request for Off-Premises Sign- Resolution 2014-104**

APPLICANT: **Greg Beliveau, w/ LPG Urban & Regional Planners, Inc.**

DATE: **February 26, 2014**

SUMMARY: Applicant, Greg Beliveau with LPG Urban & Regional Planners, Inc, on behalf of Grand Oaks Holding, LLC, has submitted an application for a variance from Chapter 17, Section 17-7).a).16) which prohibits off-premises signs. The applicant is requesting to allow an off-premise freestanding sign to be erected on the property owned by Grand Oaks Holding, LLC, located at the southeast corner of County Road 25 and Marion County Road (AK #1237530), within the town limits of the Town of Lady Lake, Florida. The proposed monument sign is designed to be 8' high by 15' wide with a 5 feet setback along County Road 25 and 58 feet setback along Marion County Road, which meets sign code requirements.

As required of the application, a Justification Statement has been submitted. The Grand Oaks Resort is home to one of the most exquisite carriage museums in the Country, with over 175 carriages, open to the public seven days a week. The applicant has indicated within the Justification Statement that the main purpose for the sign is to notify the public of the museum and special events held at Grand Oaks. Many of these events are in sponsorship of non-profit organizations as Grand Oaks coordinates with numerous non-profit organizations by allowing them to utilize the museum facilities to hold fund raisers at no cost. The applicant has stated that the museum and associated facilities are located on parcels with rural land use due to the equestrian and agricultural nature, which also poses a disadvantage in regards to signage. For identification and exposure purposes; erecting a sign along County Road 25 would make it easier for attendants to find the facility, of which the main entrance is located off of Marion County Road. Lastly, the applicant has pointed out that the Off-Premises Sign should be considered temporary in that when the site is developed, the sign would become an on-premises sign for the development; however, the sign may still be used in some capacity by the Grand Oaks Resort for their events as well after the property has been sold. The applicant has included a draft Easement Maintenance Agreement which would be

executed prior to sale of the subject parcel to retain the right for Grand Oaks Resort to utilize the off-site sign.

The applicant would like to incorporate an Electronic Message Board on the proposed freestanding sign, so Special Permit Use application has been submitted concurrently with the variance application.

When reviewing an application for a variance, the Planning and Zoning Board and the Town Commission shall consider the following requirements and criteria according to Chapter 3, Section 14 f) – Review criteria for variances in the Land Development Regulations:

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.
3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

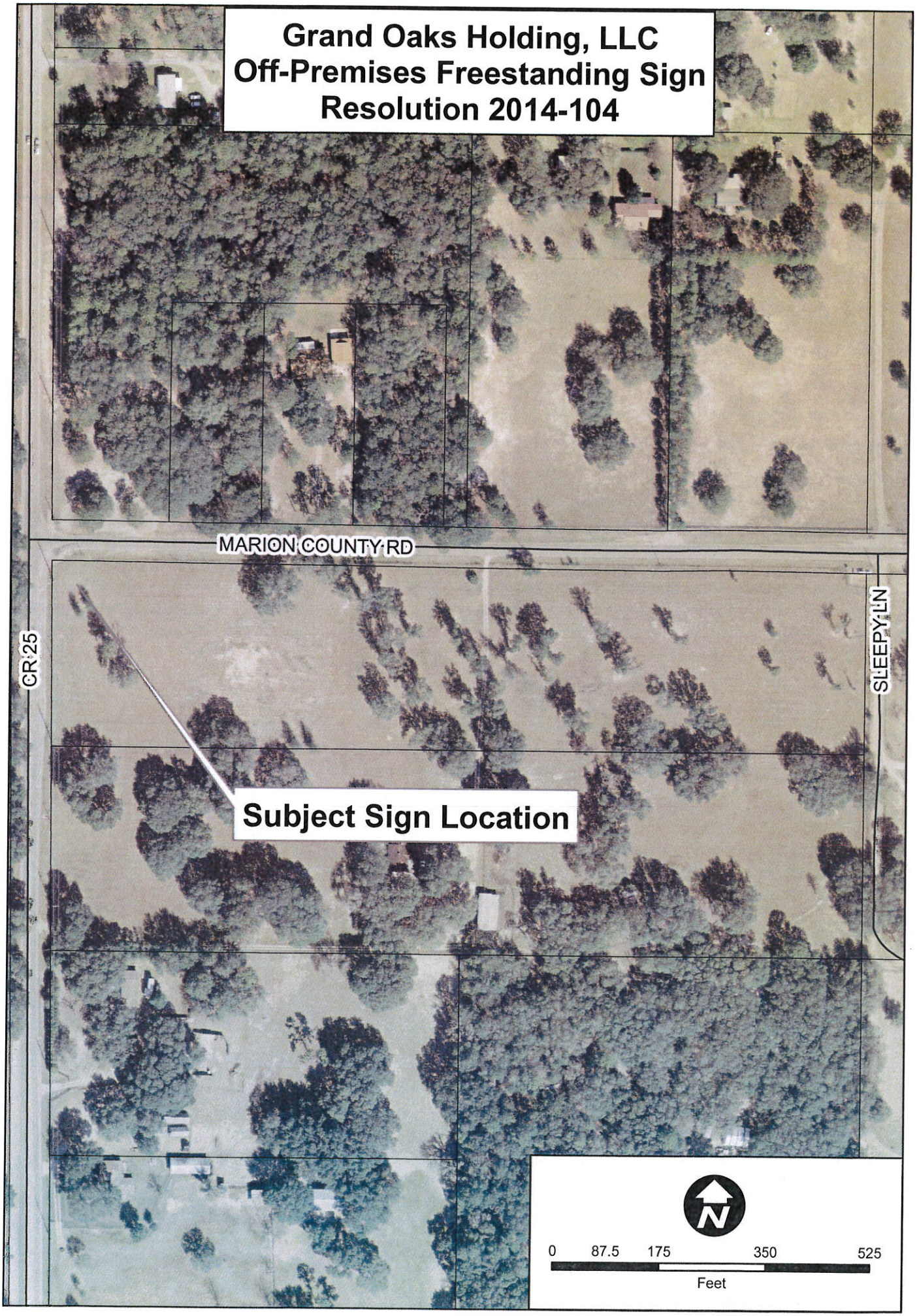
The subject property lies in Section 05 Township 18 Range 24, Lady Lake Florida. The Future Land Use Map designation for the site is Commercial General-Retail Sales & Services (RET) and is zoned Mixed-Used Planned Unit Development (PUD). The application is complete and ready to be transmitted to the Planning & Zoning Board for their recommendation.

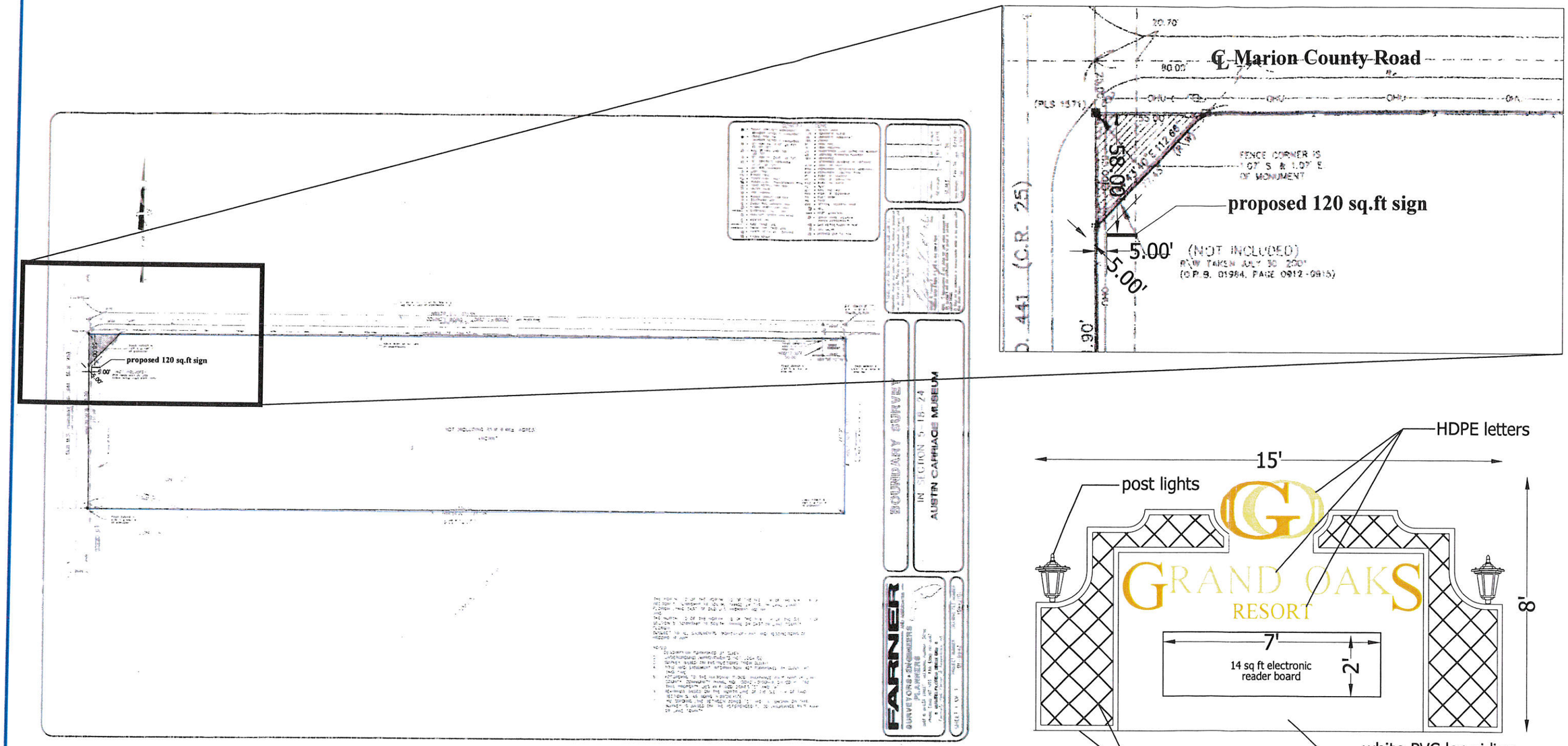
Notices to inform the surrounding property owners (14) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, February 24, 2014. The property was also posted on Monday, February 24, 2014.

