REGULAR MEETING OF THE LADY LAKE TOWN COMMISSION

DATE:	**Monday, October 6, 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 John Penn – Fairway Christian Church

E. ROLL CALL

F. PUBLIC COMMENTS[2]

G. CONSENT[3]**:**

1. Minutes – September 16, 2014 – Special (Conceptual) Commission Meeting
   – September 17, 2014 – Special Commission Meeting

2. Consideration for the Lady Lake Boy Scout Troop 244 to Host Their Annual Haunted House at the Scout Hut (Mike Burske)

3. Consideration to Approve a Subscriber Agreement with Aladtec, Inc. to Provide an Online Scheduling Management Solution for the Police Department (Chris McKinstry)

H. OLD BUSINESS:

I. NEW BUSINESS:

4. Consideration of an Abatement Order for Case No. 13-4607 – Gloria Terry – 202 Longview Avenue (Cindy Diemer)

5. Consideration of Abatement Orders for Case No. 5-307 and Case No. 10-2203 – John Zonin – 703 Chuck Street (Cindy Diemer)

6. O'Hanrahan Farms Subdivision – Preliminary Plat – A 28-Unit Single-Family Residential Subdivision on 9.12 +/-Acres – Located at 1310 Wildwood Street, Approximately 1,962 Ft. West of the Intersection at Arlington Avenue (Thad Carroll)

7. Consideration of Approval for the Town to Invest in Additional Insurance for the Taste of Lady Lake to be Held at the Log Cabin on November 15th (Mike Burske)

8. Consideration of Approval for the Disabled American Veterans Department of Florida to Host the Vietnam Traveling Memorial Wall at the Middle Soccer Field Located at the Rolling Acres Sports Complex on November 9, 2015 through November 13, 2015 (Mike Burske)

9. Consideration of Approval of the Lake County Sheriff's Office Contract Amendment (Chris McKinstry)

J. TOWN ATTORNEY'S REPORT:

10. Resolution No. 2014-115 – First/Final Reading – Villages Operating Company – Pursuant to Chapter 7, Section 7-7).b)., Citizen' First Bank Drive-through Facility – Variance Request for Stacking Area Reduction – Located at 1105 Caballero Court (Thad Carroll)

11. Citizen's First Bank Drive-Through Facility Major Site Plan – MJSP 07/14-001 – A Development Consisting of a 330 Sq. Ft. Financial Institution Building with the Provision of a Three Service Lane Drive-Through Facility – Located at 1105 Caballero Court (within The Villages Downtown Center in Spanish Springs) (Thad Carroll)

12. Resolution No. 2014-118 – First/Final Reading – Veterans Memorial Post 347 of the American Legion –Special Permit Use Request Pursuant to Chapter 17, Section 17-3).e).4). to Install an Electronic Message Board/Marquee Sign to be Placed on a New Freestanding Sign – Located at 699 West Lady Lake Blvd. (Thad Carroll)

K. TOWN MANAGER'S REPORT:

L. MAYOR/COMMISSIONER'S REPORT:

M. PUBLIC COMMENTS[4]

N. 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 – 10-06-2014

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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

MINUTES OF THE SPECIAL MEETING OF THE LADY LAKE TOWN COMMISSION LADY LAKE, FLORIDA September 16, 2014

The Special 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 3:00 p.m.

1. CALL TO ORDER

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

ABSENT: Paul Hannan, Commissioner Ward 4

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; and Nancy Slaton, Deputy Town Clerk

Also Present: Martin Dzuro of The Villages and Jeff Head of Farner-Bailey

3. Public Comment

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

4. Conceptual Presentation of Citizen's First Bank Drive-Through Facility Major Site Plan – MJSP-07/14-001 – A Development Consisting of a 330 Sq. Ft. Financial Institution Building with the Provision a Three Service Lane Drive-Through Facility - Located at 1105 Caballero Court (within The Villages Downtown Center in Spanish Springs) (Thad Carroll)

Thad Carroll, Growth Management Director, gave the background summary from the agenda item cover sheet which is on file in the Town Clerk's office. He stated that the applicant, Martin L. Dzuro, on behalf of The Villages Operating Company, has submitted an application for the construction of a new Citizen's First Bank drive-through facility to be located at 1105 Caballero Court, within The Villages Downtown Center in Spanish Springs (identified by Alternate Key No. 3840565). The applicant proposes the construction of a 330 sq. ft. financial institution building with the provision a three-lane service drive-through facility. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards.

Mr. Carroll stated that the subject property is approximately .30 +/- acres and is located within The Villages Center Planned Commercial Master Plan, also referenced as Spanish Springs. The

property is zoned "CP" Planned Commercial which permits development and construction of the proposed facility and is in accordance with the Memorandum of Agreement adopted by The Village Center and the Tri-County Villages Development of Regional Impact (DRI). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

Mr. Carroll reviewed aerial views of the subject property as well as drawings depicting the building area and the proposed site plan. Area photos of the property at present were also shown.

Mr. Carroll noted that the applicant will be preserving an existing 40" historic oak tree and several Sabal Palms on the subject parcel, but will be removing three live oak trees that are not historic. A drawing of the landscaping plan was shown. He stated the landscape architect has provided comments of the key points of the landscape plan as follows:

- Preserves and enhances character of adjacent roads-Paige Place and Caballero Court.
- Reflects consistent landscape design quality and character of the Spanish Springs area of The Villages.
- Blends with scale and theme of setting.
- Uses customary Florida-Friendly design principals.

Mr. Carroll reviewed photos showing the proposed plant materials to be used in the landscape design for trees, shrubs and groundcover.

Tree Requirements: In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 48 tree caliper inches based on its .30-acre area (160"x .30). The landscaping tree proposal breakdown is as follows:

Existing trees to remain	48 tree caliper inches
Proposed canopy & understory trees	21 tree caliper inches
Proposed palms	13 tree caliper inches
Total tree caliper inches	82 tree caliper inches

It was noted that the applicant is providing significantly more than the required on-site tree caliper inches.

Mr. Carroll reviewed the following four waivers to the Landscaping Regulations that have been proposed by the applicant:

I. Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for South Landscaping Buffer Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' width minimum with two canopy trees, three understory trees and a continuous hedge.

Proposal: To waive two understory trees.

Justification: Space limitation and constrains unique to the subject parcel that cannot be accommodated on site. The south elevation will exhibit the commercial driveway entrance

directing traffic to the service lane. Additionally, adjacent mature canopy trees lie alongside this elevation.

II. Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for East Landscaping Buffer Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' width minimum with two canopy trees, three understory trees and a continuous hedge.

Proposal: To waive two canopy trees and one understory trees.

Justification: Space limitation and constrains unique to the subject parcel that cannot be accommodated on site. The preservation of the 40" oak tree on this elevation, combined with the proposed trees, will be sufficient to create the landscaping environment and look desired for this small site.

III. Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for West Landscaping Buffer Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' width minimum with two canopy trees, three understory trees and a continuous hedge.

Proposal: To waive three understory trees.

Justification: The proposed trees will be sufficient to create the landscaping environment and look desired for this small site. Also, a reduction of overcrowding plant material is necessary due to the presence of an existing off-site canopy tree on the west elevation.

IV. Waiver to submit Irrigation Plans as required per Land Development Regulations Chapter 10, Section 10-3)k)2)

Proposal: Applicant will modify the existing irrigation system during construction since there are no as-built plans for the current system. An automatic system design will be constructed to meet The Villages specifications.

Justification: The accurate preparation of the irrigation system is not possible and will not be discernible until the time of construction, therefore the applicant requests a deferral for this submittal item at this time.

Commercial Design Standard: In accordance with the Land Development Regulations, Chapter 20, Section 20-3C).3).A)., new buildings should adopt one of the four recommended architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission. The site plan and façade elevations for the Citizen's First Bank drive-through facility were included in the packet.

Mr. Carroll stated that the Citizen's First Bank drive-through facility building features the Mission Architectural Style Design, which is consistent with other development in this area. The building exhibits:

- ✓ Shaped Mission roof parapet
- ✓ Drive-through facility supported by large square piers
- ✓ Symmetrical façade

- ✓ Spanish tile roof
- ✓ Stucco finish on building exterior walls
- ✓ Mission style sconce (light fixtures) on facades
- ✓ Wide overhanging eaves
- ✓ Mission-style doors and faux windows

Mr. Carroll reported that the application was received on July 22, 2014. The Technical Review Committee members individually reviewed the application on Thursday, August 28, 2014, and provided outstanding comments regarding the Site Plan application. He stated that the applicant has also proposed two variance applications to go concurrent with the Citizen's First Bank drive-through facility site plan, and they went before the Planning and Zoning Board on September 8, 2014, where recommendations were made for denial of both variances.

Mr. Carroll disclosed that since that meeting, Resolution No. 2014-114 has been deemed not to be applicable to this site plan. He stated the adjacent streets of Caballero Court and Paige Place are local roads, and the referenced section of the code that merited the variance was for arterial and collector roadways, and since these are local streets, the separation requirement does not need to be 100 feet.

Town Manager Kris Kollgaard asked if staff has checked with the Town's land use attorney on this issue.

Mr. Carroll stated that Town Attorney Derek Schroth verified that because the code specifically states it is for collectors and arterials and this is deemed a local street, it is not applicable.

Commissioner Richards asked what the code states for residential areas as far as placement of driveways in relation to the corner.

Mr. Carroll replied that you must keep the line of sight free and clear and that is all that is needed, along with the engineer's comments to make sure that the turn radiuses are satisfied to insure a safe provision of access into the property for purposes of commercial, but residential code will have to be referenced. He stated the local street is a slower design speed and that it why the 100 ft. separation is not required, but staff recognizes that it is advisable to put a separation distance in the code for commercial on the local streets.

Mr. Carroll stated the second variance request regarding stacking is still in play.

The variance resolutions were presented as follows:

1) Resolution No. 2014-114 - Variance application is in accordance with the provisions of Chapter 15, Article II, Section 15-52).a).2).C). which requires that no commercial driveway shall be permitted with its nearest edge closer than 100 feet from the right-of-way edge line. The applicant is requesting to allow the driveway to be constructed 23 feet from the right-of-way edge line.

2) Resolution No. 2014-115 - Variance application is in accordance with the provisions of Chapter 7, Section 7-7).b). which states that the stacking area for financial institutions drive-through facilities be five spaces per each service lane provided. The applicant is requesting

the reduction of two spaces per each service lane of the drive-through stacking area.

Mr. Carroll reported that the Parks, Recreation, and Tree Advisory Committee met on Wednesday, September 10, 2014, to review the landscaping waivers for the Citizen's First Bank Site Plan application, and they voted 5-0 to approve the plan. He stated the Town Commission is tentatively scheduled to consider the Site Plan application on Monday, October 6, 2014 at 6:00 p.m.

Mr. Carroll turned the presentation over to Martin Dzuro, stating staff is also available if there are any other questions.

Martin Dzuro of The Villages Operating Company stated that the stacking variance request that the Planning and Zoning Board recommended denial of calls for a stacking space of 22 ft. per Town code. He stated the applicant could not accommodate five 22 ft. spaces on the site with three drive-through lanes, for a total of 15 vehicles. Instead, the applicant has requested a variance for three stacking spaces, and proposes that at least seventeen mixed type vehicles could use them when you consider a mix of different sized vehicles such as SUV's, standard size autos, and golf carts.

Mr. Dzuro stated other comments by the Planning and Zoning Board members were regarding the removal of the three live oak trees, and although it was not mentioned at that meeting, all three of those trees are diseased.

Commissioner Richards stated his concern was from a traffic engineering standpoint; whether there is criteria for deciding where a driveway can be in relation to a corner.

Mr. Carroll stated that the code does not address the driveway specifically, but reads residential as one foot from the property line, and seven and a half feet from the property line for collectors.

Commissioner Holden stated the site seems extremely tight.

Mayor Kussard stated she has some concerns and that she has received a number of calls and emails in opposition to this plan. Some of the reasons given are that there is already a drive-through at Avenida Central, and since they have closed the main bank building there, people have to use the one on Main Street or an inconvenient one at the Spanish Plaines shopping area. She stated another concern is that the traffic in that area is very busy even though Caballero Court is a short street.

Mr. Dzuro stated they do not have the space for five 22 ft. long stacking spaces, and that is why they are requesting three. He stated the average length of vehicles is 18 to 19 ft. long, and they considered that three spaces would be enough considering golf cart use as well.

Mayor Kussard stated that she has been the fourth or fifth vehicle in a drive-through, and she is concerned there will be a back-up in traffic considering the busy traffic on the area streets and those going in and out of the drive-through.

Mr. Dzuro stated he does not believe there will be a back-up. He stated that the applicant flipped the plan after a preliminary meeting with staff because they suggested that the entrance was too

close to the intersection with the traffic signal. Mr. Dzuro also commented that he understands that the closing of the interior of the Avenida Central branch is inconvenient, but that the drive-through lanes will be closing sometime in the future as well. He stated this project is an effort to continue drive-through services to compliment the Main Street branch and is a business decision by the bank.

Mayor Kussard asked when the drive-through lanes on Avenida Central will close.

Mr. Dzuro replied that he has been told they will close, but not when.

Commissioner Richards stated that he will not be voting for this as he has traffic and safety concerns. He stated there is a four-way stop there which was put in because of problems at that intersection, and it is not as good as a traffic light. He stated he has no objections to the plan in regard to flora and fauna, just traffic and safety concerns.

Commissioner Holden agreed with Commissioner Richards, stating there seems to be other sites that could better accommodate this facility in the area, as this is very tight.

Commissioner Vincent also agreed the site is too congested with traffic for this type of facility, and seems too tight.

It was the consensus of the Commission that they were not in favor of the variance requested for the Citizen's First Bank Drive-Through Facility Major Site Plan as presented.

6. ADJOURN: There being no further discussion, the meeting was adjourned at 3:22 p.m.

Kristen Kollgaard, Town Clerk Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

DRAFT

MINUTES OF THE SPECIAL MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
September 17, 2014

The special 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 6:07 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]: Sheldon Skurow – Temple of Shalom

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

ABSENT: Paul Hannan, Commissioner Ward 4

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Mike Burske, Parks and Recreation Director; Chief Chris McKinstry, Police Department; Jeannine Michaud, Finance Director; John Pearl, I.T. Director; Julia Wolfe, Staff Assistant to Town Clerk; and Nancy Slaton, Deputy Town Clerk

F. PUBLIC COMMENTS[ii]

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

G. PUBLIC HEARING:

Town Manager Kris Kollgaard advised the public that she had spoken with each Commissioner individually regarding information received from the Department of Revenue on the Communication Services Tax. She stated that although they have not yet completed their audit, they have provided an estimated amount of corrected monthly revenue the Town should be receiving from a vendor. The estimated amount is more than anticipated, and due to this, staff is comfortable lowering the millage rate from 3.8781 to 3.7500 if the Commission chooses to do so.

DRAFT

1. Resolution No. 2014-117 – First/Final Reading – Adoption of Millage Rate for FY 2014-2015 (Jeannine Michaud)

Finance Director Jeannine Michaud gave the background summary for this agenda item (on file in the Town Clerk's office). She stated that per state statute, the Town of Lady Lake must hold a public hearing on the proposed final millage rate. At this hearing, the Town Commission will discuss the proposed final millage rate, and if changed, re-compute its proposed millage rate and publicly announce the percent, if any, by which the re-computed tentative millage is greater than or less than the rolled back rate, and then approve the resolution prior to adoption of the proposed budget.