Public Hearings:

The **Planning and Zoning Board** will review the application for Resolution 2014-104 at its regular meeting on Monday, March 10, 2014 at 6:00 p.m.

The **Town Commission** will review the application for Resolution 2014-104 for final consideration at its regular meeting on Monday, April 7, 2014 at 6:00 p.m.


Grand Oaks Holding, LLC
Off-Premises Freestanding Sign
Resolution 2014-104
MARION COUNTY RD
CR 25
SLEEPY LN
Subject Sign Location
N
0
87.5
175
350
525
Feet



February 06, 2014

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

Note: This preliminary layout is for conceptual planning use only. It is NOT to be used for construction, platting, permitting and/or mapping. Lot sizes & all other aspects of this conceptual layout are subject to final engineering design.

Sign Location

Grand Oaks Commercial CR 25

Lady Lake, Florida

Urban & Regional Planners, Inc.
1162 CLWP AVENUE - MT. DORA, FL 32757
(352)385-1970 / FAX (352)383-4924 / INFO@UPGURP.COM

Proj.: 1410-1A File: 1410-1A 6-25-08.dwg

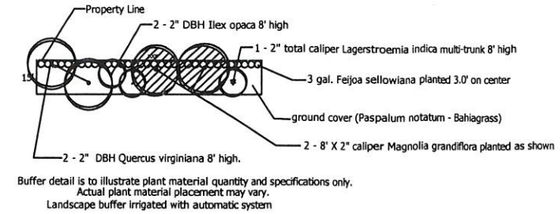
Owner:
Gloria Austin
Trustee
3000 Marion County Road
Weirsdale, FL 32195-5168
(352) 753-3062

Applicant:
Greg Beliveau
LPG Urban & Regional Planners
1162 Camp Ave.
Mount Dora, FL 32757
(352) 385-1940

- Adjacent Zoning Ag
- Adjacent FLU U

LEGAL DESCRIPTION

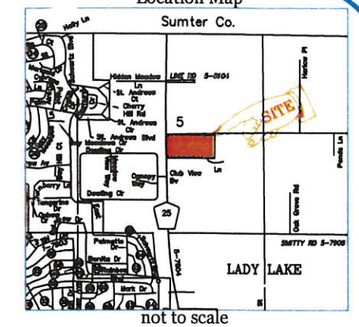
THE NORTH 1/2 OF T HE NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST IN LAKE COUNTY, FLORIDA LYING EAST OF OLD U.S. HIGHWAY NO. 441;
AND
THE NORTH 1/2 OF T HE NORTH 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST IN LAKE COUNTY, FLORIDA.
AND
THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NW 1/4 OF THE SE 1/4; AND THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF RIGHT-OF-WAY OF OLD U.S. HIGHWAY NO. 441, SECTION 5, TOWNSHIP 18 SOUTH, RANGE 24 EAST.



Buffer detail is to illustrate plant material quantity and specifications only.
Actual plant material placement may vary.
Landscape buffer irrigated with automatic system

100 Feet of
Typical Landscape Buffer "B"
not to scale

Location Map

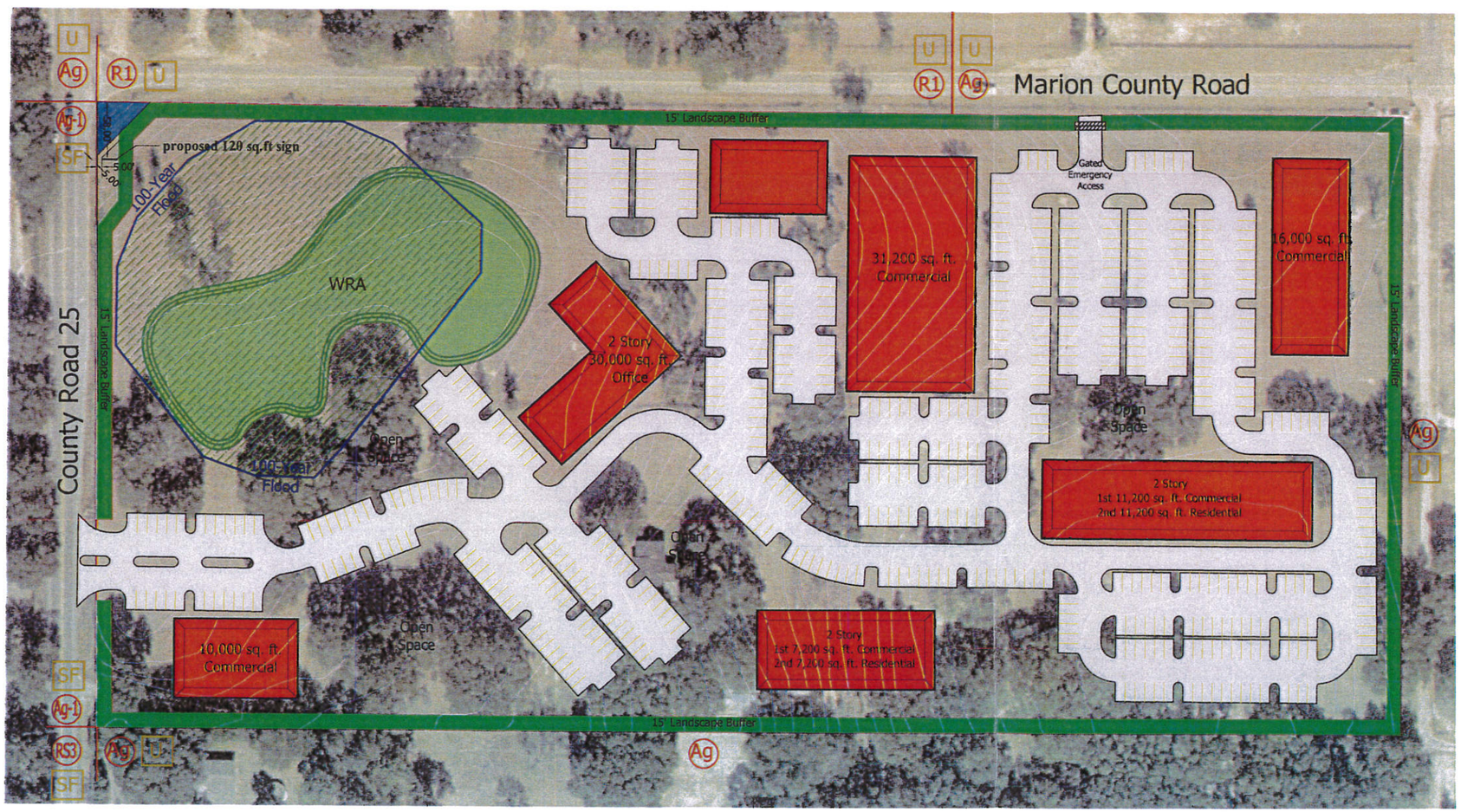


not to scale

Acreages

- Total Site area	**844,255.39sq. ft.**	**19.38 Acres +/-**	**100%**
- Right-of-Way / Parking	247,075.96 sq. ft.	5.67 Acres +/-	
- Commercial Buildings & Residential Units	142,137.00 sq. ft.	3.26 Acres +/-	
- Total Developed Area	389,212.96 sq. ft.	8.93 Acres +/-	
- Dry Retention	61,312.58 sq. ft.	1.40 Acres +/-	7%
- Landscape Buffers	93,767.86 sq. ft.	2.15 Acres +/-	11%
- Turf/Landscape/Green Area	299,961.99 sq. ft.	6.90 Acres +/-	36%
- Total Open Space/ Non-Impervious Surface	455,042.43 sq. ft.	10.45 Acres +/-	54%