Ms. Michaud stated that the tentative rate of 3.8781 mills was set at the last budget hearing, and that rate, or any other rate less than this rate, requires an affirmative vote of three members of the Town Commission. She stated this hearing was advertised via a newspaper advertisement in the Daily Commercial on Saturday, September 13, 2014.

Ms. Michaud made the following required announcements:

- The Taxing Authority is the Town of Lady Lake;
- the rolled-back rate is 3.1345;
- the millage rate is 19.64% more than the current year's rolled-back rate;
- and the millage rate is 3.7500.

Ms. Michaud read Resolution No. 2014-117 as first proposed with the millage rate of 3.8781, and then the amended resolution with the new recommended millage rate of 3.7500 for FY 2014-2015. The amended resolution stated that the millage rate for FY 2014-2015 is 3.7500 mills, which is 19.64% over the current year's rolled-back rate of 3.1345. She stated the 19.64 percent increase over the rolled-back rate was needed to fund the budget and she explained the rolled-back rate is the rate at which the current tax base would produce the same taxes levied as the previous year. She stated it is essentially whatever tax rate is required to bring in the same amount of revenue as the previous year, even if the property values drop. Ms. Michaud stated that when a tax base increases, maintaining the same millage rate represents an increase in taxes. She stated the current proposed budget for the general fund is $9,783,791, the special revenue is $1,126,100, and the utilities fund is $2,213,462, for a total proposed budget of $13,123,353.

The recommended motion for the above item is as follows:

- Adopt Resolution No. 2014-117 which sets the millage rate of 3.7500 mills per $1,000 taxable valuation, which is 19.64% more than the current year's rolled back rate of 3.1345.

She opened the meeting for Commission input and public comment.

Commissioner Richards stated it is his understanding that the lowered millage rate is the result of notification by the Department of Revenue that the Town will received approximately $120,000 more in Communication Services Tax revenue than they originally reported.

Ms. Michaud confirmed this, stating staff has lowered the ad valorem tax revenue and raised the Communication Services Tax revenue to offset it.

DRAFT

Commissioner Holden and Commissioner Vincent both stated they were in favor of the new lowered rate of 3.7500.

Mayor Kussard stated that the Town has been able to keep from raising taxes for the past five years, however this year, the Town was blindsided by the decrease in Communication Services Tax revenue and is faced with paying back the overpayment. She stated that she feels the residents' pain regarding the increase in taxes, and that she will also be faced with a significant increase in her own property tax. Mayor Kussard stated that she is in favor of lowering the ad valorem tax rate. She stated she will also take up the challenge of one of her residents who wondered why the Mayor did not take a 10% reduction in the compensation she receives as Mayor/Commissioner for FY 2015, and she informed the Finance Department that she will take this 10% reduction in salary and that amount should be put back into the contingency fund.

Mayor Kussard asked if anyone in the public would like to comment.

- Joe Quinn of 633 Rainbow Blvd. asked if the payback of the overpayment by the Department of Revenue has been covered.

Ms. Kollgaard replied that the payback is factored in the budget for this year.

Upon a motion by Commissioner Richards and a second by Commissioner Holden the Commission approved the amended Resolution No. 2014-117 – First/Final Reading – Adoption of the Final Millage Rate of 3.7500 Mills for FY 2014-2015, by the following roll call vote:

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

2. Ordinance No. 2014-07 – Second/Final Reading – Adoption of Budget for FY 2014-2015 (Jeannine Michaud)

Finance Director Jeannine Michaud gave the background summary for this agenda item (on file in the Town Clerk's office). She stated that per state statute, the Town of Lady Lake must hold a public hearing on the proposed FY 2015 operating budget, and at this hearing, the Town Commission will amend and adopt the budget ordinance after adoption of the final millage rate. Ms. Michaud stated this hearing was advertised via newspaper advertisement on Saturday, September 13, 2014. She stated that this will be the second/final reading of Ordinance No. 2014-07, adopting the operating budget for FY 2014-2015 (October 1, 2014 through September 30, 2015). She read the ordinance title which stated the budget is setting forth anticipated revenue of $13,123,353 and expenditures in the equivalent amount, and stated the following amounts are appropriated for various funds: General Fund - $9,783,791; Special Revenue (infrastructure sales surtax) - $1,126,100; and Utilities Fund - $2,213,462; for a total of $13,123,353. Ms. Michaud advised that the only change to the ordinance since first reading is on Exhibit A where it states the millage rate is 3.7500 instead of the originally proposed 3.8781.

The recommended motion for the above item is as follows:

- Approve Ordinance No. 2014-07 on second/final reading, adopting the FY 2015 budget which sets the estimated revenues and expenditures/expenses for the General Fund, Special Revenue Fund (Infrastructure Sales Tax), and Utilities Fund.

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

Upon a motion by Commissioner Vincent and a second by Commissioner Holden, the Commission approved Ordinance No. 2014-07 – Second/Final Reading – Adoption of Budget for FY 2014-2015, by the following roll call vote:

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

H CONSENT[iii]:

3. Minutes – September 3, 2014 – Special Commission Meeting

4. Budget Amendment Regarding Personnel Costs (Wages, ICMA/Ret, & FICA) (Jeannine Michaud)

The background summary for this agenda item is on file in the Clerk's office. It states that Amendment BT14-022 adjusts personnel costs (wages, ICMA & Retirement, and FICA) in all departments to allow for a single $1,000 bonus for all employees in FY 2014 using Contingency, in lieu of COLA or raises in FY 2015. It also decreases Police Other Contractual $20,000 for the credit given by the County for dispatch services in FY 2014. The cost savings is being put in to Contingency.

5. Consideration for the Renewal of the Lease Agreement between the Town of Lady Lake and the Lady Lake Historical Society (Mike Burske)

The background summary for this agenda item is on file in the Clerk's office. It states that the Lady Lake Historical Society once again desires to renew its lease agreement with the Town for the Train Depot at Veterans Park. The new lease will have a one year term. The dates on the contract are the only changes to the proposed document. The insurance requirements for the indemnity clause have been removed due to the fact we provide insurance at this location.

Upon a motion by Commissioner Richards and a second by Commissioner Vincent, the Commission approved Consent Items #H-3 through #H-5, by a vote of 4 to 0.

I. OLD BUSINESS:

J. NEW BUSINESS:

6. Consideration of Approval of the Floor Plan for the Guava Street Athletic Complex Concession Stand Being Constructed for the Lady Lake Little League (Mike Burske)

Parks and Recreation Director Mike Burske gave the background summary for this agenda item (on file in the Clerk's office). He stated that the floor plan for the Little League Concession

Stand was included in the packet and that this design is different than the conceptual design given to the Commissioners at the time this project was first introduced. Mr. Burske stated that he had the Little League work with Neel-Schaffer Engineering to design a functional building and they did not want to work with the two story design as originally proposed. He stated that this design is the work of the Lady Lake Little League and the additional bathrooms in the back of the building were requested by the Town; hopefully, the extra bathrooms will replace the bathrooms by the tennis courts. He noted the documents were attached for the Commissioners' review.

Upon a motion by Commissioner Holden and a second by Commissioner Richards, the Commission approved the Floor Plan for the Guava Street Athletic Complex Concession Stand Being Constructed for the Lady Lake Little League, by a vote of 4 to 0.

Mayor Kussard commented that this new concession stand is being built with impact fees in case anyone had any questions.

Commissioner Vincent clarified that impact fees can only be used on a capital investment.

Mayor Kussard and Town Manager Kris Kollgaard further clarified that impact fees can only be used for new construction, not repairs or renovations to old structures.

7. Consideration and Approval of 4/10 Work Schedule (Kris Kollgaard)

Town Manager Kris Kollgaard gave the background summary for this agenda item (on file in the Clerk's Office). She reported that staff was approved to operate under a four day, 10 hour work week on a one year trial basis by the Commission on August 19, 2013. Staff was directed by the Commission to report back after the one year trial period with the purpose of reviewing citizen and employee feedback, as well as identifying cost savings. Ms. Kollgaard stated that this information was included in the packets, and the surveys were available to residents on the website and on all the counters, and information was on the water bills directing them how to fill out the surveys.

Ms. Kollgaard reported that after a one year period of operations under the trial period, the following results were noted:

* Improved customer service – 90% of citizens surveyed found it helpful to have Town Hall opened for extended hours of operation.
* Citizens are making good use of extended hours of operation; Town facilities foot traffic counts totaled 3,052 for use of extended hours from a period of October 2013 to August 2014.
* 100% of the Town employees surveyed (39 employees total) prefer to continue operating under the 4/10 work schedule. Many employees feel they have a better work/life balance, are able to work around conflicting schedules, provide better customer service to citizens, and are able to get more accomplished in a 10 hour work day.
* Electrical savings: The Town experienced the lowest summer electrical bill in the past five years (even with Duke Electric rate increase on commercial customers up to 14% in January 2014). The five year electric cost history was compiled for Town Hall/Police Department using the highest consumption months during the year, which are from March to August.

Ms. Kollgaard stated that staff morale is good and they enjoy the 4/10 work week, and citizens are approving of it as well.

Upon a motion by Commissioner Richards and a second by Commissioner Holden, the Commission approved the 4/10 work schedule, by a vote of 4 to 0.

K. TOWN ATTORNEY'S REPORT:

Town Attorney Derek Schroth stated that he had nothing to report this evening.

L. TOWN MANAGER'S REPORT:

Town Manager Kris Kollgaard reported that there are several mentions of Lady Lake in the new 2014-15 Newcomer's Guide and these are marked and a copy will be by the Commissioners' mailboxes if they want to look at it.

Ms. Kollgaard also reported that she will be taking some time off next week, if the Commission approves, as she is maxed out on her vacation time. She stated she will be in the area and will be available by phone if they need to contact her.

M. MAYOR/COMMISSIONER'S REPORT:

Commissioner Richards read a statement he prepared regarding the budget hearings. In it, he stated that the Commissioners set policy and procedures and the day to day operations are done by staff; and the Commissioners should only enter into the operations aspects of the Town when they see problems. He stated the majority of the Commissioners are familiar with the budgets going back six years, that personnel has been cut 15% prior to this year's budget, and the needs to replace equipment and to maintain infrastructure of the Town. Commissioner Richards stated that the Commission has attended budget workshops over the years, reviewing the items line by line, to try to have the government operate as efficiently as possible to supply the services to fellow residents that they want. He stated that Commissioner Hannan mentioned at the last meeting about The Villages poor who could not afford the increase in tax, but in checking his own trim notice, Commissioner Richards stated his taxes will only increase $14.00, or $1.17 per month. He stated many letters have stated the Town could delay purchases and construction repair projects, even though delayed repairs will cost four times more due to deterioration in the future. Commissioner Richards stated that the way government is structured, funding for purchases occurs after equipment is worn out, and it would make more sense to have a fund set aside in the yearly budget for purchases similar to a rental or lease program.

Commissioner Richards stated in regard to the Communication Services Tax, the Town has already spent that revenue going back four years or more and the citizens have already received the goods and services of those previous budgets. He stated he is glad the Commission stepped up to the plate and did what was right so they can leave the Town in as good or better shape than they received it.

Commissioner Holden stated that although he has a lot of poor people in his ward, he did not receive one word of complaint.

Commissioner Vincent stated that the valuations in his ward will not go up more than $30.00 and he only had one resident in his ward complain he could not afford it.

DRAFT

Mayor Kussard reported that she attended the soft re-opening of the Lady Lake Historical Society Museum on Saturday, September 13th; stating it was a marvelous transformation, and the remodeling has made it come alive with history. She announced that there will be a grand re-opening with a ribbon cutting ceremony, tour of displays, and refreshments, on September 27th at 10 a.m., and she encouraged everyone to attend.

Commissioner Vincent reported he attended the Florida League of Cities Citizens Board meeting regarding transportation and they reported problems with the new Uber service in areas like Orlando, and that they are operating illegally.

N. PUBLIC COMMENTS[iv]

Mayor Kussard asked if anyone in the audience would like to speak on any item.

- Judy Glasel of 1121 Ricardo thanked the Commission for lowering the millage rate to 3.75, as she stated she was panicked after hearing about Lake County's tax increase and that her taxes will go up $200 to $400, as property values have gone up.

- John Gauder of 142 Costa Mesa thanked the Commission for the fine job they did on the budget; stating he knows it is not easy. He asked if the golf cart lanes on Avenida Central will be widened during the re-paving.

Commissioner Richards replied that the striping has already been done and the lanes are not any wider. He stated that by crowding the lanes, it calms traffic as they tend to go slower because they do not feel as comfortable.

Town Manager Kris Kollgaard commented that it should help that the lip was going to be smoothed out, and Commissioner Richards agreed they did a good job on it.

O. ADJOURN: There being no further discussion, the meeting was adjourned at 6:36 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.*

DRAFT

G-2

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 6, 2014

SUBJECT: Consideration for the Scouts to Once Again Host a Haunted House at the Scout Hut on October 23rd, 24th and 25th, 2014

DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approval for the Scouts to Once Again Host a Haunted House at the Scout Hut on October 23rd, 24th and 25th, 2014

SUMMARY: The Scouts are requesting the use of the Scout Hut for a haunted house on October 23rd, 24th and 25th, 2014. The project will be used as a fundraiser for the Scouts and will coincide with the Not Too Scary Halloween Party on the 25th. This is a fourth year event for the Scouts and last year proved to be a good event for the Scouts. The Scouts will also ask for leniency to change the dates as they are currently programming the event.

FISCAL IMPACT: No fiscal impact to the Town.

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[X] Other [ ] Support Documents

DEPARTMENT HEAD MOB **Submitted** 09/24/14 **Date** 10/06/14

HR **Approved as to Form** 9/29/14 **Date** 10/6/14

FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date**

TOWN MANAGER **Approved Agenda Item for:** 10/6/14 **Date** 9/29/14

COMMISSION ACTION:

A.S.

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

[ ] Continued to Date Certain [ ] Approved with Modification

Reply Reply to all Forward | Close | Help

You forwarded this message on 9/25/2014 10:35 AM.
Attachments can contain viruses that may harm your computer. Attachments may not display correctly.