Notes:
- Total Commercial Square Feet 75,600
- Total Office Square Feet 48,000
- Total number of residential units 18 (800 sq. ft. Net Living Area)
- Gross Density is 1 Unit per Acre
- Maximum building height 35' (3 stories)
- Proposed zoning: PUD
- Proposed Land Use: Commercial Professional Services
- No Open Water or Wetlands Exist on Site
- 580 Parking Spaces Shown and Required per Code
- Project to be Constructed in a Single Phase
- Soil Type of Site is Candler Sand 0 to 5% slope
- Central water and sewer will be provided by the Town of Lady Lake
- Location and quantity of fire hydrants will comply with applicable codes
- Area Within the 100-Year Flood = 96,949.18 sq. ft. (2.22 acres)
- Development as proposed by this Conceptual Plan shall adhere to the Town of Lady Lake Commercial Design Standards. If any elements of the proposed design are in conflict with the established Commercial Design Standards, the Commercial Design Standards shall supersede in all instances. Deviations from the Commercial Design Standards are available via the waiver process as established in Chapter 20 of the Town of Lady Lake Land Development Regulations



Typical Parking Detail

North

July 24th, 2008

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

Note: This preliminary layout is for conceptual planning use only. It is NOT to be used for construction, platting, permitting and/or mapping. Lot sizes & all other aspects of this conceptual layout are subject to final engineering design

Conceptual Development Plan For:

Grand Oaks Commercial CR 25

Lady Lake, Florida

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-8234 / INFO@LPGURP.COM

Proj.: 1410-1A File: 1410-1A 6-25-08.dwg

K-11

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April 7, 2014

SUBJECT: **Resolution 2014-105 - Request for Special Permit Use (SPU) for the installation of an Electronic Message Board/Marquee Sign for Grand Oaks Holding, LLC.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Approval of Resolution #2014-105 – Request for Special Permit Use (SPU) for the installation of an Electronic Message Board/Marquee Sign for Grand Oaks Holding, LLC.

SUMMARY

Applicant, Greg Beliveau with LPG Urban & Regional Planners, Inc, on behalf of Grand Oaks Holding, LLC, has submitted a Special Permit Use application proposing the installation of an Electronic Message Board/Marquee Sign on a proposed monument sign to be erected on the property owned by Grand Oaks Holding, LLC, located at the southeast corner of County Road 25 and Marion County Road (AK #1237530).

The proposed monument sign is designed to be 8' high by 15' wide with a 5 feet setback along County Road 25 and 58 feet setback along Marion County Road, which meets sign code requirements (Please see sign renderings attached). A statement of adherence to the guidelines of the Electronic Message Board/Marquee Sign has been submitted indicating that the applicant will follow all standards outlined under the provisions of Town of Lady Lake Land Development Regulation, Chapter 17, Section 17-3).e).(4)., including diming features and capabilities for the LED sign.

The Electronic Message Board/Marquee Sign is proposed to be placed on an approved freestanding sign (pending Resolution 2014-104) and will display a copy area of 14 Sq. Ft. The future land use and zoning designations of the adjacent properties are:

Future Land Use

Subject Property	Lady Lake- Commercial Retail Sales & Services (RET)
Future Land Use of Adjacent Properties	
West	ROW/Lady Lake Single Family – Low Density (up to 3 du/acre)
East	Lake County – Urban (up to 7 du/acre)
North	Lake County – Urban (up to 7 du/acre)
South	Lake County – Urban (up to 7 du/acre)

Zoning

Subject Property	Lady Lake-Mixed Use Planned Unit Development (PUD)
Zoning of Adjacent Properties	
West	Lady Lake Agricultural Residential (1 du/acre)
East	Lake County – Agriculture (1 du per 5 acres)
North	Lake County - Rural Residential (R-1), Lake County – Agriculture (1 du per 5 acres)
South	Lake County – Agriculture (1 du per 5 acres)

The zoning of the subject site allows for development and construction of freestanding signs, on which the applicant can install an Electronic Message Boards/Marquee Sign upon Town Commission approval; therefore, the requested permit is consistent with the directives of the Land Development Regulations and Comprehensive Plan. Resolution 2014-105 was reviewed by Town Attorney, Derek Schroth, on Tuesday, March 4, 2014, and determined correct in form.

Applications for Special Permit Use (SPU) must be made to the Town in accordance with the procedures established for Electronic Message Boards pursuant to Chapter 17, Section 17-3, (e). (4).

Chapter 17, Section 17-3,(e), (4) Review Criteria. When reviewing an application for a special permit use for Electronic Message Boards, the Town Commission shall consider the following:

Electronic Message Boards must adhere to the following guidelines:

a. Shall only be placed on approved freestanding signs.

b. Maximum copy area shall not exceed fourteen (14) square feet per each side.

c. Flashing, scintillating, beacon or running lights or movement or which gives the visual impression of such flashing, scintillation, or movement shall not be allowed.

d. Shall only display text. The text shall be amber-colored or similar lettering with black background.

e. All electronic message boards/marquee signs are required to incorporate dimming features and capabilities. These features will be reviewed concurrent with the permitting process.

COMMENTS:

- The applicant submitted an Off-Premises Sign Variance application concurrently with this Special Permit Use application.
- The application meets the above requirements for review criteria for the installation of an Electronic Message Board on a freestanding sign. Additionally, the proposed freestanding sign will meet the height, size, copy area, and setback requirements as per Chapter 17-Sign Regulations.
- Contingent upon approval of the above Special Permit Use, the applicant will be required to secure a building permit for the erection of the monument sign.

Notices to inform the surrounding property owners (14) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, February 24, 2014. The property was posted on Tuesday, February 25, 2014.

Past Actions:

The **Technical Review Committee (TRC)** reviewed the application for Resolution 2014-105 at their regular meeting on Tuesday, March 4, 2014, and determined the application complete and ready for transmittal to the Town Commission with a vote of 5-0.

The **Planning & Zoning Board** does not review Special Permit Use applications.

FISCAL IMPACT: $ 0

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

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

4-1-14	DEPARTMENT HEAD	Submitted 4/1/14	Date
	FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
	TOWN ATTORNEY	Approved as to Form and Legality	Date
	TOWN MANAGER	Approved Agenda Item for: 4/7/14	Date 4/1/14

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain [ ] Approved w/Modification

RESOLUTION NO. 2014-105

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA; WITH PROVISIONS PURSUANT TO CHAPTER 17, SECTION 17-3, (e), (4), OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS; GRANTING A SPECIAL PERMIT USE FOR A 14 SQ. FT ELECTRONIC MESSAGE BOARD/MARQUEE SIGN TO BE LOCATED ON A FREESTANDING SIGN PROPOSED ON THE PROPERTY OWNED BY GRAND OAKS HOLDING LLC, LOCATED ON THE SOUTHEAST CORNER OF COUNTY ROAD 25 AND MARION COUNTY ROAD (ALT. KEY 1237530), WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.

WHEREAS, GRAND OAKS HOLDING LLC., is the owner of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A", and;

WHEREAS, the Applicant/Property Owner petitioned for a Special Permit Use under the provisions of Chapter 17, Section 17-3, (e), (4), of the Town of Lady Lake Land Development Regulations, which state that any owner who desires the installation of an Electronic Message Board/Marquee Sign shall file an application for a Special Permit Use. Upon Town Commission approval, the Special Permit use will allow for the installation of a 14 sq. ft. Electronic Message Board/Marquee Sign on a permitted freestanding sign proposed to be erected on the property owned Grand Oaks Holding LLC, located at the southeast corner of County Road 25 and Marion County Road, within the town limits of the Town of Lady Lake, Florida, and;

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider the Special Permit Use request, and having heard evidence and testimony on said request, found it to be consistent with the Lady Lake Comprehensive Plan and requirements for the Special Permit Use set forth in the Land Development Regulations of the Town of Lady Lake.

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida, hereby grants a Special Permit Use under the provisions of Chapter 17, Section 17-3, (e), (4) of the Town of Lady Lake Land Development Regulations, which state that any owner who desires the installation of an Electronic Message Board/Marquee Sign shall file an application for a Special Permit Use. The Special Permit use will allow for the installation of a 14 sq. ft. Electronic Message Board/Marquee Sign on a permitted freestanding sign proposed to be erected on the property owned by Grand Oaks Holding LLC, located at the southeast corner of County Road 25 and Marion County Road, within the town limits of the Town of Lady Lake, Florida.

This Resolution shall take effect immediately upon its final adoption by the Town Commission.

RESOLVED this **7th** day of **April**, **2014**, in Lady Lake, Florida, by the Lady Lake Town Commission.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

ACKNOWLEDGED:

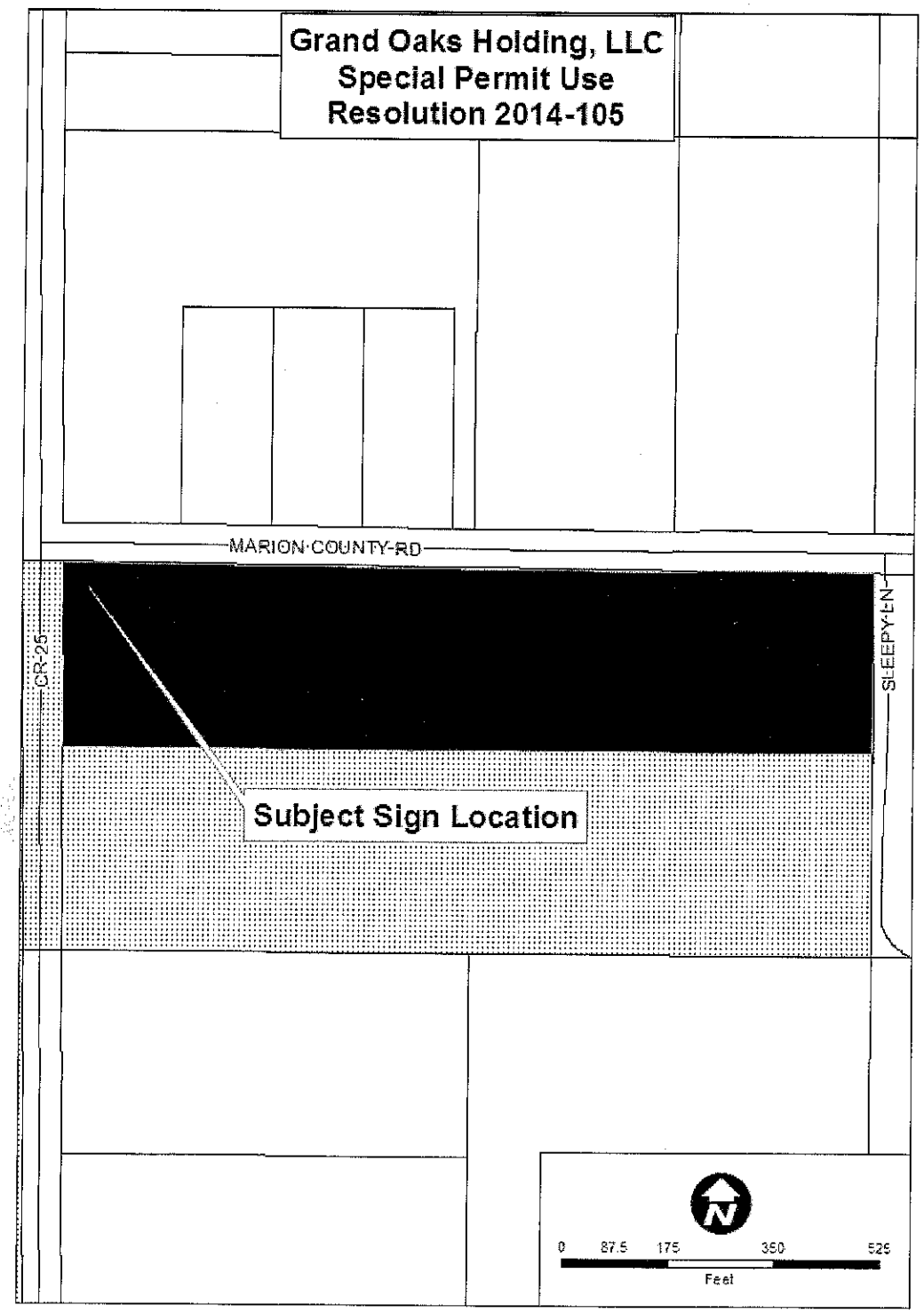
The undersigned land owner by the execution hereof agrees to comply with the conditions of the special permit use as established herein.

_____
Grand Oak Holding LLC
Property Owner/Representative

DRAFT

Exhibit A – Legal Description

N 330 FT OF GOV LOT 7, N 330 FT OF GOV LOT 6 E OF HWY--LESS BEG AT INTERSECTION OF N LINE OF S 1/2 OF SEC & E'LY R/W LINE OF CR 25, RUN E'LY ALONG SAID N LINE 80 FT & PT A, RETURN TO POB, RUN S'LY ALONG SAID E R/W LINE OF CR 25 A DIST OF 80 FT, NE'LY TO POINT A-- ORB 4013 PG 2423



TOWN OF LADY LAKE
SPECIAL PERMIT USE APPLICATION

1. Applicant's Name: Greg Beliveau, LPG Urban & Regional Planners, Inc.

Address: 1162 Camp Ave., Mt. Dora, FL 32757

Telephone Number: 352-385-1940 E-mail address gregb@lpgurp.com

Applicant is: Owner ____ Developer ____ Lessee ___ Agent X Optionee _____

2. Owner's Name: Thomas Warriner, Grand Oaks Holding, LLC

Address: 3000 Marion County Road, Weirsdale, FL 32195-5168

Telephone Number: 352-750-5500 E-mail address tomw@thegrandoaks.com

3. Project Name: Austin Commercial CR 25

Physical Location/Address: 1545 Teague Trail, 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 Attached

5. The property is currently zoned: Mixed Use Planned Unit Development

6. Briefly describe the proposed special permit use: Electronic Message Board on sign

7. Where is the closest Electronic Message Board/ Marque Sign located? 2 miles

8. Please check one: X Monument Sign ____Pole Sign

Have any development reviews and/or approvals been granted to this property? Yes X No __

9. Electronic Message proposed square footage: 14 sq. ft. per side

11. Provide a conceptual site plan showing buildings, parking and access locations, utility service points, proposed screening or buffering and any other pertinent information.

12. Has a written statement confirming that the Review Criteria listed in Chapter 17, Section 3, (e), (4) been provided? Yes

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND TWENTY (20) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION and one (1) 11" x 17" copy AS REQUIRED BYTHE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIORTO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:
Date Application Received: 9-12-14 Received by: Wthom
Present Zoning of Property: DUD- Mixed Use
Future Land Use Designation: LL-Comm General- RET
Fees Paid: Special Permit Use (Zoning Fees (BZ)) $825.00

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Thomas Warriner, 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:
Electronic Message Board

(3) That he has appointed Greg A. Beliveau 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.

Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 29 day of OCTOBER, 20 13, by Thomas Warriner, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Judith R. Pearson
Notary Public

JUDITH R. PEARSON
NOTARY PUBLIC
STATE OF FLORIDA
Commit# EE109197
Expires 9/16/2016

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 Greg A. Beliveau, 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:
Electronic Message Board

(3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 12 day of February, 20 14, by Greg A. Beliveau, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Sherie D. Lindh
Notary Public

SHERIE D LINDH
MY COMMISSION # EE868069
EXPIRES January 23 2017
(407) 398-0153 FloridaNotaryService.com

Grand Oaks Holding, LLC

Electronic Message Board Statement

The electronic message board proposed on the Grand Oaks Holding, LLC site known as 1545 Teague Trail, Lady Lake, Florida, will adhere to the following standards as outlined in Chapter 17, Section 3(e)(4) of the Lady Lake Land Development Regulations.

1) The electronic message board will be placed on an approved freestanding sign conforming to the signage regulations of the zoning district. Please see proposed site plan and signage plan.

2) Maximum copy area shall not exceed fourteen (14) square feet per each side. Please see proposed signage plan.

3) There will be no flashing, scintillating, beacon or running lights or movement or which gives the visual impression of such flashing, scintillation, or movement. Please see proposed signage plan.

4) The electronic message board shall only display text. The text shall be amber-colored or similar lettering with black background. Please see proposed signage plan.

5) The electronic message board does incorporate dimming features and capabilities. Please see proposed signage plan.

LEGAL DESCRIPTION

That part lying East of the Dixie Highway of the North ½ of the North ½ of the Northeast ¼ of the Southwest ¼ of Section 5, Township 18 South, range 24 East, in Lake County, Florida; and also the North ½ of the North ½ of the Northwest ¼ of the Southeast ¼ of Section 5, Township 18 South, Range 24 East, in Lake County, Florida.

And

The South ½ of the North ½ of the Northwest ¼ of the Southeast ¼ and that part of the South ½ of the North ½ of the Northeast ¼ of the Southwest ¼, lying East of the right of way of Old U.S. Highway 441, Section 5, Township 18 South, Range 24 East, in Lake County, Florida.