From: Sharolyn Morningstar-Sharp [ss.sharp69@gmail.com] Sent: Thu 9/25/2014 10:27 AM

To: Mike Burske

Cc:

Subject: Re: Halloween letter

Attachments: CUB SCOUT HALLOWEEN INSURANCE 2014.PDF(1MB)

View As Web Page

Mike,
Attached is the copy of the liability insurance for the Haunted House.
Also, please note that there is a date change for the haunted house.
New date:
October 23, 24, 25
7:00pm - 11:00pm
Thanks,
Suzy

On Tue, Sep 16, 2014 at 4:02 PM, Suzy <ss.sharp69@gmail.com> wrote:

> Ok, I will get it to you as quickly as I get it back from the council.
> Suzy
>
> Sent from my Verizon Wireless 4G LTE smartphone
>
> -------- Original message --------
> From: Mike Burske
> Date:09/16/2014 3:49 PM (GMT-05:00)
> To: Sharolyn Morningstar-Sharp
> Subject: RE: Halloween letter
>
> Could you go ahead and get me the certificate of insurance naming those dates and stating scout haunted house, also put Town of Lady Lake 409 Fennel Blvd. Lady Lake Fl 32159 as the certificate holder. In other words, the same thing as last year...Mike
>
> -----Original Message-----
> From: Sharolyn Morningstar-Sharp [mailto:ss.sharp69@gmail.com]
> Sent: Tue 9/16/2014 11:24 AM
> To: Mike Burske
> Subject: Re: Halloween letter

HI MIKE,

Thanks for thinking of Pack 244, again, for the Halloween event! We will be glad to be there and help out with the food, during the event.
Cub Scout Pack 244, also, respectfully requests, to be allowed to set-up and operate a Haunted House, again, this year. The location is the "Scout Hut", located at 106 First Street.
The following dates are requested:
October 17 & 18
October 24 & 25
Time: 7pm - 11pm
We are issued a certificate of liability from our BSA council office.
Please let me know if you need anymore information.
Thank You,
Suzy Sharp
Committee Chair Pack 244
352-638-2209
committeechair244@yahoo.com

On Wed, Sep 10, 2014 at 4:09 PM, Mike Burske <mburske@ladylake.org> wrote:

> As attached, please find the letter with the information for the Lady Lake
> Halloween Party. We would love to have you guys again and everything will
> be very similar to what we did last year.
>
>
> Thanks,
> Mike Burske
> Parks and Recreation Director
> Town of Lady Lake
> (352) 430-0451
>

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/19/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER MHBT Inc. 8144 Walnut Hill Lane, 16th Fl Dallas TX 75231	**CONTACT NAME:** **PHONE (A/C, No, Ext):** 972-770-1600 **FAX (A/C, No):** 972-770-1699 **E-MAIL ADDRESS:**
INSURED Boy Scouts of America, National Council and All of its affiliates and subsidiaries including: · Central Florida Council, Boy Scouts of America #83 · 1951 South Orange Blossom Trail Ste#102 · Apopka, Florida 32703	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Old Republic Insurance Co. — 24147 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 93157827 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	**GENERAL LIABILITY** X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC			MWZY301262	3/1/2014	3/1/2015	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ $ $ $ $
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

THIS CERTIFICATE IS INTENDED TO BE USED AS PROOF OF INSURANCE ONLY

For all Scout Approved Activities according to the Guide to Safe Scouting for the duration of the Policy Period.
For: Pack 244 Cub Scout Haunted House October 17/18 and 23-25 at the Scout Hut 106 First St. Lady Lake, FL 32159
Contact: Suzy Sharp 352-638-2209 Committeechair244@yahoo.com

CERTIFICATE HOLDER

Town of Lady Lake
409 Fennel Blvd.
Lady Lake, FL 32159

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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TOWN COMMISSION AGENDA ITEM G-3

REQUESTED COMMISSION MEETING DATE: October 6, 2014

SUBJECT: Consideration to approve a subscriber agreement with Aladtec, Inc. to provide an online scheduling management solution for the police department.

DEPARTMENT: POLICE

STAFF RECOMMENDED MOTION: Approval of a subscriber agreement with Aladtec, Inc. to provide an online scheduling management solution for the police department.

SUMMARY: Currently, the police department prepares daily, weekly, and monthly schedules on an excel spreadsheet. That spreadsheet is posted in the training room for all members to verify work status, time off, and/or to request time off. The process becomes very cumbersome and time consuming especially when last minute coverage is required if an employee calls in sick with very short notice. This recommended subscription would automate the most time consuming tasks and is accessible on each Town issued smart phone. The attached quote outlines with explanation the ability of each component. The police department has tested and evaluated the Aladtec option for the last 60 days and the reviews have all been exceptionally positive. There is no contract or long term commitment. If in the future, the police department discovers a scheduling option that is a better compliment to the needs of the agency, the Town receives a prorated refund.
The Town Attorney has reviewed this item.

FISCAL IMPACT: $1395

[ ] Capital Budget
[X] Operating
[ ] Other

(Other Professional Services – 2101-521-3110)

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

[ ] Other

[X] Support Documents – Quote from Aladtec

DEPARTMENT HEAD	**Submitted**	**Date 09/18/2014**
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date** 9/29/2014
TOWN MANAGER	**Approved Agenda Item for:** 10/10/14	**Date** 9/29/14

Reviewed

COMMISSION ACTION:

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

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

aladtec®

Employee Scheduling - Time & Attendance - Workforce Management

Quote

Prepared For: Lady Lake Police Department

Date: July 24, 2014 *(This quote is valid for 90 days)*

Price: The annual cost of Aladtec for Law Enforcement for 25-34 employees is $1,395.00/year.
The **optional** Time Clock system is $1/employee per month.
The **optional** Bio-metric fingerprint scanners are $395 each (one-time cost).
An **optional** custom payroll/time clock integration is a one-time fee of $3,000.

Refund Policy: We try to make purchasing Aladtec for Law Enforcement as low risk as possible. After deciding to purchase the system, we build your custom system that same day and you can start using it immediately, before paying for it. Cancel in the first 30 days and owe us nothing. Cancel later and we'll send you a prorated refund.

Includes: Every Aladtec for Law Enforcement subscription includes the following and more:

Advanced Online Scheduling System
Multiple schedule formats, availability submission, shift sign-ups, repeats and rotations, shift trading, work limits rules, qualification matching, time off requests, custom access levels, etc...

Emailing and Text Messaging Communication
Emails and Text Messages can be sent regarding trades, opens shifts, time off and more.

Employee Database
Track phone numbers, emails, certifications, immunizations, be alerted of expirations, and more.

Library
200GB of storage for your documents, pictures, videos, training materials, minutes, forms, etc...

Required Messages and Forum
Post messages employees must sign-off on reading. Administrators have a log of who has read each message with a date & time stamp. Employees can also participate in conversations via the forum.

Events Calendar
A convenient way for administrators to post meetings, training classes, special events, etc...

Detailed Reports
Create your own custom reports for hours worked, overtime, availability, payroll and more.

Free Support & Free Setup
Unlimited telephone and email support is included with all subscriptions. Setup is also free and we will continue to customize your system until you are satisfied.

Free Upgrades, Data Back-ups and Hosting on our Servers
You're NOT required to purchase and manage your own servers. We take care of this for you using multiple dedicated servers. All data is backed-up to a remote location daily. We typically release several optional upgrades per year at no additional cost which we install for you.

24/7 Unlimited Access via Computers, Tablets & Mobile Phones
Aladtec for Law Enforcement is available to all employees and staff from any location with Internet access.

System Benefits

The following are just a few of the benefits our customers have told us they experience by using Aladtec:

- Staff who manage scheduling each save hundreds of hours per year freeing valuable time to concentrate on other activities.
- Reduces Overtime. Many services report Aladtec paying for itself within a few weeks.
- Dramatically reduces time spent on the phone trying to fill open shifts, coordinating schedules, trading, availability and time off requests.
- Reduces employee turn-over & burnout due to improved communication and fairness.
- Ensures correct coverage for every shift
- Alerts administrators when a member's certifications, immunizations, refreshers, etc... are expiring
- Eliminates the need for employees to drive or call to the station to view the schedule, sign-up for shifts, etc...
- Eliminates employees removing themselves from the schedule without finding coverage
- Reduces liability issues by improving information tracking, organization and coverage
- Simplifies payroll by automatically tracking scheduled hours, clocked in hours, time off, etc...
- Everything is tracked: Who traded with who, who is on vacation, who approved it, how many hours, etc...thus eliminating the need to worry about papers and notes
- Aladtec Inc. has served companies like yours since 2002. Over 1,100 services currently use the system.

View our Testimonials page at http://www.aladtec.com/testimonials.php to read the many letters customers have sent us describing how they benefit from Aladtec.

I-4

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 6, 2014

SUBJECT: **Consideration of Abatement Order recommendation for Case No. 13- 4607 - 202 Longview Avenue – Gloria Terry**

DEPARTMENT: **Growth Management Department – Code Enforcement**

STAFF RECOMMENDED MOTIONS:

1. **Deny the abatement reduction, holding the property owner responsible to satisfy full payment of the lien in the amount of $3,650.**

2. **Approve the attached, recommended Abatement Order from the Town of Lady Lake's Special Magistrate for Code Enforcement, dated September 23, 2014 in the amount of $500.**

** The Town Commission reserves the right to approve, deny, or modify the recommended amount of the Abatement Order.*

SUMMARY

This case was brought to the Special Magistrate March 25, 2014 for the violations of Town of Lady Lake Code of Ordinances – Ch 7-108 (b) – brush pile disposal; Ch20-18 (a)(3) – inadequate garbage containers; and Land Development Regulations Ch 9-2(h)(1) – outside storage of household items abandoned toys and junk.

The Special Magistrate ordered compliance in 30 days or a fine of $25.00 per day would be begin to accrue plus an administrative fee of $87.00. The property was brought into compliance on August 18, 2014. The $87 administrative fee has been paid. The property accrued daily fines for 146 days @ $25.00 per day which totals $3,650. The lien was recorded on 5-7-2014 Book 4473 Pages 1974-1976.

The property is in full compliance of violations. The property owner has requested consideration for a lien reduction and will be present at the meetings.

FISCAL IMPACT: Unknown revenue

[ ] Capital Budget
[ ] Operating
[x] Other

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

[x] Other

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

---

DEPARTMENT HEAD	Submitted 9/29/14	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality	Date
TOWN MANAGER	Approved Agenda Item for: 9/29/14	Date 10-6-14

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

FISCAL IMPACT: Unknown revenue

[ ] Capital Budget
[ ] Operating
[x] Other

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

[x] Other

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

---

DEPARTMENT HEAD	Submitted 9/29/14	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality	Date
TOWN MANAGER	Approved Agenda Item for: 9/29/14	Date 10-6-14

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

TOWN OF LADY LAKE
SPECIAL MAGISTRATE
ABATEMENT ORDER - RECOMMENDATION

Date: September 23, 2014

Property Owner: Gloria Terry

Violation Address: 202 Longview Avenue

Case: 13-4607

Case Summary: This case was brought to the Special Magistrate March 25, 2014 for the violations of Town of Lady Lake Code of Ordinances – Ch 7-108 (b) – brush pile disposal; Ch20-18 (a)(3) – inadequate garbage containers; and Land Development Regulations Ch 9-2(h)(1) – outside storage of household items abandoned toys and junk.

The Special Magistrate ordered compliance in 30 days or a fine of $25.00 per day would be begin to accrue plus an administrative fee of $87.00. The property was brought into compliance on August 18, 2014 . The $87 administrative fee has been paid. The property accrued daily fines for 146 days @ $25.00 per day which totals $3,650. The lien was recorded on 5-7-2014 Book 4473 Pages 1974-1976.

The property is in full compliance of violations. The property has requested consideration for a lien reduction and will be present at the meetings.

The lien was recorded at Lake County on 5-7-2014 BK 4473 Pgs 1974-1976 .

It is the Recommended Order of the Special Magistrate that the accrued lien for the above detailed case, which totals $ 3,650 be reduced or abated to $ 500, which would be due and payable in 30 days following the action of the Town Commission.

DONE AND ORDERED, this 23 day of September, 2014

Julia Wolfe
Assistant to Town Clerk

Valerie C. Fuchs, Esquire
Special Magistrate

COMMISSION ACTION: **Date:** _____

( ) Approved as recommended **( ) Approved with modifications**

( ) Disapproved

_____

_____

ACTION TAKEN in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida this _____ day of _____, 2014.

_____
HONORABLE Ruth Kussard, MAYOR
Town of Lady Lake, Florida

ATTEST:

_____
Nancy Slaton
Deputy Town Clerk

_____
Derek Schroth
Town Attorney

ABATEMENT:

4. Case No. 13-4607 – 202 Longview Avenue – Gloria Terry – Town of Lady Lake Code of Ordinances Ch. 7-106 (b) – Brush Pile Disposal; Ch. 20-18 (a)(3) – Inadequate Garbage Containers; Ch. 20-20 (c) – Dead or Dying Vegetation; and Land Development Regulations Ch. 9-2 (h)(1) – Outside Storage

Senior Code Enforcement Officer Cindy Diemer presented the background on this case. She stated this case was brought to the Special Magistrate on March 25, 2014 for the violations of Town of Lady Lake Code of Ordinances Chapter 7-106 (b) for brush pile disposal; Chapter 20-18 (a) (3) for inadequate garbage containers; and Land Development Regulations Chapter 9-2 (h) (1) for outside storage of household items, abandoned toys, and junk.

Ms. Diemer stated the Special Magistrate ordered compliance within 30 days or a fine of $25.00 per day would begin to accrue, plus an $87.00 administrative fee. She stated the property was brought into compliance on August 18, 2014, and the $87.00 administrative fee has been paid. She stated the property accrued daily fines for 146 days at $25.00 per day, adding up to $3,650. She reported the lien was recorded on May 7, 2014 in OR Book 4473, Pages 1974-1976.

Ms. Diemer reported the property is in full compliance and the property owner has requested consideration for a lien reduction and is present at the meeting.

Gloria Terry, property owner, stated the homestead was changed from 202 Longview Avenue to her new place on Frank Street when the property taxes were paid in 2013, and the mailing address was changed to P. O. Box 1033, Lady Lake, Florida. She stated the correct mailing address and the dates are shown on the confirmation letter from the property appraiser. Ms. Terry stated she checked and the property card showed the P.O. Box address on February 25, 2014 for both properties, and seven days later, staff sent a certified letter to 202 Longview Avenue, signed by a total stranger.

Ms. Terry stated she went on-line on August 15th to see what the appraisal would be on her home on Frank Street, and that is when she discovered there was a lien on 202 Longview Avenue. She stated she and her brother went over there that weekend and made sure everything was cleaned up and in compliance. She stated she spoke with staff on Monday and they went out and verified that the property was in compliance. She stated she was asking for consideration because she had no knowledge there were any liens on the property.

The Special Magistrate asked if the property records card still indicated Ms. Terry as the owner of 202 Longview Avenue.

Ms. Terry replied that the property records showed her as the owner and the owner's address as P. O. Box 1033 on February 25th.

The Special Magistrate stated it depends on when the property records cards were looked at by staff. She stated it takes the Property Appraisers office a while to update their records and staff is only required to look at the property records card by statute. She stated staff has to send notice to the owner of record and post the property as well.

Ms. Terry stated the address was changed January 9, 2014.

The Special Magistrate asked staff if the property was posted.

Ms. Diemer replied the property was posted. She stated Officer Hoos has had contact with the granddaughter who lives on the property, and she assured him that the grandmother was aware of the situation. She stated the granddaughter was the tenant and the cause of the violations. She stated a certified notice was also sent to Gloria Terry at 202 Longview Avenue and it came back unclaimed after being forwarded.

The Special Magistrate stated the Town Commission has the final say but usually factors in her recommendation. The Special Magistrate asked the property owner what she would like the lien reduced to.

Ms. Terry replied she would like to reduce the amount or eliminate it totally. She stated she is on Social Security and this is a hard hit.

The Special Magistrate stated that reducing the amount to zero has to be extreme situation case because the Town does accrue the cost of posting, filing, and doing site inspections. She asked staff if there have been excessive site visits and if they have any objections to the abatement request.

Ms. Diemer replied there have been about four to five visits to the site; a typical amount, and that staff has no objection to a reduction.

Special Magistrate Valerie Fuchs stated that she recommends abatement of this case's lien amount down to $500.00. The abatement amount is to be paid within 30 days of the Town Commission's decision. She stated that although this is her recommendation, the case still has to go before the Town Commission at their regular meeting on October 6, 2014 at 6:00 p.m. The property owner will get a copy of the order.