Property Record Card

General Information

Alternate Key:	1237530	**Parcel:**	05-18-24-000400002800
Owner Name:	GRAND OAKS HOLDING LLC	**Millage:**	00LL (Lady Lake) : 17.8159
Owner Address:	3000 MARION COUNTY RD WEIRSDALE, FL 32195-5168	**Property Location:**	LADY LAKE FL 32159
Legal Description:	N 330 FT OF GOV LOT 7, N 330 FT OF GOV LOT 6 E OF HWY--LESS | BEG AT INTERSECTION OF N LINE OF S 1/2 OF SEC & E'LY R/W | LINE OF CR 25, RUN E'LY ALONG SAID N LINE 80 FT & PT A, | RETURN TO POB, RUN S'LY ALONG SAID E R/W LINE OF CR 25 A | DIST OF 80 FT, NE'LY TO POINT A-- | ORB 4013 PG 2423 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	VACANT RESIDENTIAL (0000)	0	0		9.93	AC	$0.00	$98,307.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
742 / 425	1/1/1982	WD	Q	V	$25,000.00
1261 / 758	11/1/1993	WD	M	V	$1.00
1707 / 1234	4/16/1999	WD	Q	V	$50,000.00
1886 / 1977	11/27/2000	WD	U	V	$0.00
1886 / 1978	11/29/2000	NT	Q	V	$65,000.00
4013 / 2423	3/24/2011	WD	M	V	$7,240,600.00

Value

Total Just Value:		$98,307.00
Total Exempt Value:	-	$0.00
Total Taxable Value:	=	$98,307.00
Millage Rate:	x	0.0178159
Base Ad-Valorem Tax:	=	$1,751.43
Non-Exempt School Levies:	+	$0.00
Estimated Ad-Valorem Tax:	=	$1,751.43

* The just values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The amounts shown may not include all exemptions. The estimated tax totals do not reflect Non-Ad Valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

Truth In Millage (TRIM) Notice

INSTRUMENT#: 2011026085 OR BK 4013 PG 2423 PAGES: 6 3/24/2011 10:27:51 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $52.50 DEED DOC:$50684.20

THIS INSTRUMENT PREPARED BY/RETURN TO:
Robert F. Vason, Jr., Attorney at Law
Law Offices of Robert F. Vason, Jr., P.A.
501 East Fifth Avenue
Mount Dora, Florida 32757-5623
Telephone: (352) 383-4151
Our File Number: 148-009

RETURN

[Space Above This Line For Recording Data]

Warranty Deed

THIS WARRANTY DEED made this 24 of March, 2011, from **Gloria Austin, a single person, individually and as Trustee of the Gloria Austin Revocable Trust Agreement dated May 24, 1995, as amended**, whose address is 3024 Marion County Road, Weirsdale, FL 32195 (hereinafter called "Grantor") to **Grand Oaks Holding, LLC, a Florida Limited Liability Company**, whose address is 3000 Marion County Road, Weirsdale, FL 32195 (hereinafter called "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of business entities.)

WITNESSETH: that the Grantor, for and in consideration of the sum of Ten Dollars and Zero Cents ($10.00), and other good and valuable consideration in hand paid to said Grantee, the receipt and sufficiency whereof are hereby acknowledged, does hereby grant, bargain, and sell to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in LAKE County, Florida, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

NEITHER THE GRANTOR NOR ANYONE DEPENDENT UPON HER RESIDES ON THE ABOVE-DESCRIBED PROPERTY AND GRANTOR HEREBY COVENANTS AND WARRANTS THAT THE ABOVE-DESCRIBED REAL PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANTOR AS DEFINED BY THE LAWS AND THE CONSTITUTION OF THE STATE OF FLORIDA.

SUBJECT TO taxes for the year 2011 and subsequent years, and easements, restrictions and reservations of record, if any; however, this reference shall not operate to reimpose the same.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the said Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor but none other.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness Name: ROBERT F. VASON JR

Witness Name: Karen K. Maxwell

Gloria Austin, Individually and as Trustee of the Gloria Austin Revocable Trust dated 5/24/95

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 24 day of MARCH, 2011 by Gloria Austin, individually and as Trustee of the Gloria Austin Revocable Trust Agreement dated May 24, 1995, as amended, who [X] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

ROBERT F. VASON, JR.
MY COMMISSION # DD 826925
EXPIRES: November 12, 2012
Bonded Thru Notary Public Underwriters

EXHIBIT "A"
(Austin – Lake County)

Parcel Identification Number 04-18-24-000400002200
Parcel Identification Number 04-18-24-000400002500 (2700 Marion County Road)
Parcel Identification Number 04-18-24-000400002300 (3000 Marion County Road)
Parcel Identification Number 03-18-24-000300000800 (3004 Marion County Road)
Parcel Identification Number 10-18-24-000200001100 (3200 Gumby Lane)
Parcel Identification Number 10-18-24-000200003900
(Prior Deed; O.R. Book 1399, Page 1459)

The Southwest 1/4 of the Southwest 1/4 of Section 3; The Southeast 1/4 of the Southeast 1/4; the East 1/4 of the Southwest 1/4 of the Southeast 1/4; the East 1/4 of the Northeast 1/4 of the Southeast 1/4; and the East 3/8 of the Northwest 1/4 of the Southeast 1/4 of Section 4; and the Northwest 1/4 of the Northwest 1/4, and the Northeast 1/4 of the Northwest 1/4, less the East 1127.36 feet of the South 1154.52 feet thereof, and less the East 25 feet thereof, of Section 10; all in Township 18 South, Range 24 East, in Lake County, Florida.

Together with a 1998 single wide mobile home identification number CE10CFL091297297S
Together with a 1998 single wide mobile home, identification number CE10CFL0911978926
Together with a 2002 single wide mobile home, identification number 04610399P
Together with a 2002 single wide mobile home, identification number 04610397P
Together with a 2002 single wide mobile home, identification number 04610398P

Parcel Identification Number 04-18-24-000400002000 (2600 Marion County Road)
(Prior Deed; O.R. Book 1641, Page 2050)

The East 539.78 feet of the West 5/8 of the Northwest 1/4 of the Southeast 1/4 of Section 4, Township 18 South, Range 24 East, LESS the South 525.39 feet thereof, and also LESS the North 25 feet thereof, all in the Public Records of Lake County, Florida.

Parcel Identification Number 04-18-24-000400001900 (2536 Smitty Road)
(Prior Deed; O.R. Book 1966, Page 0802)

The West 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 18 South, Range 24 East, Lake County, Florida, AND an easement for ingress and egress over, across and upon the North 15 feet of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 18 South, Range 24 East, Lake County, Florida.

EXHIBIT "A"
(Austin – Lake County)
(continued)

Parcel Identification Number 04-18-24-000100006700
Parcel Identification Number 04-18-24-000100000400
Parcel Identification Number 04-18-24-000100006600
(Prior Deed; O.R. Book 1365, Page 0184)

The Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 and the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 in Section 4, Township 18 South, Range 24 East, Together with an easement for ingress and egress over the West 25 feet of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 in said Section 4, Township 18 South, Range 24 East and over the East 25 feet of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 in said Section 4, Township 18 South, Range 24 East, Public Records of Lake County, Florida.

Parcel Identification Number 05-18-24-000400003500 (41404 County Road 25)
(Prior Deed; O.R. Book 3225, Page 1161)

The South 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 and that part of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4, lying East of right of way of Old US Highway No. 441, Section 5, Township 18 South, Range 24 East, in Lake County, Florida.

Parcel Identification Number 05-18-24-000400002800
(Prior Deed; O.R. Book 1886, Page 1978)

That part of the North 1/2 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 18 South, Range 24 East, in Lake County, Florida, lying East of Highway; AND ALSO the North 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 18 South, Range 24 East, in Lake County, Florida.

LESS and EXCEPT that portion conveyed to Lake County in O.R. Book 1984, Page 912, Public Records of Lake County, Florida, being more particularly described as follows:

Begin at a point at the intersection of the North line of that property as recorded in O.R. Book 1886, Page 1978, Public Records of Lake County, Florida and the Easterly right of way line of CR 25 (formerly known as SR 25), according to the SR 25 right of way map, as recorded in Road Plat Book 1, Pages 1 through 6, inclusive, Public Records of Lake County, Florida, run thence Easterly along the North line of said parcel a distance of 80.00 feet to a point known as Point "A". Begin again at the Point of Beginning of this description and run Southerly along said East right of way line of CR 25 a distance of 80.00 feet; thence run in a Northeasterly direction to Point "A" and the end of this description.

EXHIBIT "A"
(Austin – Lake County)
(continued)

Parcel Identification Number 10-18-24-000200001001 (3525 Griffin Avenue)
(Prior Deed; O.R. Book 2243, Page 2022)

The North 574.95 feet of the South 1154.52 feet of the East 1127.36 feet of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 18 South, Range 24 East, all being in Lake County, Florida, LESS and EXCEPT the East 25 feet thereof.

Parcel Identification Number 10-18-24-000200004400
(Prior Deed; O.R. Book 2243, Page 2022)

The North 193.19 feet of the South 579.57 feet of the East 1127.36 feet of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 18 South, Range 24 East, all being in Lake County, Florida, LESS and EXCEPT the East 25 feet thereof.

Parcel Identification Number 09-18-24-000100002600
(Prior Deed; O.R. Book 1638, Page 1306)

Parcel No.1: The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 18 South, Range 24 East, in Lake County, Florida.
Together with a non exclusive easement for ingress and egress over, across and upon the South 24 feet of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 and the South 16 feet of the East 16 feet of the Northwest 1/4 of the Northeast 1/4 of Section 9, Township 18 South, Range 24 East, in Lake County, Florida.

Parcel No. 2: A non exclusive easement for ingress and egress over, across and upon the East 16 feet of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 18 South, Range 24 East, Lake County, Florida.

Parcel Identification Number 10-18-24-000200001200
(Prior Deed; O.R. Book 1529, Page 1725)

The Southwest 1/4 of the Northwest 1/4, Section 10, Township 18 South, Range 24 East, Lake County, Florida.

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

352-751-1500 FAX 352-751-1510 www.ladylake.org

February 24, 2014

RE: Variance Resolution 2014-104
Special Permit Use Resolution 2014-105

Dear Property Owner:

This is to notify you that Grand Oaks Holding LLC has filed two (2) applications in regards to a new freestanding sign to be located at the southeast corner of County Road 25 and Marion County Road:

Resolution 2014-104

Variance application is in accordance with the provisions of Chapter 17, Section 17-7).A).16). of the Town of Lady Lake Land Development Regulations, which prohibits off-premises signs. The applicant is requesting the variance to allow an 8' High x 15' Wide off-premises freestanding sign to be erected at the southeast corner of County Road 25 and Marion County Road.

Resolution 2014-105

Special Permit Use application in accordance with the provisions of Chapter 17, Section 17-3.E.4 of the Town of Lady Lake Land Development Regulations, which state that any owner who desires the installation of an Electronic Message Board/Marquee Sign shall file an application for a Special Permit Use. Upon Town Commission approval, the Special Permit use will allow for the installation of an Electronic Message Board/Marquee Sign on a permitted freestanding sign proposed to be erected at the southeast corner of County Road 25 and Marion County Road, within the town limits of the Town of Lady Lake, Florida.

Note: Special Permit Use applications are not reviewed/heard by the P&Z Board.

Public hearing dates on the petitions are scheduled for the following dates:

PLANNING AND ZONING BOARD- Monday, March 10, 2014 at 6:00 p.m.
COMMISSION MEETING- Monday, April 7, 2014 at 6:00 p.m.

You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours in the Growth Management Department.

All persons wishing to cross-examine any party at the public hearings are required to file a Notice to Appear with the Town Clerk at least five (5) days prior to said public hearing in order to be heard at the time and place aforesaid. However, if a person only wishes to speak or testify, and not cross-examine a party, the Notice of Appearance form does not need to be filled out. Any person wishing to appeal a decision of this public body should ensure himself that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call Wendy Then at (352) 751-1582 or via email at Wthen@LadyLake.org.

?

AltKey	OwnerName	OwnerAddre	OwnerCity	vnerSt:	OwnerZip
1237564	DAVISON WILLIAM E III	1611 S LAKEVIEW AVE	LEESBURG	FL	34748
1237637	VOSKA PAUL M TRUST	01747 MARION COUNTY RD	WEIRSDALE	FL	32195
1237688	MOORE ROSS BRYANT & RAYNA R	01711 MARION COUNTY RD	WEIRSDALE	FL	32195
1237840	WILLIAMS DENNIS R & JOANN O	01633 MARION COUNTY RD	WEIRSDALE	FL	32195
1237874	GANTNER ROGER D & NOELENE E LIFE ESTATE	41420 SLEEPY LN	WEIRSDALE	FL	32195
2600918	DAVISON WILLIAM EDWARD IV & DAWN R	1543 MARION COUNTY RD	WEIRSDALE	FL	32195
2908530	BASS ELIZABETH R	1008 HAMLIN AVE	HOWEY IN THE HILLS	FL	34737
2908548	CATLETT NANCY D TRUSTEE	25925 BLOOMFIELD AVE	HOWEY IN THE HILLS	FL	34737
3806283, 368281	GOLF SOUTH INC	PO BOX 120387	CLERMONT	FL	34712
3409787	CULLISON VIRGINIA P TRUSTEE	1403 SE FORT KING ST	OCALA	FL	34471
1800498	NICHOLS CLIFFORD E JR TRUSTEE	1314 DEBRA DR	LADY LAKE	FL	32159
1800528	DAVIS LLOYD A & PATRICIA L YODER	PO BOX 291	LADY LAKE	FL	32158
2545771	DECARLO LYNN DIBICCARI	41325 SLEEPY LN	WEIRSDALE	FL	32195
3693604	LAKES OF LADY LAKE HOMEOWNERS ASSN	1553 SE FORT KING ST	OCALA	FL	34471

Grand Oaks Holding, LLC- LED Sign

TECHNICAL REVIEW COMMITTEE
SPECIAL PERMIT USE COMMENTS AND RECOMMENDATIONS

Meeting of March 4, 2014

TO:	**Technical Review Committee**
FROM:	**Wendy Then, Town Planner**
SUBJECT:	**Resolution 2014-105- Request for Special Permit Use (SPU) for Electronic Message Board/Marquee Sign for Grand Oaks Holding, LLC**
APPLICANT:	**Greg Beliveau, w/ LPG Urban & Regional Planners, Inc.**
DATE:	**February 26, 2014**

SUMMARY

Applicant, Greg Beliveau with LPG Urban & Regional Planners, Inc, on behalf of Grand Oaks Holding, LLC, has submitted a Special Permit Use application proposing the installation of an Electronic Message Board/Marquee Sign on a proposed monument sign to be erected on the property owned by Grand Oaks Holding, LLC, located at the southeast corner of County Road 25 and Marion County Road (AK #1237530).

The proposed monument sign is designed to be 8' high by 15' wide with a 5 feet setback along County Road 25 and 58 feet setback along Marion County Road, which meets sign code requirements (Please see sign renderings attached). A statement of adherence to the guidelines of the Electronic Message Board/Marquee Sign has been submitted indicating that the applicant will follow all standards outlined under the provisions of Town of Lady Lake Land Development Regulation, Chapter 17, Section 17-3).e).(4)., including diming features and capabilities for the LED sign.

The Electronic Message Board/Marquee Sign is proposed to be placed on an approved freestanding sign (pending Resolution 2014-104) and will display a copy area of 14 Sq. Ft. The future land use and zoning designations of the adjacent properties are:

Future Land Use

Subject Property	Lady Lake- Commercial Retail Sales & Services (RET)
Future Land Use of Adjacent Properties	
West	ROW/Lady Lake Single Family – Low Density (up to 3 du/acre)
East	Lake County – Urban (up to 7 du/acre)
North	Lake County – Urban (up to 7 du/acre)
South	Lake County – Urban (up to 7 du/acre)

Zoning

Subject Property	Lady Lake-Mixed Use Planned Unit Development (PUD)
Zoning of Adjacent Properties	
West	Lady Lake Agricultural Residential (1 du/acre)
East	Lake County – Agriculture (1 du per 5 acres)
North	Lake County - Rural Residential (R-1), Lake County – Agriculture (1 du per 5 acres)
South	Lake County – Agriculture (1 du per 5 acres)

The zoning of the subject site allows for development and construction of freestanding signs, on which the applicant can install an Electronic Message Boards/Marquee Sign upon Town Commission approval; therefore, the requested permit is consistent with the directives of the Land Development Regulations and Comprehensive Plan.

Applications for Special Permit Use (SPU) must be made to the Town in accordance with the procedures established for Electronic Message Boards pursuant to Chapter 17, Section 17-3, (e). (4).

Chapter 17, Section 17-3,(e), (4) Review Criteria. When reviewing an application for a special permit use for Electronic Message Boards, the Town Commission shall consider the following:

Electronic Message Boards must adhere to the following guidelines:

a. Shall only be placed on approved freestanding signs.

b. Maximum copy area shall not exceed fourteen (14) square feet per each side.

c. Flashing, scintillating, beacon or running lights or movement or which gives the visual impression of such flashing, scintillation, or movement shall not be allowed.

d. Shall only display text. The text shall be amber-colored or similar lettering with black background.

e. All electronic message boards/marquee signs are required to incorporate dimming features and capabilities. These features will be reviewed concurrent with the permitting process.

COMMENTS:

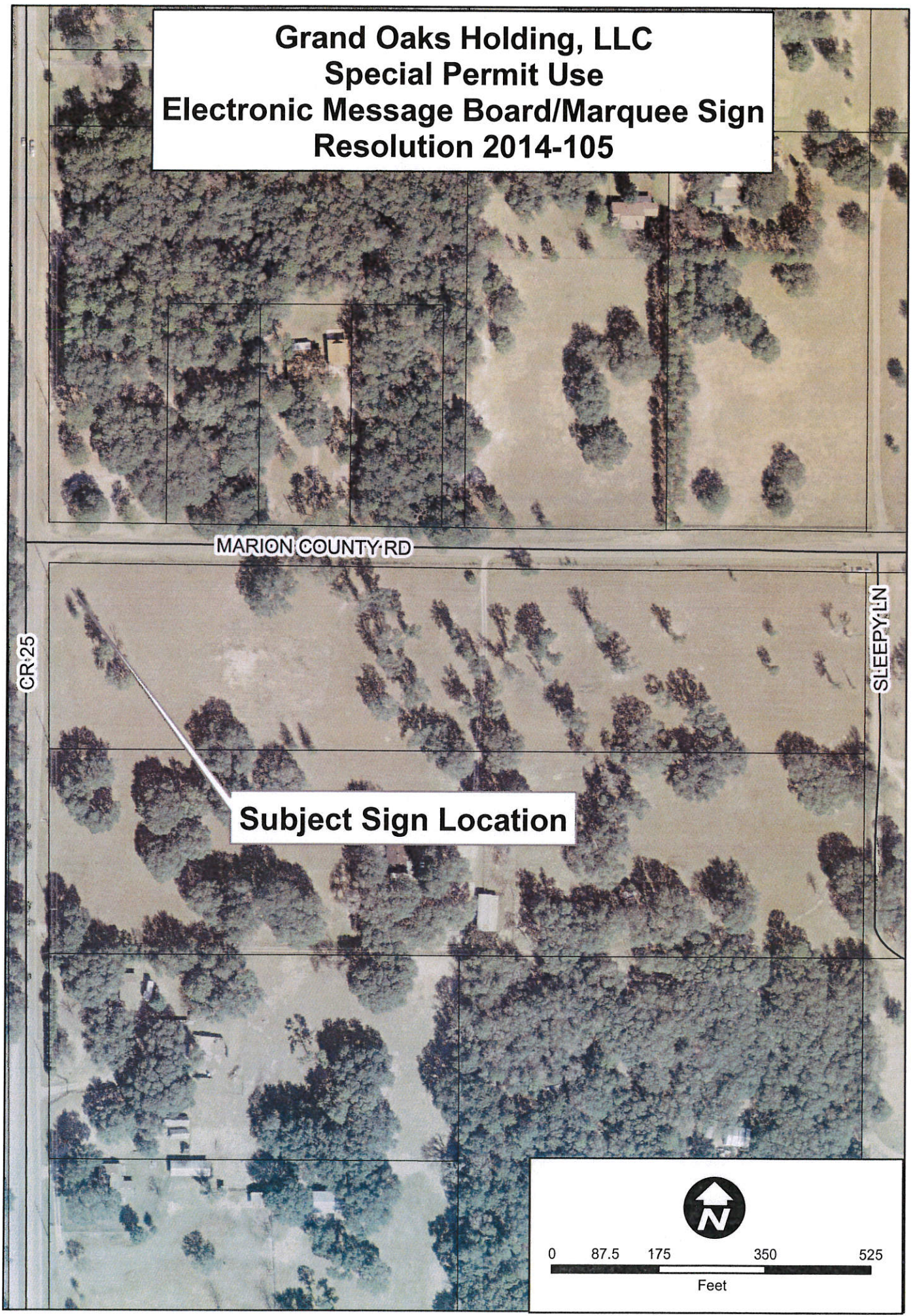
- The applicant submitted an Off-Premises Sign Variance application concurrently with this Special Permit Use application.