5. Case No. 05-307 – (Old Case No 04-04-007(a) – 703 Chuck Street – Christina Jones & John Jones – Town of Lady Lake Land Development Regulations Ch. 16 – Building and Fire Codes Art. 1, Section 1 (b)(5) – Standard Unsafe Building Abatement Code, 1985 Edition, Published by SBCCI, Inc., Chapter 1, Administration 101 Title and Scope 101.6 Maintenance – Building Exterior Maintenance – Siding Required

Senior Code Enforcement Officer Cindy Diemer stated the next two cases are related and are for the same address. She stated Item #5, Case No. 05-307 is an old Case No. 04-04-007 (a), as it was issued prior to our computerized system and once the Town created the computerized system and staff entered it into the system, this is the current computer system case number. Ms. Diemer stated the owner is present and she will explain the situation for both cases and the Special Magistrate can render a recommendation for each and they will be brought before the Commission together. She reviewed both cases as follows:

Senior Code Enforcement Officer Cindy Diemer presented the background on this case. She stated this case was brought before the Code Enforcement Board on April 4, 2004 for the violations of Town of Lady Lake Land Development Regulations Chapter 16 for Building and Fire Codes Article 1, Section 1 (b) (5) for standard unsafe building abatement code, 1985 Edition, Published by SBCCI, Inc.; and Chapter 1, Administration 101 Title and Scope 101.6

FW

RETURN

TOWN OF LADY LAKE-COMMUNITY DEVELOPMENT
409 FENNELL BOULEVARD
LADY LAKE FL 32159

SPECIAL MAGISTRATE HEARING
FOR THE TOWN OF LADY LAKE
LAKE COUNTY, FLORIDA

CASE NO. 13-00004607

INSTRUMENT #2014050230
OR BK 4473 PG 1974 - 1976 (3 PGS)
DATE: 5/7/2014 12:54:02 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES $27.00

TOWN OF LADY LAKE

Vs

GLORIA TERRY
202 LONGVIEW AVENUE
LADY LAKE, FL 32159

Location: **202 LONGVIEW AVE**

ORDER OF ENFORCEMENT

This case having come before the **SPECIAL MAGISTRATE** of the Town of Lady Lake on on a violation hearing, and the **SPECIAL MAGISTRATE** having heard testimony of the respective parties present and the evidence presented, the following **ORDER OF ENFORCEMENT** is hereby entered:

I. FINDINGS OF FACT

A. That the violation was properly served with the Notice of Violations/Notice of Hearings, as required by law.
B. That the real property upon which the violation is occurring is described **202 LONGVIEW AVE.**
C. That the alleged violator has violated the **Town of Lady Lake, Code of Ordinances Ch 7-106(b)- brush pile disposal; Ch 20-18(a)(3) - inadequate garbage containers; Ch 20-20(c) – dead or dying vegetation; LDR Ch 9-2(h)(1)-outside storage of household items abandoned toys and junk**
D. LEGAL: 1440041 LADY LAKE SKYLINE HILLS LOT 19 BLK C PB 16 PG 32 ORB 1054 PG 1916 ORB 1078 PG 1594

II. CONCLUSIONS OF LAW

A. That the violator identified above did violate **Town of Lady Lake, , Code of Ordinances Ch 7-106(b)- brush pile disposal; Ch 20-18(a)(3) - inadequate garbage containers; Ch 20-20(c) – dead or dying vegetation; LDR Ch 9-2(h)(1)-outside storage of household items abandoned toys and junk**
B. That this ORDER OF ENFORCEMENT is hereby warranted.

III CORRECTIVE ACTION AND IMPOSITION OF FINE

I, Nancy Slaton, Deputy Town Clerk of the Town of Lady Lake, certify that this is a true and accurate copy of an Order of Enforcement for Gloria Terry, regarding 202 Longview Ave. Lady Lake, Florida 32159.

Nancy Slaton 4-29-14
Nancy Slaton, Deputy Town Clerk

Pursuant to the stipulation at the hearing, the violator shall:

A. Properly bundle brush put out for pickup' provide adequate containers for garbage and trash, Replace areas of lawn that no longer have grass due to dogs, remove or store in enclosed area.
outside storage of household items, junk and other items.

B. In 30 days or a fine of $25.00 per day will begin to accrue.

C. Fine to be recorded as a lien.

D. An Administrative Fee of $87.00 will be imposed for costs associated with this case to be paid within ten (10) days of the hearing date.

E. Violator shall contact Code Enforcement at 352-751-1562 to confirm compliance

F. Violator has a right to request a hearing on the fine imposition, by written request to the Town of Lady Lake, within twenty (20) days of the commencement of the fine. When requested, such hearing will be heard by the Special Magistrate.

IV. CERTIFICATION

DONE AND ORDERED at Town of Lady Lake, Lake County, Florida, this .

BY: _____
Valerie C Fuchs, Esquire
Special Magistrate

You may appeal this order within thirty (30) days to the Circuit Court, Tavares, Florida, (Florida Statutes 162.11).

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing order was delivered to the property owner/violator via certified mail and first class mail on the 4th of May, 2014.

BY: _____
Donald Hoos
Code Enforcement Officer
352-751-1562

AFFIDAVIT OF NON-COMPLIANCE

Date: April 29, 2014

Location: 202 Longview Ave
Case: 13-4607

Violation: Town of Lady Lake Code of Ordinances Ch 7-106-brush pile disposal; 20-18(a)(3)- inadequate garbage containers; 20-20(c) dead or dying vegetation; LDR Ch 9-2(h)(1)- outside storage

The property owner has not paid the $87.00 administrative fee, or corrected the violations noted.

Donald Hoos
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF LAKE
TOWN OF LADY LAKE

The foregoing instrument was acknowledged before me this 29th day of April 2010 by Donald Hoos Code Enforcement Officer of the Town of Lady Lake who is personally known to me and who did not take and oath

Signature

Print Name, and title
Wendy Then
Commission Expires
12-20-2014

Notary Public State of Florida
Wendy Then
My Commission EE045176
Expires 12/20/2014

Aug 18. 14

I hereby request permission to go before the special magistrate. To have the lien reduced on case no. 13-00004607.

Gloria E Fox

Gloria E. Terry

38122 Frank Street
Lady Lake, Fl

750-5577

Owner of: 202 Longview Ave.

Lake County, Florida

Office of the Tax Collector

Bob McKee, Tax Collector

2013 Roll Details — Real Estate Account At 202 LONGVIEW AVE

Real Estate Account #2818240500-00C-01900 Parcel details Latest bill Full bill history

2013	2012	2011	2010	...	1998
Paid	Paid	Paid	Paid		Paid

Owner: TERRY GLORIA
202 LONGVIEW AVE
LADY LAKE, FL 32159
Situs: 202 LONGVIEW AVE

Account number: **2818240500-00C-01900**
Alternate Key: 1440041
Millage code: 00LL
Millage rate: 17.6629

Assessed value: 17,826
School assessed value: 17,826

Exemptions

HOMESTEAD: 17,826
ADDITIONAL HX EXEMPTION: 0

Property Appraiser - GIS

2013 annual bill	View
Ad valorem:	$0.00
Non-ad valorem:	$343.00
Total Discountable:	343.00
No Discount NAVA:	0.00
Total tax:	

Paid 2014-01-09 $336.14
Receipt #2013-00206219

Legal description

LADY LAKE, SKYLINE HILLS LOT 19, BLK C PB 16 PG 32ORB 1054 PG 1916, ORB 1078 PG 1594

Location

Book, page, item: --
Geo number: 2418280500-0(
Range: 24
Township: 18
Section: 28
Use code: 02
Total acres: 0.000

PROPERTY RECORD CARD

General Information

Owner Name:	TERRY GLORIA	**Alternate Key:**	1440041
Mailing Address:	PO BOX 1033 LADY LAKE, FL 32158-1033	**Parcel Number:**	28-18-24-050000C01900
Property Location:	202 LONGVIEW AVE LADY LAKE FL 32159	**Millage Group and City:**	00LL (Lady Lake) : 17.6629
Property Description:	LADY LAKE, SKYLINE HILLS LOT 19, BLK C PB 16 PG 32 | ORB 1054 PG 1916, ORB 1078 PG 1594 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	$0.00	$8,600.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: $9,483.00

Summary

Year Built: 1973	Total Living Area: 672	Central A/C: No	Attached Garage: No
Bedrooms: 0	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 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	OPEN PORCH (OPM)	No Wall Type (000)	1	96	N	0%	0%	
3	OPEN PORCH (OPM)	No Wall Type (000)	1	30	N	0%	0%	

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
1054 / 1916	4/1/1990	AD	M	V	$1.00
1078 / 1594	9/1/1990	WD	U	I	$5,500.00

Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	$18,083	$18,083	$18,083	5.61240	$101.49
LAKE COUNTY MSTU AMBULANCE	$18,083	$18,083	$18,083	0.48230	$8.72
LAKE COUNTY MSTU FIRE	$18,083	$18,083	$18,083	0.47040	$8.51
SCHOOL BOARD STATE	$18,083	$18,083	$18,083	4.99800	$90.38
SCHOOL BOARD LOCAL	$18,083	$18,083	$18,083	2.24800	$40.65
TOWN OF LADY LAKE	$18,083	$18,083	$18,083	3.87810	$70.13
ST JOHNS RIVER FL WATER MGMT DIST	$18,083	$18,083	$18,083	0.31640	$5.72
LAKE COUNTY VOTED DEBT SERVICE	$18,083	$18,083	$18,083	0.16000	$2.89
LAKE COUNTY WATER AUTHORITY	$18,083	$18,083	$18,083	0.25540	$4.62
NORTH LAKE HOSPITAL DIST	$18,083	$18,083	$18,083	1.00000	$18.08
				Total: 19.421	**Total:** $351.19

The values displayed above may NOT reflect certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The estimated

tax totals are based on prior year adopted millage rates until each taxing authority certifies proposed rates (annually in mid-August) and adopts final millage rates (late September) of each year. Estimated tax totals do not reflect non-ad valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

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TOWN OF LADY LAKE
CASE # 13- 4607
202 LONGVIEW AVE DEC 19-13
PHOTOS BY D. HOOS
CODE ENFORCEMENT OFFICER

TOWN OF LADY LAKE
CASE # 13- 4607
202 LONGVIEW AVE JAN 9-14
PHOTOS BY D. HOOS
CODE ENFORCEMENT OFFICER

9-15-14 CL 202 Longview Ave CB

202 LONGVIEW
3/20/14

202 LONGVIEW

3/20/14

202 LONGVIEW
3/20/14

KEEP OUT
202 LONGVIEW
3/20/14

202 LONGVIEW
3/20/14

I-5

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 6, 2014

SUBJECT: **Consideration of Abatement Orders for Case No. 05-307 and 10-2203- John Zonin (former owners - John and Christina Jones) – 703 Chuck Street.**

DEPARTMENT: **Growth Management Department – Code Enforcement**

STAFF RECOMMENDED MOTIONS:

1. Approve abatement reduction to an amount totaling $5,000 (25% of assessed value is $3,935; current taxable value of property is $15,739)

2. Approve the attached, recommended Abatement Orders from the Town of Lady Lake's Special Magistrate for Code Enforcement, dated September 23, 2014 , totaling $500.00 ($250 per each order).

** The Town Commission reserves the right to approve, deny, or modify the recommended amount of the Abatement Order.*

SUMMARY:

A new owner, John Zonin, purchased the property on November 14, 2013, using a Quit Claim Deed with former owners John and Christina Jones , and alleges that in the course of the negotiations, he was told that the property was free and clear of liens. However, there were several liens on the property. There were three (3) nuisance abatements that were corrected by abatement contractors. Mr. Zonin paid $1,453.86 to cure the liens, which were non-negotiable.

The cases before the Town Commission are as follows:

CE 05-307 – This case was brought before the Code Enforcement Board on April 4, 2004 for the violation of property maintenance of mobile home's exterior. The Board ordered compliance by June 28, 2004 or a fine of $100 per day would be imposed. The violation was complied in sixty-one (61) days and the lien accrued to $6,100. The lien remained in place until May 2009, when the couple sought a lien reduction via the lien abatement process. It was recommended that the lien be reduced to $500 and approved by the Town Commission on June 1, 2009. However, the couple never paid the reduced lien so the entire lien was re-instated and remains at $6,100. The lien had been recorded on 7/8/2004 – book 02609 pages 2464-2467.

CE 10-2203 – This case was heard on April 26, 2010 for the violations of Ch 20-74 – abandoned property; Ch 20-20(a)1) – exterior mobile deterioration, mold, broken windows and screens; Ch 7-67 junk and debris; Ch 20-20 (a)2 – exterior siding and roof cleaning and painting required; and Ch 7-106 (b) – brush and yard waste accumulation.

The Special Magistrate ordered the property to be in compliance in ten (10) days or a fine of $250 per day plus an administrative fee would be imposed. The property was brought into full compliance on 11-17-2010. The lien has accumulated to $48,837, including the $87 administrative fee. The lien was recorded on 5/12/2010 – book 03904 pages 2237-2240.

To expedite the abatement process, it is requested that the two (2) lien reductions be heard together. The current taxable value of the property is $15,739.

The new owner has significantly improved the property and brought the property into full compliance. He only recently became aware of the liens from the Town and several other non-municipal liens that he must also address.

FISCAL IMPACT: Unknown revenue

[ ] Capital Budget
[ ] Operating
[x] Other

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

[x] Other

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

DEPARTMENT HEAD **Submitted** 9/29/14 **Date**

FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date**

TOWN ATTORNEY **Approved as to Form and Legality** **Date**

TOWN MANAGER **Approved Agenda Item for:** 9/29/14 **Date**

COMMISSION ACTION:

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

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

CE 10-2203 – This case was heard on April 26, 2010 for the violations of Ch 20-74 – abandoned property; Ch 20-20(a)1) – exterior mobile deterioration, mold, broken windows and screens; Ch 7-67 junk and debris; Ch 20-20 (a)2 – exterior siding and roof cleaning and painting required; and Ch 7-106 (b) – brush and yard waste accumulation.

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FISCAL IMPACT: Unknown revenue

[ ] Capital Budget
[ ] Operating
[x] Other

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

[x] Other

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

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DEPARTMENT HEAD **Submitted** 9/29/14 **Date**

FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date**

TOWN ATTORNEY **Approved as to Form and Legality** **Date**

TOWN MANAGER **Approved Agenda Item for:** 9/29/14 **Date**

COMMISSION ACTION:

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

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

TOWN OF LADY LAKE
SPECIAL MAGISTRATE
ABATEMENT ORDER - RECOMMENDATION

Date: September 23, 2014

Property Owner: Christina and John Jones (former owners)
John Zonin (new owner)

Violation Address: 703 Chuck Street

Case: CE 05-307 (pre-H.T.E. case # 04-04-007 (a)

Case Summary– This case was brought before the Code Enforcement Board on April 4, 2004 for the violation of property maintenance of mobile home's exterior. The Board ordered compliance by June 28, 2004 or a fine of $100 per day would be imposed. The violation was complied in sixty-one (61) days and the lien accrued to $6,100. The lien remained in place until May 2009, when the couple sought a lien reduction via the lien abatement process. It was recommended that the lien be reduced to $500 and approved by the Town Commission on June 1, 2009. However, the couple never paid the reduced lien so the original lien was re-instated and stands at $6,100.