Notices to inform the surrounding property owners (14) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, February 24, 2014. The property was posted on Tuesday, February 25, 2014.

Public Hearings:

The **Planning and Zoning Board** does not review Special Permit Use applications.

The **Town Commission** will review the application for Resolution 2014-105 for final consideration at its regular meeting on Monday, April 7, 2014 at 6:00 p.m.


Grand Oaks Holding, LLC
Special Permit Use
Electronic Message Board/Marquee Sign
Resolution 2014-105
MARION COUNTY RD
CR 25
SLEEPY LN
Subject Sign Location
N
0 87.5 175 350 525
Feet

N. LINE OF S.E. 1/4 OF SECTION 5-18-24
AND THE N. LINE OF GOVERNMENT LOT 7

N89°58'10"E 1351.64'

COUNTY ROAD (DIST 1:

N89°58'10"E 1271.64

N89°58'10"E 1296.32'

SOUTH RIGHT OF WAY LINE
BY MAINTENANCE

33.00'

20.70'

80.00'

(RLS 1571)

55.00'

N44°43'40"E 112.68'

(R\W)

FENCE CORNER IS
1.07' S. & 1.07' E.
OF MONUMENT

(NOT INCLUDED)
R\W TAKEN JULY 30, 2001
(O.R.B. 01984, PAGE 0912-0915)

OLD U.S. HIGHWAY NO. 441 (C.R. 25)
(2 LANE PAVED ROAD)

N00°30'50"W 331.90'

251.90'

W. LINE OF S.E. 1/4

(NOT INCLUDING R

VAC/

ZONE "C"

ZONE "C"
ZONE "A"

1330.10'

N89°59'20"E 1347.45'

S. LINE OF N. 1/2 OF N. 1/2
OF N.W. 1/4 OF S.E. 1/4

FENCE CORNER IS
0.38' S. & 0.82' W.
OF MONUMENT

ZONE "A"

GOVERNMENT LOT 6
GOVERNMENT LOT 7

(R\W)

33.00'

L-12

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April 7, 2014

SUBJECT: Appointment of a Lady Lake Liaison Representative to the Lake County Library Advisory Board

DEPARTMENT: Town Clerk

STAFF RECOMMENDED MOTION: Approve the appointment of the liaison representative to the Lake County Library Advisory Board

---

SUMMARY: Mr. William Stokes served as the liaison to the Lake County Library Advisory Board since January of 2012, but resigned in December 2013 due to an injury/illness. The liaison is responsible for attending the Lake County Library Board meetings that are held monthly in Tavares and then reports back to the Lady Lake Library Board on the issues that were discussed. Mr. Frank Kirschenheiter has recently submitted an application and is willing to serve as the liaison representative to fill this vacancy. This is the only application on file and the Lady Lake Library Board recommended approval of this applicant for the appointment at their meeting on March 13, 2014.

FISCAL IMPACT: -0-

[ ] **Capital Budget**
[ ] **Operating**
[ ] **Other**

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

[X] **Other – Board/Committee Application**

[ ] **Support Documents**

DEPARTMENT HEAD	**Submitted**	**Date**
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 4-7-14	**Date** 3-27-14

COMMISSION ACTION:

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

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

---------- Forwarded message ----------
From: **LadyLake.org** <ladylake@host103.hostmonster.com>
Date: Thu, Feb 13, 2014 at 5:45 PM
Subject: New Board/Committee Application
To: chr.ayres@gmail.com
Cc: frank@acomputergeek.com

Name: Francis (Frank) Kirschenheiter
Application Date: 2/13/2014
Address: 1449 W Schwartz Blvd
Location of residence: 1449 W Schwartz Blvd, Lady Lake, Fl 32159
Business Location: 1449 W Schwartz Blvd, Lady Lake, Fl 32159
Home Phone: 352-205-2332
Work Phone: 352-205-2332
Cell Phone: 352-205-2332
Email: frank@acomputergeek.com
Boards to serve on: Police Pension Board / LIBRARY BOARD / LIAISON TO LAKE COUNTY / ECONOMIC DEV. ADVISORY COMM.
Occupation: Computer and Networking technician and manager
Training or experience related to board sought: Used libraries somewhat extensively all of my life.
Installed some of the first CD-ROM reference networking in libraries in Illinois.
Besides 15 years in corporate IT systems development and programming, I had my own PC sales and service networking company in Illinois, Chicago suburbs since 1985 and purchased a computer repair company in Ocala and moved it to Lady Lake in 2013.
I have experience with and installed various PC accounting systems since 1985.
Member of professional/business organizations: none to speak of (mostly of a technical IT nature)
Served in past?: No
If yes, which one?:
Nationality:
Convicted of felony?: No
Reference 1: Dan Bard, 352-259-9433
Reference 2: Henryka Presinzano, 1448 W Schwartz Blvd, 352-871-1409
Reference 3: Dan Bard, 352-259-9433
Additional comments: I would like to get more involved in the town that we have recently relocated to and expect to spend the next 30 years in. I would rather not let things go to chance but would like to influence for a positive good.
From: LadyLake.org
Cc: frank@acomputergeek.com

LIBRARY BOARD
LADY LAKE LIAISON TO LAKE COUNTY LIBRARY BOARD

- VOTING FORM -

Date: April 7, 2014

Please mark your selection (1) and sign your name at the bottom.

Thank you.

Appointment:

	Yes	No
Frank Kirschenheiter	☐	☐

Selection made by: _____
(Name of Commissioner)

L-13

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: April 7, 2014

SUBJECT: Appointments/Reappointment to the Police Pension Board

DEPARTMENT: Clerk's Office

STAFF RECOMMENDED MOTION: Appoint/Reappoint Two Members to the Police Pension Board

SUMMARY: Currently, the Police Pension Board has two members whose terms are expiring this month. Mr. William Reed has served for many years and wishes to retire from the Board and Ms. Connie Merrell-Kasch wishes to be re-appointed.

There are also currently three applications on file for this board for consideration. The applicants are Frank Kirschenheiter, Van Reynolds, and John Schmied.

FISCAL IMPACT: N/A

[ ] **Capital Budget**
[ ] **Operating**
[ ] **Other**

ATTACHMENTS: [ ] **Ordinance** [ ] **Resolution** [ ] **Budget Resolution**
[ ] **Other**
[X] **Support Documents** (Applications)

DEPARTMENT HEAD	**Submitted**	**Date** 3-27-14
HR	**Approved as to form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 4-7-14	**Date** 3-27-14

COMMISSION ACTION:

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

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

Nancy Slaton

From: Christopher Ayres [chr.ayres@gmail.com]
Sent: Wednesday, February 19, 2014 10:12 PM
To: Nancy Slaton; Julia Wolfe
Subject: Fwd: New Board/Committee Application

Here's another one that came in.