The lien was recorded at Lake County on July 8, 2004 BK 02609 Pgs 2464-2467.

It is the Recommended Order of the Special Magistrate that the accrued lien for the above detailed case, which totals $ 6,100.00 be reduced or abated to $ 250.00, which would be due and payable in 30 days following the action of the Town Commission.

DONE AND ORDERED, this 23 day of September, 2014

~~Nancy Slaton~~ Julia Wolfe
Assistant to Town Clerk

Valerie C. Fuchs, Esquire
Special Magistrate

COMMISSION ACTION: **Date:** _____

( ) Approved as recommended ( ) Approved with modifications

( ) Disapproved

_____

_____

ACTION TAKEN in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida this _____ day of _____, 2014.

_____
HONORABLE Ruth Kussard, MAYOR
Town of Lady Lake, Florida

ATTEST:

_____
Nancy Slaton
Deputy Town Clerk

_____
Derek Schroth
Town Attorney

ABATEMENT:

4. Case No. 13-4607 – 202 Longview Avenue – Gloria Terry – Town of Lady Lake Code of Ordinances Ch. 7-106 (b) – Brush Pile Disposal; Ch. 20-18 (a)(3) – Inadequate Garbage Containers; Ch. 20-20 (c) – Dead or Dying Vegetation; and Land Development Regulations Ch. 9-2 (h)(1) – Outside Storage

Senior Code Enforcement Officer Cindy Diemer presented the background on this case. She stated this case was brought to the Special Magistrate on March 25, 2014 for the violations of Town of Lady Lake Code of Ordinances Chapter 7-106 (b) for brush pile disposal; Chapter 20-18 (a) (3) for inadequate garbage containers; and Land Development Regulations Chapter 9-2 (h) (1) for outside storage of household items, abandoned toys, and junk.

Ms. Diemer stated the Special Magistrate ordered compliance within 30 days or a fine of $25.00 per day would begin to accrue, plus an $87.00 administrative fee. She stated the property was brought into compliance on August 18, 2014, and the $87.00 administrative fee has been paid. She stated the property accrued daily fines for 146 days at $25.00 per day, adding up to $3,650. She reported the lien was recorded on May 7, 2014 in OR Book 4473, Pages 1974-1976.

Ms. Diemer reported the property is in full compliance and the property owner has requested consideration for a lien reduction and is present at the meeting.

Gloria Terry, property owner, stated the homestead was changed from 202 Longview Avenue to her new place on Frank Street when the property taxes were paid in 2013, and the mailing address was changed to P. O. Box 1033, Lady Lake, Florida. She stated the correct mailing address and the dates are shown on the confirmation letter from the property appraiser. Ms. Terry stated she checked and the property card showed the P.O. Box address on February 25, 2014 for both properties, and seven days later, staff sent a certified letter to 202 Longview Avenue, signed by a total stranger.

Ms. Terry stated she went on-line on August 15th to see what the appraisal would be on her home on Frank Street, and that is when she discovered there was a lien on 202 Longview Avenue. She stated she and her brother went over there that weekend and made sure everything was cleaned up and in compliance. She stated she spoke with staff on Monday and they went out and verified that the property was in compliance. She stated she was asking for consideration because she had no knowledge there were any liens on the property.

The Special Magistrate asked if the property records card still indicated Ms. Terry as the owner of 202 Longview Avenue.

Ms. Terry replied that the property records showed her as the owner and the owner's address as P. O. Box 1033 on February 25th.

The Special Magistrate stated it depends on when the property records cards were looked at by staff. She stated it takes the Property Appraisers office a while to update their records and staff is only required to look at the property records card by statute. She stated staff has to send notice to the owner of record and post the property as well.

Ms. Terry stated the address was changed January 9, 2014.

DRAFT

The Special Magistrate asked staff if the property was posted.

Ms. Diemer replied the property was posted. She stated Officer Hoos has had contact with the granddaughter who lives on the property, and she assured him that the grandmother was aware of the situation. She stated the granddaughter was the tenant and the cause of the violations. She stated a certified notice was also sent to Gloria Terry at 202 Longview Avenue and it came back unclaimed after being forwarded.

The Special Magistrate stated the Town Commission has the final say but usually factors in her recommendation. The Special Magistrate asked the property owner what she would like the lien reduced to.

Ms. Terry replied she would like to reduce the amount or eliminate it totally. She stated she is on Social Security and this is a hard hit.

The Special Magistrate stated that reducing the amount to zero has to be extreme situation case because the Town does accrue the cost of posting, filing, and doing site inspections. She asked staff if there have been excessive site visits and if they have any objections to the abatement request.

Ms. Diemer replied there have been about four to five visits to the site; a typical amount, and that staff has no objection to a reduction.

Special Magistrate Valerie Fuchs stated that she recommends abatement of this case's lien amount down to $500.00. The abatement amount is to be paid within 30 days of the Town Commission's decision. She stated that although this is her recommendation, the case still has to go before the Town Commission at their regular meeting on October 6, 2014 at 6:00 p.m. The property owner will get a copy of the order.

5. Case No. 05-307 – (Old Case No 04-04-007(a) – 703 Chuck Street – Christina Jones & John Jones – Town of Lady Lake Land Development Regulations Ch. 16 – Building and Fire Codes Art. 1, Section 1 (b)(5) – Standard Unsafe Building Abatement Code, 1985 Edition, Published by SBCCI, Inc., Chapter 1, Administration 101 Title and Scope 101.6 Maintenance – Building Exterior Maintenance – Siding Required

Senior Code Enforcement Officer Cindy Diemer stated the next two cases are related and are for the same address. She stated Item #5, Case No. 05-307 is an old Case No. 04-04-007 (a), as it was issued prior to our computerized system and once the Town created the computerized system and staff entered it into the system, this is the current computer system case number. Ms. Diemer stated the owner is present and she will explain the situation for both cases and the Special Magistrate can render a recommendation for each and they will be brought before the Commission together. She reviewed both cases as follows:

Senior Code Enforcement Officer Cindy Diemer presented the background on this case. She stated this case was brought before the Code Enforcement Board on April 4, 2004 for the violations of Town of Lady Lake Land Development Regulations Chapter 16 for Building and Fire Codes Article 1, Section 1 (b) (5) for standard unsafe building abatement code, 1985 Edition, Published by SBCCI, Inc.; and Chapter 1, Administration 101 Title and Scope 101.6

Maintenance for building exterior - maintenance for siding required. She stated the Board ordered compliance by June 28, 2004 or a fine of $100 per day would be imposed. The property was brought into compliance in 61 days and the lien accrued to $6,100. Ms. Diemer stated the lien remained in place until May 2000, when the couple sought a lien reduction via the lien abatement process. She stated it was recommended that the lien be reduced to $500 and this was approved by the Town Commission on June 1, 2009. However, the couple never paid the reduced lien, so the original lien was reinstated and stands at $6,100. She reported the lien was recorded on July 8, 2004 in OR Book 2609, Pages 2464-2467.

After discussion of this case in combination with the case below, Special Magistrate Valerie Fuchs stated that she recommends abatement of this case's lien amount down to $250.00. The abatement amount is to be paid within 30 days of the Town Commission's decision. She stated that although this is her recommendation, the case still has to go before the Town Commission at their regular meeting on October 6, 2014 at 6:00 p.m. The property owner will get a copy of the order.

6. Case No. 10-2203 – 703 Chuck Street – Christina Jones & John Jones – Town of Lady Lake Code of Ordinances Ch. 20-74 – Abandoned Property; Ch. 20-20 (a)(1) – Property Maintenance; Ch 7-46 – Abandoned Boat and Car; Ch. 20-20 (a) (2) – Painting and Cleaning Exterior; and Ch. 7-106 (b) – Brush and Yard Waste Accumulation in Yard

Senior Code Enforcement Officer Cindy Diemer presented the background on this case. She stated this case was heard on April 26, 2010 for the violations of Town of Lady Lake Code of Ordinances Chapter 20-74 for abandoned property; Chapter 20-20 (a) (1) for exterior mobile deterioration, mold, broken windows and screens; Chapter 7-67 for junk and debris; Chapter 20-20 (a) (2) for exterior siding, roof cleaning and painting required; and Chapter 7-106 (b) for brush and yard waste accumulation.

Ms. Diemer stated the Special Magistrate ordered the property to be in compliance within ten days or a fine of $250 per day plus an administrative fee would be imposed. She stated the property was brought into full compliance on July 28, 2014. She stated the lien has accumulated to $48,837, including the $87.00 administrative fee. She reported the lien was recorded on May 12, 2010 in OR Book 3904, Pages 2237-2240.

Ms. Diemer stated the property was purchased by Mr. Zonin via quit claim deed on November 14, 2013 and he was unaware of the outstanding liens. She stated he has satisfied some nuisance abatement liens and has significantly improved the property.

John Zonin, property owner, stated he purchased the property without knowing there were code enforcement and multiple liens on the property. He stated he found out about the liens after he fixed the place up because he is trying to sell it and a title search was done.

The Special Magistrate asked if he did a quick search of the records before he brought the property.

Mr. Zonin replied that he did not as the people seem nice and he had asked if there were any code enforcement liens and they said they had taken care of them; although the property was an eyesore.

The Special Magistrate asked staff if they had any objections because the lien was reduced to $500.00 before and there is now a larger substantial amount accumulated. She asked if the mobile home was gone.

Mr. Zonin replied the mobile home is fixed up and looks nice.

The Special Magistrate stated she and the Town appreciates that the property was brought into compliance. She asked staff if they had a recommendation on the case.

Ms. Diemer replied that staff has no objection to a reduction.

The Special Magistrate asked Mr. Zonin for his recommendation.

Mr. Zonin stated he would be fine if the lien amount could be dropped down to $500.00.

Ms. Diemer remarked that each case has to be rendered separately.

The Special Magistrate asked if the property remained in compliance after it was brought into compliance and the lien amount was reduced to $500.00 on the original Case No. 05-307.

Ms. Diemer replied that the lien converted back to the original lien amount when the reduced amount was never paid.

The Special Magistrate advised the property owner to never buy property without doing due diligence to be sure there are no liens. She stated it is easier now as you can check public records and get a good idea of what is out there on the property without doing a complete title search.

Special Magistrate Valerie Fuchs stated that she recommends abatement of this case's lien amount down to $250.00. The abatement amount is to be paid within 30 days of the Town Commission's decision. She stated that although this is her recommendation, the case still has to go before the Town Commission at their regular meeting on October 6, 2014 at 6:00 p.m. The property owner will get a copy of the order.

ADJOURN

With no other business to discuss, the meeting was adjourned at 11:00 a.m.

DRAFT

Julia Wolfe	Valerie Fuchs
Staff Assistant to Town Clerk	Special Magistrate

Transcribed by Julia Wolfe, Staff Assistant to Town Clerk

R- Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

CODE ENFORCEMENT BOARD
FOR THE TOWN OF LADY LAKE
LAKE COUNTY, FLORIDA

CASE NO. 04-04-007(a)

CFN 2004091328
Bk 02609 Pgs 2464 - 2467; (4pgs)
DATE: 07/08/2004 11:43:09 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 35.50

TOWN OF LADY LAKE

Vs

Christina Jones & John Jones
703 Chuck Street
Lady Lake, FL 32159
RE: 703 Chuck Street

CODE ENFORCEMENT LIEN

The quality of this image is equivalent to the quality of the original document.

ORDER OF ENFORCEMENT

This case having come before the Code Enforcement Board of the Town of Lady Lake on **April 26, 2004**, on a violation hearing, and the Board having heard testimony of the respective parties present and the evidence presented, the following ORDER OF ENFORCEMENT is hereby entered:

I. FINDINGS OF FACT

A. That the violation was properly served with the Notice of Violations/Notice of Hearings, as required by law.
B. That the real property upon which the violation is occurring is described, **703 Chuck Street, Lady Lake, FL 32159**
C. That the alleged violator has violated the Town of Lady Lake, Land Development Regulations, Town of Lady Lake, Land Development Regulations, Chapter 16 Building and Fire Codes, Art 1, Section 1 Building Codes (b) (5) Standard Unsafe Building Abatement Code, 1985 edition, Published by SBCCI, Inc. SBCCI, Inc., Chapter 1 Administration, 101, Title and Scope, 101.6 Maintenance. (to wit: building exterior maintenance)
D. LEGAL DESCRIPTION: LADY LAKE, SKYLINE HILLS, RESUB PT BLK G LOT 12 BLK B PB 23 PG 20 ORB 2381 PG 2140.

I Kristen Straka, Deputy Town Clerk of the Town of Lady Lake, certify that this is a true and accurate copy of an Order of Enforcement for Christina Jones and John Jones, regarding property located at 703 Chuck Street, Lady Lake, FL dated April 26, 2004.

Kristen Straka, Deputy Town Clerk

II. CONCLUSIONS OF LAW

E. That the violator identified above did violate Town Lady Lake, Land Development Regulations, Town of Lady Lake, Land Development Regulations, Chapter 16 Building and Fire Codes, Art 1, Section 1 Building Codes (b) (5) Standard Unsafe Building Abatement Code, 1985 edition, Published by SBCCI, Inc. SBCCI, Inc., Chapter 1 Administration, 101, Title and Scope, 101.6 Maintenance.

F. That this ORDER OF ENFORCEMENT is hereby warranted.

III CORRECTIVE ACTION AND IMPOSITION OF FINE

Pursuant to the stipulation at the hearing, the violator shall:

A. Restore the residential and other structures on the property to good working order or remove. Maintenance includes the repair of holes, breaks, and building and roof elements; restoring painted surfaces, etc. within thirty ~~(30)~~ forty-five (45) days of Order of Enforcement.

B. Pay a fine of $100.00 per day to begin if the violation continues to exist past the date ordered.

C. Fine to be recorded as a lien.

D. Violator shall contact Code Enforcement at 352-751-1562 to confirm compliance.

IV. CERTIFICATION OF VOTE

The vote of the Code Enforcement Board regarding these findings of fact and imposition of fine was 7 to 0 with 7 members voting.

DONE AND ORDERED at Town of Lady Lake, Lake County, Florida, this 26 day of April, 2004.

BY: Helen Cottom
Helen Cottom, Chairperson

You may appeal this order within thirty (30) days to the Circuit Court, Tavares, Florida, (Florida Statutes 162.11).

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing order was delivered to the property owner/violator via certified mail and first class mail on the 28 of April, 2004.

BY: Cindy Diemer
Cindy Diemer, Code Enforcement Officer

AFFIDAVIT OF NON-COMPLIANCE

Date: 6/28/4

Location: 703 Chuck St Lady Lake, FL

Violation: Building maintenance required
LDR Ch 16 Art I (5)(5) SBCCI 101.6

The location of violation has been inspected and the violation continues to exist.

Cindy Diemer

Cindy Diemer
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF LAKE
TOWN OF LADY LAKE

The foregoing instrument was acknowledged before me this 29 day of June, 2004 by Cindy Diemer, Code Enforcement Officer of the Town of Lady Lake, who is personally known to me and who did not take an oath.

Kristen Straka

Signature

Print Name, Title Kristen Straka, Deputy Town Clerk

Commission Expires: July 8, 2005

KRISTEN STRAKA
MY COMMISSION # DD 025876
EXPIRES: July 8, 2005
Bonded Thru Notary Public Underwriters

AFFIDAVIT OF C OMPLIANCE

Date: 8/9/4

Location: 703 Chuck St

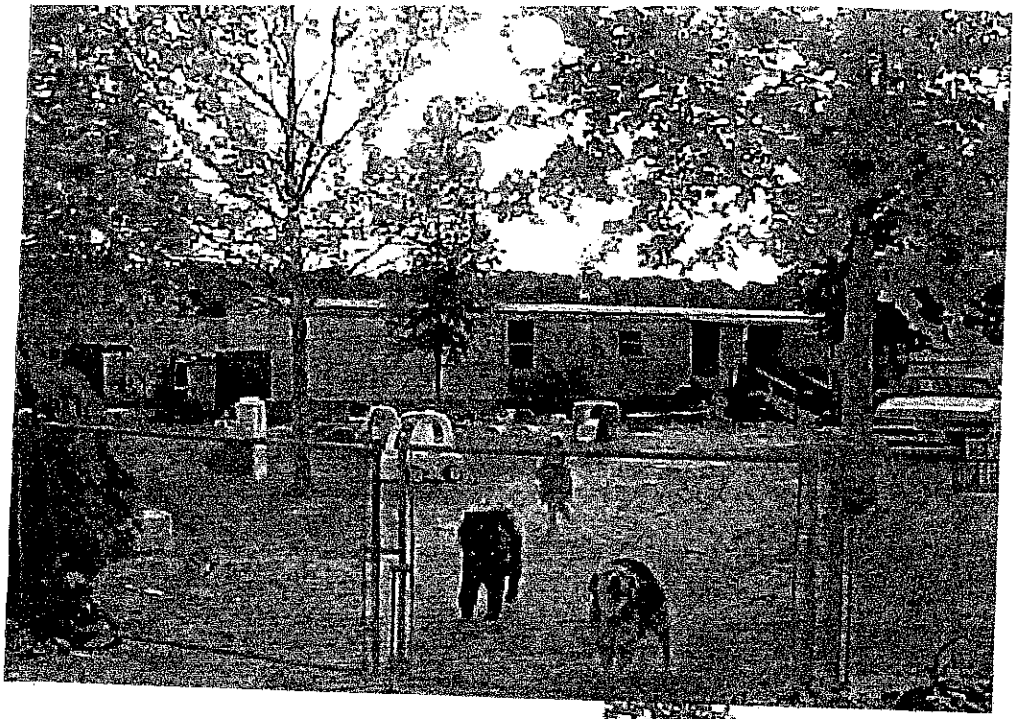
Violation: Bldg maint

The location of violation has been inspected and the violation has been corrected.

putting siding on

Cindy Diemer
Code Enforcement Officer

4/23/04
703 Chuck St
Photo by C. Diemer
Code Enforcement Officer



4/26/04
703 Chuck St
Building, maintenance
Photo by C. Diemer
Code Enforcement Officer

TOWN OF LADY LAKE

'/03 CHUCK ST SEPT 15-14
PHOTOS BY D. HOOS
CODE ENFORCEMENT OFFICER

Foxfire
FOR SALE
JERRY DAY

TOWN OF LADY LAKE
SPECIAL MAGISTRATE
ABATEMENT ORDER - RECOMMENDATION

Date: September 23, 2014

Property Owner: John & Christina Jones (former owners)
John Zonin – new owner

Violation Address: 703 Chuck St

Case: CE: 10-2203

Case Summary:

CE 10-2203 – This case was heard on April 26, 2010 for the violations of Ch 20-74 – abandoned property; Ch 20-20(a)(1) – exterior mobile deterioration, mold, broken windows and screens; Ch 7-67 junk and debris; Ch 20-20 (a)2 – exterior siding and roof cleaning and painting required; and Ch 7-106 (b) – brush and yard waste accumulation.

The Special Magistrate ordered the property to be in compliance in ten (10) days or a fine of $250 per day plus an administrative fee would be imposed. The property was brought into full compliance on July 28, 2014. The lien has accumulated to $48,837, including the $87 administrative fee.

The lien was recorded at Lake County on 5-12-2010 BK 03904 Pgs 2237-2240.

The property was purchased by Mr. Zonin via Quit Claim Deed on 11-14-2013 and he was unaware of the outstanding liens. He had satisfied some nuisance abatement liens and has significantly improved the property

---

It is the Recommended Order of the Special Magistrate that the accrued lien for the above detailed case, which totals $ 48,837.00 be reduced or abated to $ 250 00/100, which would be due and payable in 30 days following the action of the Town Commission.

DONE AND ORDERED, this 23 day of Sept., 2014

Julia Wolfe
Assistant to Town Clerk

Valerie C. Fuchs, Esquire
Special Magistrate

COMMISSION ACTION: Date: _____

( ) Approved as recommended ( ) Approved with modifications
( ) Disapproved

ACTION TAKEN in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida this _____ day of _____, 2014.

_____
HONORABLE Ruth Kussard, MAYOR
Town of Lady Lake, Florida

ATTEST:

_____
Nancy Slaton
Deputy Town Clerk

_____
Derek Schroth
Town Attorney

CODE ENFORCEMENT LIEN

CODE ENFORCEMENT LIEN

SPECIAL MAGISTRATE HEARING
FOR THE TOWN OF LADY LAKE
LAKE COUNTY, FLORIDA

CASE NO. 10-00002203

CFN 2010048799
Bk 03904 Pgs 2237 - 2240; (4pgs)
DATE: 05/12/2010 11:29:17 AM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 35.50

TOWN OF LADY LAKE

Vs

JOHN & CHRISTINA JONES
703 CHUCK ST
LADY LAKE, FL 32159

Location: **703 CHUCK ST**

ORDER OF ENFORCEMENT

This case having come before the **SPECIAL MAGISTRATE** of the Town of Lady Lake on **April 26, 2010** on a violation hearing, and the **SPECIAL MAGISTRATE** having heard testimony of the respective parties present and the evidence presented, the following **ORDER OF ENFORCEMENT** is hereby entered:

I. FINDINGS OF FACT

A. That the violation was properly served with the Notice of Violations/Notice of Hearings, as required by law.
B. That the real property upon which the violation is occurring is described **703 CHUCK ST.**
C. That the alleged violator has violated the **Town of Lady Lake, Code of Ordinances Ch 20-74- Abandoned personal property; Ch 20-20(a)(1)- Exterior of mobile home is deteriorated, siding has mold mildew, and is no longer attached in some areas, there are broken windows, and screens; Ch 7-67 Junk and debris visible from the street; Ch 7-46- Abandoned boat on property; Ch 20-20(a)(2)- Exterior siding and roof show signs that painting and cleaning required; Ch 7-106(b)- brush and other yard waste accumulated in yard.**

D. LEGAL: **2616083** LADY LAKE, SKYLINE HILLS RESUB PT BLK G LOT 12 BLK B PB 23 P G 20 ORB 2381 PG 2140

II. CONCLUSIONS OF LAW

A. That the violator identified above did violate **Town of Lady Lake, Code of Ordinances Ch 20-74- Abandoned personal property; Ch 20-20(a)(1)-**

I, Phyllis Ehart, Deputy Town Clerk of the Town of Lady Lake, certify that this is a true and accurate copy of an Order of Enforcement for John & Christina Jones, 703 Chuck Street, Lady Lake, Florida 32159.

Phyllis Ehart

Phyllis Ehart, Deputy Town Clerk 05-10-2010

Exterior of mobile home is deteriorated, siding has mold mildew, and is no longer attached in some areas, there are broken windows, and screens; Ch 7-67 Junk and debris visible from the street; Ch 7-46- Abandoned boat on property; Ch 20-20(a)(2)- Exterior siding and roof show signs that painting and cleaning required; Ch 7-106(b)- brush and other yard waste accumulated in yard.

B. That this ORDER OF ENFORCEMENT is hereby warranted.

III CORRECTIVE ACTION AND IMPOSITION OF FINE

Pursuant to the stipulation at the hearing, the violator shall:

A. Remove all abandoned personal property from the exterior of the property, remove junk an debris from the yard, repair damaged siding windows screens on mobile home, paint and clean siding and roof of mobile home, remove brush and yard waste from the yard.

B. In 10 days or a fine of $250.00 per day will begin to accrue.

C. Fine to be recorded as a lien.

D. An Administrative Fee of $87.00 will be imposed for costs associated with this case to be paid within ten (10) days of the hearing date.

E. Violator shall contact Code Enforcement at 352-751-1562 to confirm compliance

F. Violator has a right to request a hearing on the fine imposition, by written request to the Town of Lady Lake, within twenty (20) days of the commencement of the fine. When requested, such hearing will be heard by the Special Magistrate.

IV. CERTIFICATION

DONE AND ORDERED at Town of Lady Lake, Lake County, Florida, this April 26, 2010.

BY: _____
Valerie C Fuchs, Esquire
Special Magistrate

You may appeal this order within thirty (30) days to the Circuit Court, Tavares, Florida, (Florida Statutes 162.11).

$6,100.00 due

TOWN OF LADY LAKE

June 3, 2009

7/6/9 Abatement Order is rescinded The $ was not paid in timeframe provided.

John & Christine Jones
703 Chuck St.
Lady Lake, FL 32159

Dear Mr. & Mrs. Jones:

I have attempted to contact you regarding the results of your request for an abatement of your lien, CE 05-307, for which you requested to be placed on the Special Magistrate's Agenda of May 27, 2009.

I read your emails into the record and based on the Special Magistrate's recommendation of a reduction from the $6,100 to $500, the Town Commission agreed to the reduction of the lien, at their meeting of 6-1-9. As such the abated lien is now $500 but it must be paid within thirty (30) days from the Town Commission's order dated 6-1-9. If the abated lien is not paid within the thirty days then the entire lien amount of $6,100.00 is reinstated and the process would need to be repeated.

Your telephone is not working properly and I did leave an envelope posted on your property, which was still there as of 6-1-9. Please contact code enforcement at 352-751-1562 for details on how to pay for the reduced lien and the process that will follow.

Sincerely,

Cindy Diemer
Senior Code Enforcement Officer

C: Don Hoos, Code Enforcement
Enclosure

TOWN OF LADY LAKE
SPECIAL MAGISTRATE
ABATEMENT ORDER - RECOMMENDATION

Date: May 27, 2009

Property Owner: John & Christina Jones

Violation Address: 703 Chuck St, Lady Lake, FL

Case: 05-307

Case Summary: This case was brought before the Code Enforcement Board in April 26, 2004 for the violation of Ch 16 (b)(5) – Property Maintenance for the mobile home's exterior.

The Board ordered that the property be brought into compliance by 6-28-2004 or a fine of $100 per day would be imposed. The property was brought into compliance on 8-9-2004, which represents 61 days in non-compliance, totaling $6,100 in an accrued lien.

The property owners have contracted the Town and wished to be placed on the Abatement Agenda by email. They have requested that the lien be voided so that they are able to sell the property.

The lien was recorded at Lake County on **7-8-2004 BK 02609 Pgs 2464-2467.**

It is the Recommended Order of the Special Magistrate that the accrued lien for the above detailed case, which totals $6100.00 be reduced or abated to $ 500.00 Lien, which would be due and payable in 30 days following the action of the Town Commission.

DONE AND ORDERED, this 27 day of MAY, 2009

Phyllis Ehart
Phyllis Ehart
Deputy Town Clerk

Valerie C. Fuchs, Esquire
Special Magistrate

COMMISSION ACTION: Date: 6-1-2009

(✓) Approved as recommended ( ) Approved with modifications
( ) Disapproved

motion to Approve Holden | Miller 5-0

ACTION TAKEN in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida this 1st day of June, 2009.

HONORABLE Jim Richards, MAYOR
Town of Lady Lake, Florida

ATTEST:
Kris Kollgaard
Town Clerk

Derek Schroth
Town Attorney

INSTRUMENT#: 2013132566 OR BK 4411 PG 1688 PAGES: 3 12/4/2013 10:23:27 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $27.00 DEED DOC:$17.50

RETURN

JOHN ZONIN
41338 N EMERALDA ISLAND RD
LEESBURG FL 34788

Recording requested by: _____
When recorded, mail to:
Christina Jones
John Jones
703 Chuck St
Lady Lake FL 32159

Space above for Recorder's Use Only
Title Order # _____
Escrow # _____
Document Prepared by: _____

Quitclaim Deed

The undersigned Grantor(s) declare:
The Document Transfer Tax is $ _____
Assessor's Parcel # _____
___ Unincorporated Area or ___ City of _____
___ Tax computed on full value of property conveyed, or
___ Tax computed on full value less value of liens or encumbrances remaining at time of sale

This Quitclaim Deed is made on 11/4/2013, between Christina + John Jones Grantor(s), of 703 Chuck St Lady Lake FL 32159 (address), and _____, Grantee(s), of John Zonin - ~~703~~ 703 Chuck St (address).

For valuable consideration, the receipt of which is hereby acknowledged, the Grantor(s) hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee(s), and his or her heirs and assigns, to have and hold forever, located at Lady Lake 703 Chuck St, State of FL:

Lady Lake Skyline Hills Resub PT
BLK G Lot 12 BLK B ORB1669
PG 1475 ORB 2207 PG 2058

Dated: 11/4/2013

Christina + John Jones
Signature of Grantor

Christina Jones + John Jones
Name of Grantor

Signature of Witness #1 | Printed Name of Witness #1

Signature of Witness #2 | Printed Name of Witness #2

State of Florida County of Sumter
On November 4, 2013, the Grantor, Christina & John Jones, personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

Notary Public,
In and for the County of Sumter State of Florida
My commission expires: 08/07/2016 Seal

Wendy Songer
Notary Public
State of Florida
My Commission Expires 08/07/2016
Commission No. EE 223047

Send all tax statements to Grantee.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 11/4/2013

Christina Jones
Signature of Grantor

Christina Jones.
Name of Grantor

Signature of Grantor

John Jones
Name of Grantor

State of ~~California~~ FL
County of Sumter } S.S.
On November 4, 2013, before me, Wendy Songer, Notary Public (name and title of notary), personally appeared Christina Jones & John Jones, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the above instrument and acknowledged to me that they/he/she executed the instrument in their/his/her authorized capacity. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Witness my hand and official seal.