Chris Ayres
www.CAWDinc.com
www.GiantStrideDives.com
www.MillionAyres.com

---------- Forwarded message ----------
From: **LadyLake.org** <ladylake@host103.hostmonster.com>
Date: Thu, Feb 13, 2014 at 5:45 PM
Subject: New Board/Committee Application
To: chr.ayres@gmail.com
Cc: frank@acomputergeek.com

Name: Francis (Frank) Kirschenheiter
Application Date: 2/13/2014
Address: 1449 W Schwartz Blvd
Location of residence: 1449 W Schwartz Blvd, Lady Lake, Fl 32159
Business Location: 1449 W Schwartz Blvd, Lady Lake, Fl 32159
Home Phone: 352-205-2332
Work Phone: 352-205-2332
Cell Phone: 352-205-2332
Email: frank@acomputergeek.com
Boards to serve on: Police Pension Board / LIBRARY BOARD / LIAISON TO LAKE COUNTY / ECONOMIC DEV. ADVISORY COMM.
Occupation: Computer and Networking technician and manager
Training or experience related to board sought: Used libraries somewhat extensively all of my life.
Installed some of the first CD-ROM reference networking in libraries in Illinois.
Besides 15 years in corporate IT systems development and programming, I had my own PC sales and service networking company in Illinois, Chicago suburbs since 1985 and purchased a computer repair company in Ocala and moved it to Lady Lake in 2013.
I have experience with and installed various PC accounting systems since 1985.
Member of professional/business organizations: none to speak of (mostly of a technical IT nature)
Served in past?: No
If yes, which one?:
Nationality:
Convicted of felony?: No
Reference 1: Dan Bard, 352-259-9433
Reference 2: Henryka Presinzano, 1448 W Schwartz Blvd, 352-871-1409
Reference 3: Dan Bard, 352-259-9433
Additional comments: I would like to get more involved in the town that we have recently relocated to and

expect to spend the next 30 years in. I would rather not let things go to chance but would like to influence for a positive good.
From: LadyLake.org
Cc: frank@acomputergeek.com

TOWN OF LADY LAKE
BOARDS/COMMITTEES APPLICATION

Date: 2-24-2014

Name: Van Reynolds

Mailing Address: 556 Loma Paseo Dr.

Location of residence: The Villages, Fl 32159

Business Location (if applicable): N/A
(Economic Development Advisory Committee only)

Home Phone: 352-391-8515 Work Phone: _____

Cell Phone: _____ E-Mail Address: vanjoy@comcast.net

Check below the Committees or Boards that you are willing to serve on:

- [ ] Citizens Advisory Task Force
- [X] Economic Development Advisory Committee
- [ ] Library Board
- [ ] Lake County Library Board Representative
- [X] Planning & Zoning Board
- [ ] Parks & Recreation Advisory Board
- [X] Police Pension Board
- [ ] Tree & Beautification Advisory Committee

Occupation: Retired Attorney

Training or experience related to activities of boards or committees to which appointment is sought: Former city attorney for City of Metter, GA (15 yrs)
Former Municipal court Judge, (23 yrs) Twin City, GA.

Member of the following professional or business organizations: formally member of Twin City, GA Lions Club and Metter GA Rotary Club (President

Have you served on a Town board or committee in the past? No

If yes – name of committees/boards and dates _____

Nationality: (optional) American (This information is for use in the Annual Florida Department of State Report only.)

Have you ever been convicted of a felony? (optional) No

Please list three references that the Town may contact (excluding Town employees) – name, address and phone number:

1. Mike Dameron 352-502-3384
2. Dale Fordham 912-685-6850
3. Carroll Rogers 352-751-1489

Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.

Signature of Applicant

Please return application to:

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: You may be required to fill out a financial disclosure form.

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

Updated: 01/2014

TOWN OF LADY LAKE
BOARDS/COMMITTEES APPLICATION

Date: 1-30-2014

Name: JOHN D. SCHMIED

Mailing Address: 910 PASADENA WAY LADY LAKE FL. 32159

Location of residence: THE VILLAGES (LAREYNALDA

Business Location (if applicable): N/A
(Economic Development Advisory Committee only)

Home Phone: 352-633-0541 Work Phone: N/A

Cell Phone: 314-520-5522 E-Mail Address: johndschmied@yahoo.com

Check below the Committees or Boards that you are willing to serve on:

- [ ] Economic Development Advisory Committee
- [ ] Library Board
- [ ] Planning & Zoning Board
- [ ] Parks & Recreation Advisory Board
- [X] Police Pension Board
- [ ] Tree & Beautification Advisory Committee

Occupation: RETIRED CARPENTER

Training or experience related to activities of boards or committees to which appointment is sought: SERVED AS A TRUSTEE ON THE ST. LOUIS CARPENTERS' DISTRICT COUNCIL PENSION FUND

Member of the following professional or business organizations:
RETIRED MEMBER OF THE ST. LOUIS CARPENTERS' DISTRICT COUNCIL

Have you served on a Town board or committee in the past? NO
If yes – name of committees/boards and dates

Nationality: (optional) _____ (This information is for use in the Annual Florida Department of State Report only.)

Have you ever been convicted of a felony? (optional) No

Please list three references that the Town may contact (excluding Town employees) – name, address and phone number:

1. JIM SNOW 414 LOMA PASEO DR., LADY LAKE, FL 32159 352-751-2732
2. RANDY BASS 908 PASADENA WAY LADY LAKE, FL 32159 352-205-8864
3. JIM HOLLOWAY 408 LOMA PASEO DR. LADY LAKE, FL 32159 352-751-1655

Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.

John D. Schmid

Signature of Applicant

Please return application to:

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

~~**Please note:** You may be required to fill out a financial disclosure form.~~

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

Updated: 01-30-12

John D. Schmied
910 Pasadena Way
The Villages, FL 32159-0097
Cell – 314-520-5522
Home - 352-633-0541
e-mail- johndschmied@yahoo.com

January 30, 2014

Town of Lady Lake
Town Clerk's Office
3409 Fennel Blvd.
Lady Lake, FL 32159

Additional information to accompany Boards/Committee Application.

I served as a trustee for the St. Louis Carpenters' District Council Pension Fund, which is a Joint Labor/Management fund. This is a defined benefit plan managed by labor and management representatives. During that time, I worked with other management and labor Trustees and fiduciary consultants, who guided us, to make decisions to improve benefits while attempting to maintain the lowest cost possible for the contributing employers. During my tenure as a Trustee, I was involved with the merger of several funds to form one fund which was simpler and more cost effective to manage. I feel confident that my experience may allow me to have something to offer for the Police Pension Board.

I am currently the secretary of the 121 Avn Association, Inc.. This is an organization of Vietnam Army Aviation Veterans who served with the 121st Aviation Company (which includes predecessor company designations and its attached support units), in Da Nang and Soc Trang, Republic of South Vietnam during the period of 1962 through 1970. This is a Florida Corporation (not-for-profit) and designated as a (IRS code 501(c)19) War Veteran's organization. As secretary, my responsibilities include scheduling of all meetings, keeping minutes of said meetings, maintaining corporate compliance with the State, plus several other minor duties.

Called 3-13-12 interested
appointed 4-2-12

TOWN OF LADY LAKE
BOARDS/COMMITTEES APPLICATION

Date: 2/8/11

Name: Connie Merrell-Kasch

Mailing Address: 623 Fourth Ave. Lady Lake FL 32159

Location of residence: Lady Lake

Business Location (if applicable): _____
(Economic Development Advisory Committee only)

Home Phone: (352) 217-8863 Work Phone: (352) 360-7228

Cell Phone: (352) 217 8863 E-Mail Address: CMerrell-Kasch@bbandt.com

Check below the Committees or Boards that you are willing to serve on:

- [ ] Economic Development Advisory Committee
- [ ] Library Board
- [ ] Planning & Zoning Board
- [✓] Parks & Recreation Advisory Board
- [✓] Police Pension Board
- [ ] Tree & Beautification Advisory Committee

Occupation: Financial Center Leader

Training or experience related to activities of boards or committees to which appointment is sought: Bank officer, National Licensed Mortgage Lender, Licensed Insurance Agent, 16 years in financial Industry, former Board member, Treasurer

Member of the following professional or business organizations: _____
United way volunteer, March of Dimes volunteer, NCSAA

Have you served on a Town board or committee in the past? yes
If yes – name of committees/boards and dates Parks + Rec 2010-2011

Nationality: (optional) Caucasian (This information is for use in the Annual Florida Department of State Report only.)

Have you ever been convicted of a felony? (optional) NO

Please list three references that the Town may contact (excluding Town employees) – name, address and phone number:

1. Mike Burske
2. Carrie Jo Walls (352) 233-4128
3. Dawn Alexander (352) 787-5032

Additional information may be attached to this form.

I will attend meetings in accordance with the adopted policies of the Town. If at any time my business or professional interests conflict with the interests of this board or committee, I will not participate in such deliberations of the board or committee.

Connie Merell Kasch

Signature of Applicant

Please return application to:

Town Clerk's Office
Lady Lake Municipal Complex
409 Fennell Blvd
Lady Lake FL 32159

Please note: You may be required to fill out a financial disclosure form.

THIS APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

Updated: 01-30-12

POLICE PENSION BOARD

- VOTING FORM -

Date: April 7, 2014

Please mark your selections (2) below and sign your name at the bottom.

Re-appointment:

	Yes	No
Connie Merrell-Kasch	☐	☐

Appointments:

Frank Kirschenheiter	☐	☐
Van Reynolds	☐	☐
John Schmeid	☐	☐

Thank you.

Selections made by: _____
(Name of Commissioner)