Notary Signature

Wendy Songer
Notary Public
State of Florida
My Commission Expires 08/07/2016
Commission No. EE 223047

PROPERTY RECORD CARD

General Information

Owner Name:	JONES JOHN	**Alternate Key:**	2616083
Mailing Address:	703 CHUCK ST LADY LAKE, FL 32159	**Parcel Number:**	28-18-24-040000B01200
Property Location:	703 CHUCK ST LADY LAKE FL 32159	**Millage Group and City:**	00LL (Lady Lake) : 17.6629
Property Description:	LADY LAKE SKYLINE HILLS RESUB PT BLK G LOT 12 BLK B PB 23 PG| 20 | ORB 2381 PG 2140 ORB 4411 PG 1688 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	OWNER LAND MH SUB (0200)	0	0		1	LT	$0.00	$8,600.00

Residential Building(s)

Building 001

Residential	Mobile Home	Building Value: $7,139.00

Summary

Year Built: 1975	Total Living Area: 924	Central A/C: No	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 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	924	N	0%	0%	
2	ATTACHED CARPORT (CPM)	No Wall Type (000)	1	297	N	0%	0%	

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
774 / 1633	4/1/1983	AD	U	V	$1.00
992 / 1877	12/1/1988	WD	U	V	$5,500.00
992 / 1878	10/1/1988	QC	U	V	$0.00
1505 / 1455	9/1/1995	WD	U	V	$0.00
1669 / 1475	11/13/1998	WD	Q	V	$19,700.00
2207 / 2058	11/22/2000	QC	U	I	$0.00
2381 / 2140	7/9/2003	QC	U	I	$14,000.00
4411 / 1688	11/4/2013	QC	U	I	$2,500.00

Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	$15,739	$15,739	$15,739	5.61240	$88.33
LAKE COUNTY MSTU AMBULANCE	$15,739	$15,739	$15,739	0.48230	$7.59
LAKE COUNTY MSTU FIRE	$15,739	$15,739	$15,739	0.47040	$7.40
SCHOOL BOARD STATE	$15,739	$15,739	$15,739	4.99800	$78.66
SCHOOL BOARD LOCAL	$15,739	$15,739	$15,739	2.24800	$35.38
TOWN OF LADY LAKE	$15,739	$15,739	$15,739	3.87810	$61.04
ST JOHNS RIVER FL WATER MGMT DIST	$15,739	$15,739	$15,739	0.31640	$4.98
LAKE COUNTY VOTED DEBT SERVICE	$15,739	$15,739	$15,739	0.16000	$2.52
LAKE COUNTY WATER AUTHORITY	$15,739	$15,739	$15,739	0.25540	$4.02

NORTH LAKE HOSPITAL DIST	$15,739	$15,739	$15,739	1.00000	$15.74
				Total: 19.421	**Total:** $305.66

The values displayed above may NOT reflect certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The estimated tax totals are based on prior year adopted millage rates until each taxing authority certifies proposed rates (annually in mid-August) and adopts final millage rates (late September) of each year. Estimated tax totals do not reflect non-ad valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

Copyright © 2014 Lake County Property Appraiser. All rights reserved.

Town of Lady Lake
703 Chuck St April 21-10
Photo by D Hoos
Code Enforcement Officer

Town of Lady Lake
703 Chuck St April 15-10
Photo by D Hoos
Code Enforcement Officer

I-6

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 6, 2014

SUBJECT: **O'Hanrahan Farms Subdivision – Preliminary Plat of a 28-Unit Single-Family Residential Subdivision on 9.12 +/-Acres – Located at 1310 Wildwood Street Approximately 1,962 Ft. West of the Intersection at Arlington Avenue (Alternate Key 1819580).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of the Preliminary Plat of the O'Hanrahan Farms Subdivision.

SUMMARY:

Applicant, Dr. Sheikh M. Hasan, with Planning & Engineering Resources, Inc., on behalf of property owner Edward O'Hanrahan Jr., has submitted plans for Preliminary Plat Approval of a subdivision which proposes the construction of 28 single-family residential units on approximately 9.12 +/- acres. The property is located at 1310 Wildwood Street Approximately 1,962 Ft. West of the Intersection at Arlington Avenue (Alternate Key Number 1819580). The Preliminary Plat was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs). Attached are the following items in the packet:

1. Preliminary Plan Review completed by Public Works dated 08/27/2014 (Satisfied).
2. Fire Review No. 3 for the Preliminary Plat completed by Kerry Barnett dated 08/21/2014 and 08/27/2014 (Satisfied).
3. Review No. 3 for Preliminary Plat completed by Neel-Schaffer Engineering, dated 08/26/2014. (Satisfied).
4. Lake County Public Works Review completed by Seth Lynch dated 7/2/2014 (Satisfied).
5. Lake County School District-School Concurrency Review by Dawn McDonald dated 6/26/2014 (Satisfied).
6. Lake Sumter MPO Traffic Analysis review dated 7/2/2014 (Satisfied).
7. Lady Lake Building Official comments dated 08/26/2014 (Satisfied).

The property Future Land Use designation is Single Family Medium Density (SF-MD). The Zoning designation is Single Family Medium Density allowing up to six (6) dwelling units per acre.

The Preliminary Plan meets the design requirements of the Town of Lady Lake Land Development Regulations, Chapter 8 – Subdivision and Plats, and adheres to the requirements of the Comprehensive Plan of the Town of Lady Lake. The preliminary plat plans, consisting of six (6) sheets, are drawn in 24"x36" pages and have been certified by Dr. Shiekh M. Hasan, Professional Engineer of Planning & Engineering Resources Inc.

The O'Hanrahan Farms residential subdivision will be providing the required Open Space area for activity-based recreation facilities, as provided by the following matrix:

Zoning District	Open Space Percentage	Activity-Based Recreation Area*
RS-6	25%	5%
9.12 +/- Site Acreage	2.32 +/- Acres to be provided	Minimum 15,000 Sq. Ft. to be provided

In accordance with the provisions of Chapter 8, Section 8-5).f).1), the applicant has provided the dimensional acreage for activity-based recreation areas on the plans, meeting the required 5% of the 25% Open Space.

The applicant has proposed the following amenities for the Activity-based Recreation Area:

- ✓ Swing Sets (Minimum of Four)
- ✓ Picnic Tables
- ✓ Built-In Grill

All comments have been satisfied for this application.

To be submitted at the Time of Improvement Plans Submittal:

1) In accordance with the provisions of Chapter 8, Section 8-6).e).1, the applicant shall submit copies of all jurisdictional agency approved permits and/or Exemption Letters (when applicable), including:

   - Lady Lake Right-of-Way Utilization Permit
   - Lake County Right-of-Way Utilization Permit
   - Florida Department of Environmental Protection Water Main Extensions permit and/or exemption.

- Florida Department of Environmental Protection Wastewater Collection/ Transmission System and/or exemption.
- St. John's River Water Management District ER Permit

2) The applicant will be required to submit the Articles of Incorporation for the Home Owner's Association for the subdivision at the time of Improvement Plans submittal.

3) The applicant will be required to submit the Street Lighting Plan for the subdivision at the time of Improvement Plans submittal.

4) A tree survey will be required at the time of submittal of improvement plans. Removal of any trees 36" in diameter at breast height shall require a variance and mitigation of $100 per caliper inches for the Tree Bank.

5) All utilities (gas, water, sewer, electric, telephone, cable) for new construction shall be underground as per Chapter 9, Section 9-6).a).1).

Note:

Preliminary Plat Approval does not permit the construction of any improvements. All permits from other agencies with jurisdiction must be completed before a development order may be issued.

Past Action(s):

The **Technical Review Committee** members individually reviewed the application on Tuesday, August 26, 2014, and provided comments regarding the Preliminary Plat Plan application, those comments have been satisfied.

The **Planning and Zoning Board** heard the Preliminary Plat application at their regular meeting on Monday, September 8, 2014, and forwarded the application with a recommendation of approval with a 4-0 vote.

FISCAL IMPACT: $ 0

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[X] Other – Preliminary Plat

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

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DEPARTMENT HEAD		Submitted 9/29/14	Date
FINANCE DEPARTMENT		Approved as to Budget Requirements	Date
TOWN ATTORNEY		Approved as to Form and Legality	Date
TOWN MANAGER		Approved Agenda Item for: 10/6/14	Date 9/29/14

DB 1-2 9-14

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

TECHNICAL REVIEW COMMITTEE COMMENTS
REVIEW 08/27/2014

Project: O'Hanrahan Farms

Proposal: Preliminary Subdivision Plat Plans Application– 3rd and Last Round of Comments for Site

Description:

On 06/18/2014, Town Staff received a new Preliminary Plat Plan application proposing the construction of 28 single-family residential units on approximately 9.12 +/- acres. The property is located on 1310 Wildwood Street Approximately 1,962 Ft. West of the Intersection at Arlington Avenue (Alternate Key Numbers 1819580). The Preliminary Plat was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards.

The property Future Land Use designation is Single Family Medium Density (SF-MD). The Zoning designation is Single Family Medium Density allowing up to six (6) dwelling units per acre. The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

GENERAL INFORMATION

The Preliminary Plan meets the design requirements of the Town of Lady Lake Land Development Regulations, Chapter 8 – Subdivision and Plats, and adheres to the requirements of the Comprehensive Plan of the Town of Lady Lake. The preliminary plat plans, consisting of six (6) sheets, are drawn in 24"x36" pages and have been certified by Dr. Shiekh M. Hasan, Professional Engineer of Planning & Engineering Resources Inc.

Below are staff comments from the Town of Lady Lake regarding your development project. A hard copy via hand delivery and an electronic copy via e-mail are provided to the applicant. Comments are organized by department and must be sufficiently addressed before the proposal may proceed. If a re-submittal is warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

Following submittal of any required revisions and responses, correspondence will be forwarded indicating the proposal's status, either: (1) requiring additional revision or documentations; or (2) ready for approval. Site plans are subject to public hearing, as well as plats, annexation requests, zoning requests, and comprehensive plan requests. When applicable, you will receive written notification that the item is

scheduled for review by the Planning and Zoning Board or Town Commission. For additional information, contact Thad Carroll at (352) 751-1521.

GROWTH MANAGEMENT

Questions may be directed to Wendy Then, at wthen@ladylake.org

1. Comments satisfied in GM Review Report dated 08-26-2014.

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. No comments at this time from the Police Dept.

FIRE

Questions may be directed to Kerry Barnett, Fire Inspector at k-l5122@peoplepc.com or 813-778-4981

1. Please see Fire comments attached dated 08-27-2014 and report dated 08-21-2014.

BUILDING

Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com.

1. Comments satisfied by the Building Official dated 08-26-2014.

PUBLIC WORKS

Questions may be directed to Butch Goodman, Utilities Supervisor at bgoodman@ladylakepw.org

1. Comments satisfied by the Lady Lake Public Works Dept. dated 08-26-2014.

ENGINEERING CONSULTANT

Questions may be directed to Chris Schultz, P.E., at chris.schultz@neel-schaffer.com

1. Comments satisfied by Town Engineer dated 08-26-2014.

LAKE-SUMTER MPO

Questions may be directed to Olga Marcondes, P.E., at omarcondes@LakeSumterMPO.com or at 352-315-0170

1. Comments satisfied by Olga Marcondes with MPO dated 07-2-2014.

LAKE COUNTY SCHOOL DISTRICT

Questions may be directed to Dawn McDonald at McDonaldd@lake.k12.fl.us or at 352-253-6694

1. Comments satisfied by Dawn McDonald with the Lake County School District dated 06-26-2014.

LAKE COUNTY PUBLIC WORKS

Questions may be directed to Seth Lynch, with Lake County Public Works at SLynch@lakecountyfl.gov or at 352-483-9052

1. Suggestive Comments by the Lake County Public Works Dept. dated 07-2-2014.

Wendy Then

From: Butch Goodman [bgoodman@LadyLakePW.org]
Sent: Wednesday, August 27, 2014 11:12 AM
To: Wendy Then
Cc: C.T. Eagle; Robert Barnes
Subject: RE: O'Hanrahan Farms Subdivision- Review Comments Part II

Looks good.

Thomas " Butch" Goodman
Town of Lady Lake
Utilities Supervisor
136 Skyline Dr.
Lady Lake, Fl 32159
Phone: 352-751-1513
Fax: 352-751-1594
bgoodman@ladylakepw.org

ATTENTION: The new operating hours for the Public Works Department as of October 7th, 2013 will be 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: Wendy Then [mailto:wthen@ladylake.org]
Sent: Tuesday, August 26, 2014 1:40 PM
To: Butch Goodman
Subject: RE: O'Hanrahan Farms Subdivision- Review Comments Part II

Please see attached latest and greatest. Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

Note: Beginning October 7, 2013, our office hours will be Monday - Thursday 7:30 am - 6:00 pm

Fla. Stat. 668.6076 "Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

Please think before you print.

From: Butch Goodman [mailto:bgoodman@LadyLakePW.org]
Sent: Tuesday, August 19, 2014 11:25 AM
To: Wendy Then
Subject: FW: O'Hanrahan Farms Subdivision- Review Comments Part II

The 8" loop looks good will need to have isolation valves installed three for each 8" tee and install an 8" isolation valve between lots #22 and lot #23 for a total of= 12, 8" isolation valves.

Thank you

Thomas " Butch" Goodman
Town of Lady Lake
Utilities Supervisor
136 Skyline Dr.
Lady Lake, Fl 32159
Phone: 352-751-1513
Fax: 352-751-1594
bgoodman@ladylakepw.org

ATTENTION: The new operating hours for the Public Works Department as of October 7th, 2013 will be Monday-Thursday, 7:00AM - 6:00PM. Offices will be closed on Friday's.

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From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Tuesday, August 19, 2014 10:29 AM
To: Butch Goodman
Subject: FW: O'Hanrahan Farms Subdivision- Review Comments Part II

FYI- This is the new O'Hanrahan Farms Design. They may be calling you about Water Connection in a little while.

Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

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Please think before you print.

From: Thad Carroll
Sent: Tuesday, August 19, 2014 8:02 AM
To: Wendy Then
Subject: RE: O'Hanrahan Farms Subdivision- Review Comments Part II

Converted to PDF.

From: Wendy Then
Sent: Tuesday, August 19, 2014 7:36 AM
To: Thad Carroll
Subject: FW: O'Hanrahan Farms Subdivision- Review Comments Part II

I'm unable to open this attachment. Help. Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

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Please think before you print.

From: perocala@aol.com [mailto:perocala@aol.com]
Sent: Tuesday, August 19, 2014 7:34 AM
To: Wendy Then
Subject: Re: O'Hanrahan Farms Subdivision- Review Comments Part II

Miss Then :
Based on the comments from the Fire Dept. we have revised our layout to allow a minimum of 50' radii.
Due to the fact that we are proposing roadway with swales, there may not be enough room within the roadright of ways to allow for sidewalk on both sides of the road. Therefore, we are proposiing to provide a 5' utility easement on the lots for the purpose of sidewalk.
The attached layout also shows the proposed 8" looped water line.
Kindly let me know if this meets your approval.
S.Hasan, PH.D., P.E.
PER INC.
(352)629-0211

-----Original Message-----
From: Wendy Then <wthen@ladylake.org>
To: perocala <perocala@aol.com>
Sent: Mon, Aug 18, 2014 6:20 pm
Subject: RE: O'Hanrahan Farms Subdivision- Review Comments Part II

Alright Dr. Hasan & Aneash,

This should be the remaining of the comments. Please see below:

- Public Works comments via email dated 08/18/2014
- GM Comments dated 08/18/2014
- Town Engineer Review dated 8/18/2014.

Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

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Please think before you print.

From: Wendy Then
Sent: Thursday, August 14, 2014 4:06 PM
To: 'perocala@aol.com'
Subject: O'Hanrahan Farms Subdivision

Howdy, ☺

Please see attached comments for the O'Hanrahan Farms Subdivision Revised Preliminary Plat Plans. So far we have the following:

- 2nd Fire Review
- Building Official Comments

Regarding the Cul-de-sac radius, it has been determined the cul-de-sac pavement radius needs to be 50 feet for Fire Response Purposes.

I will be providing the rest of the comments hopefully by end-of-day Monday (including Public Works and Town Engineer). Have a great weekend.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

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Please think before you print.

Attached Message

From: Butch Goodman <bgoodman@LadyLakePW.org>
To: Wendy Then <wthen@ladylake.org>
Cc: Robert Barnes <rbarnes@ladylakepw.org>; C.T. Eagle <cteagle@ladylakepw.org>
Subject: O'Hanrahan Farms
Date: Mon, 18 Aug 2014 09:56:01 -0400

See att Draft U.T Quote
Comments:
Water main is at or near the property line the water line will need to be looped see att: rough draft of potential looped 8" water line ?
Reuse is approx 2,000 feet from project?
Sewer force main is approx 2,500 feet from project?
Thank you
Thomas " Butch" Goodman
Town of Lady Lake
Utilities Supervisor
136 Skyline Dr.
Lady Lake, Fl 32159
Phone: 352-751-1513
Fax: 352-751-1594
bgoodman@ladylakepw.org

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-----Original Message-----
From: sharpmfp@businesstechsinc.com [mailto:sharpmfp@businesstechsinc.com]
Sent: Monday, August 18, 2014 10:46 AM
To: Butch Goodman
Subject: Scanned image from Public Works
Reply to: Public Works <sharpmfp@businesstechsinc.com> Device Name: Town Of Lady Lake Device Model: MX-2600N
Location: Public Works
File Format: PDF (Medium)
Resolution: 200dpi x 200dpi
Attached file is scanned image in PDF format.
Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.
Adobe(R)Reader(R) can be downloaded from the following URL:
Adobe, the Adobe logo, Acrobat, the Adobe PDF logo, and Reader are registered trademarks or trademarks of Adobe Systems Incorporated in the United States and other countries.
http://www.adobe.com/
Fla. Stat. 668.6076 "Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

Wendy Then

From: Kerry or Lisa Barnett [k-l5122@peoplepc.com]
Sent: Wednesday, August 27, 2014 4:26 PM
To: Wendy Then
Subject: O'Hanarhan Farms

Follow Up Flag: Follow up
Flag Status: Flagged

Wendy,
I spoke with the engineer for the referenced project and they will be sending a letter that states that he and I had a telephone conversation on this date and per the conversation, an additional fire hydrant will be added in front of lot #19. Once you get that please send me a copy to attach to the file. The project (with me) can continue to move forward providing we have that letter.

Kerry

August 27, 2014

Mr. Thad Carroll
Growth Management Director
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

RE: Response to Fire Comments (O'Hanrahan Farms - Preliminary Subdivision Plat)

Dear Thad:

Per our phone conversation with Kerry Barnett, Fire Safety Inspector and Plans Examiner for the Town of Lady Lake on August 27, 2014, we will add another fire hydrant to be located between lots 18 and 19 of the above subdivision and will be shown on our Construction Plans. This additional hydrant will meet the maximum separation distance between fire hydrants, per the Town of Lady Lake Land Development Code.

Sincerely

Sheikh Hasan, P.E.
President

Planning & Engineering Resources, Inc.

1515 E.Silver Springs Blvd. Suite 122
Ocala, Florida 34470
(352) 629-0211

E-Mail: PEROCALA@AOL.COM

P.O. Box 2019
Ocala, Florida 34478-2019
Fax (352) 629-9740 0211

August 27, 2014

Mr. Thad Carroll
Growth Management Director
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

RE: Response to Fire Comments (O'Hanrahan Farms - Preliminary Subdivision Plat)

Dear Thad:

Per our phone conversation with Kerry Barnett, Fire Safety Inspector and Plans Examiner for the Town of Lady Lake on August 27, 2014, we will add another fire hydrant to be located between lots 18 and 19 of the above subdivision and will be shown on our Construction Plans. This additional hydrant will meet the maximum separation distance between fire hydrants, per the Town of Lady Lake Land Development Code.

Sincerely

Sheikh Hasan, P.E.
President

Kerry Barnett Fire Safety Consulting

43951 CR 54E, Kathleen, FL 33849

Fire Safety Inspector
Kerry Barnett

Cell (813) 778-4981
E-mail: k-l5122@peoplepc.com

Plan Review #: 14-052B
Project: Preliminary Plat (O'Hanrahan Farms)
Location: Lady Lake
Address of Job: Parcel #110500002900
Pages: 2

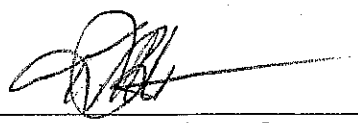
Developer: Planning & Engineering Resources
Telephone: 352-629-0211
Contact: Sheikh Hasan

August 21, 2014

I have received and reviewed the revised preliminary plat plans for the construction of a 28 home single family subdivision with a designated use as a residential occupancy for compliance with the Florida Fire Prevention Code, Lady Lake Land Development Code and any other applicable codes, standards, rules, and statutes. Comments pertaining to the review are noted below. At this time, plans to construct the subdivision can move forward. Engineer has acknowledged to comply with the below comments by providing necessary documentation within the plans submitted. Should the engineer feel comments are not enforceable, he or she shall contact this authority to resolve before approval of permit is allowed.

1. Per Lady Lake Land Development Code, fire hydrants are required. Per NFPA 1, Chapter 18.4.5.1 the minimum fire flow shall be 1000 gpm's at 20 psi for a duration of 1 hour. The flow shall be based on full development of the subdivision. If the buildings are greater than 5000 sq ft, then Table 18.4.5.1.2 shall be reviewed to determine fire flow. Provide a water flow report of hydrant in closest proximity to the subdivision. Fire hydrants shown on plans. A flow test shall be conducted on existing hydrant east of entrance to ensure sufficient flow can be met, otherwise additional water supply may be required. **Prior to construction and installation of hydrants in subdivision, provide water flow results to this authority.**
2. Recommended hydrant spacing shall be in accordance to Annex I of NFPA 1 (500 feet). A hydrant should be installed just inside the entrance and then at 500' intervals. NFPA 101: 4.6. Lady Lake Land Development Code states 800 feet. Based on life safety, the more stringent code is required. If area is considered low density, a 6" water main loop would be required, if not than an 8" loop. Two (2) hydrants were installed in subdivision and meet required spacing. No hydrant was installed at main entrance due to hydrant (existing) approximately 160 ft east of main entrance. The hydrant loop that is 6" needs to be 8" to be compliant with LDC. Subdivision is medium density. **Hydrant loop was changed to an 8" main. However, in looking at the plans given, it appears the scale does not match the layout. It has been discovered that the property sizes are correct. Based on property sizes, the 500 ft hydrant spacing requirement is not met as you go around the loop toward lots 7 & 8 (approx. 600 ft). An additional hydrant should be shall be installed, however at after speaking with the Town it was decided that the hydrants have been strategically located to provide water flow for fire use, therefore the additional hydrant will not be required. This comment is satisfied.**
3. Excluding flow requirements and hydrant spacing, refer to Lady Lake LDC, 14.9 for water distribution and hydrant requirements. This was an informational comment only.
4. Hydrants to be installed shall be properly color coded based on the flow, shall be unobstructed, and proper signage and road markings shall be in place. NFPA 1: Chapter 18. Refer to NFPA 1 Handbook for signage and pavement markings. Once hydrants are installed and flow tested, proper color coding will be completed.

5. The radius of the cul-de-sacs appear to be 50 feet. The code states that the radius shall be approved by the AHJ. The Town does not have its own fire department and therefore not sure 50 feet is acceptable. Although 50 feet is standard, developer needs to check with Lake County Fire Rescue to ensure the radius will meets the specs of their apparatus. AHJ has seen documentation (from a previous project) from Lake County and they advised a 50 ft radius throughout is acceptable. Engineer needs to provide commentary that emergency apparatus will have a 50 ft radius to turn around. Currently the radius is unclear as both 40 and 50 ft is shown. **Radius appears to be 60 ft which would be sufficient for fire department apparatus. Comment satisfied.**
6. Fire protection shall be on site prior to any construction activity with housing taking place. NFPA 101, Chapter 4. This was an informational comment only.
7. Separate plans shall be submitted for all underground fire protection which will include water mains with fire hydrants to obtain a permit for install. Plans shall include all details, cut sheets and any calculations (if necessary). This was an informational comment only.



KERRY BARNETT, Fire Safety Inspector & Plans Examiner

***Please be advised this review of plans submitted is a cursory review to assist the contractor in compliance with applicable fire safety codes. This review is not intended to be a final approval of the submitted plans. It is the contractor's sole responsibility to ensure that the plans are in complete compliance with all applicable NFPA codes State Statutes and local ordinances. In the event that further examination or site inspection reveals areas of non-compliance, it shall be the contractor's sole responsibility, at their sole expense to bring those areas in compliance. Kerry Barnett Fire Safety Consulting assumes no responsibility for the contractor's failure to be in compliance with all applicable NFPA codes, State Statutes and local ordinances.

NEEL-SCHAFFER
Solutions you can build upon

engineers
planners
surveyors
environmental scientists
landscape architects

August 26th, 2014

Mrs. Wendy Then
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

REFERENCE: O'HANRAHAN FARMS DEVELOPMENT PLANS REVISED - REVIEW NO. 3

Dear Mrs. Then;

Pursuant to your request, Neel-Schaffer, Inc. (NSI) has reviewed the revised plans for the proposed O'Hanrahan Farms Subdivision. Documents reviewed were comprised of the Updated Site Plan and the internal road Typical Section. Our review was centered on the standards provided in the Land Development Code Regulations (LDCR) of the Town of Lady Lake.

Based on our review of the updated plans provided by your office, NSI has found the development plans to be satisfactory and in compliance with the Lady Lake LDCR. Should you need additional information, please do not hesitate to contact me at 407-647-6623.

Sincerely,

Christopher Schultz, P.E.
Project Manager

2301 Lucien Way, Suite 300 • Maitland, FL 32751 • 407-647-6623 fax: 407-539-0575

Wendy Then

From: Lynch, Seth [SLynch@lakecountyfl.gov]
Sent: Wednesday, July 02, 2014 4:14 PM
To: Wendy Then
Cc: Pluta, Ross
Subject: RE: O'Hanrahan Farms Subdivision

Wendy,

Lake County Public Works has the following informational comments for the O'Hanrahan Farms preliminary plat.

1. The road standards the county uses for local/neighborhood roads is 1 ½" of structural asphalt (superpave utilizing traffic level B) with 6" Limerock and 12" stabilized subgrade. The typical detail provide in the plans shows very similar with the asphalt not as thick (1 ¼").
2. The County has been using a cross slope of sidewalks to be set at 1.5% max on plans. The more restrictive cross slope has helped in directing contractors to form and pour sidewalk that is less than the 2% max tolerance limit of ADA.
3. You may want to add pavement ends signage and/or three red/red diamond signs at the end of the extend road to prevent vehicle traffic from venturing forward past the paved road.
4. The County has been requiring on subdivisions in unincorporated areas to provide min 5' drainage easements along the side and rear property lines to secure the swales required for the FHA lot grade. Typically houses are graded away from the finished floor with a shared 8' to 10' swale at the property line.
5. If the Town is requiring sidewalks within the development it may be wise to connect them to the extend sidewalk on Wildwood St.

The comments provided are only informational and are intended to assist the Town in there review. The County has no maintained roads within the projects boundaries that are impacted.

Thanks,

Seth Lynch
Lake County Board of County Commissioners
Department of Public Works
Engineering Division
(352) 483-9052
slynch@lakecountyfl.gov

Please note: Florida has a very broad public records law. Most written communication to or from government officials regarding government/public business is public record available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Wednesday, June 18, 2014 6:04 PM
To: Lynch, Seth
Subject: FW: O'Hanrahan Farms Subdivision

FYI- As per Ross Pluta email message.

Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

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Please think before you print.

From: Wendy Then
Sent: Wednesday, June 18, 2014 5:57 PM
To: 'Pluta, Ross'
Subject: O'Hanrahan Farms Subdivision

Good Afternoon Ross,

Please find enclosed a preliminary plat plans for the proposed O'Hanrahan Farms Subdivision. The project proposes 28 Single Family Residence units. Enclosed you will find the Preliminary Plat application, Concurrency Determination Form, Geotechnical Report, Ecological Assessment Report and Strom Drainage Summary. Please review and have comments to us by Wednesday, July 9, 2014, including confirmation of approval or denial.

Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

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Please think before you print.

LAKE COUNTY SCHOOLS
Leading our Students to Success
201 West Burleigh Boulevard · Tavares · FL 32778-2496
(352) 253-6500 · Fax: (352) 343-0198 · www.lake.k12.fl.us

Superintendent:
Susan Moxley, Ed.D.

School Board Members:
District 1
Bill Mathias
District 2
Rosanne Brandeburg
District 3
Tod Howard
District 4
Debbie Stivender
District 5
Kyleen Fischer

June 26, 2014

Mr. Thad Carroll, AICP, Director
Growth Management Department
Town of Lady Lake
409 Fennell Boulevard
Lady Lake, Florida 32159

RE: O'Hanrahan Farms Preliminary Plat

Dear Mr. Carroll:

The Town is currently reviewing a preliminary plat for O'Hanrahan Farms, which proposes 28 single-family residential dwelling units.

As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with your planning report. The School Board of Lake County Florida believes the preliminary plat will not have an adverse impact on Lake County Public Schools. The following School Board comments reflect projected enrollment data from the District's Five-Year Facilities Master Plan, FY 2014-2018, and student generation rates from the Impact Fee Study.

The preliminary plat has the potential to add approximately 28 new single-family dwelling units that will contribute 10 new students to the Lake County School system. Based on current school attendance zones, schools that will not be adversely affected by the preliminary plat and their projected five-year capacity status are as follows:

- **Villages Elementary School** **10%** Under Capacity
- **Carver Middle School** **25%** Under Capacity
- **Leesburg High School** **18%** Under Capacity

Please see the attached District Growth Impact Report, which indicates the potential impact of the preliminary plat on the public schools which currently serve the area under consideration. Should you have any questions or need additional information please contact me at (352)253-6694.

Sincerely,

Dawn McDonald, Senior Planner
Growth Planning Department

Enclosure

LAKE COUNTY PUBLIC SCHOOLS RESIDENTIAL GROWTH IMPACT REPORT

REVIEWING AUTHORITY	**Town of Lady Lake Growth Management Department**
NAME / CASE NUMBER	**O'Hanrahan Farms**
DEVELOPER/OWNER	**Edward O'Hanrahan**
ITEM DESCRIPTION	The applicant proposes a preliminary plat with 28 single-family residential dwelling units on 9.12 acres.
LOCATION	Section 20, Township 18 South, Range 24 East North of Jackson Street, south of Wildwood Street, east of Groveview Avenue and west of Woods Landing Drive
CURRENT LAND USE	Town of Lady Lake Single Family Medium Density (SF-MD) (6 dwelling units/1 acre)
CURRENT ZONING	Town of Lady Lake Residential Single Family (RS-6)

	SF-DU	MF-DU	Mobile	SF Impacts	
NEW DU IMPACT				28	**DUs**
STUDENT GENERATION					
Elementary School	0.374	0.235	0.126	10	
Middle School	0.172	0.133	0.065	5	
High School	0.085	0.051	0.029	2	
	0.117	0.051	0.032	3	

SCHOOL NAME	Projected Enrollment 2017-2018*	Permanent Student Capacity*	Projected Five-Year Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity On Site
Villages Elementary	813	904	90%	818	90%	No
Carver Middle	840	1,129	74%	842	75%	No
Leesburg High	1,613	1,982	81%	1,616	82%	No

Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2014-2018

CSA 8	Student Enrollment 2017-2018*	Permanent Student Capacity*	% of Permanent Capacity
Elementary School	813	904	90%
Middle School	0	0	0%
High School	0	0	0%

Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2014-2018

COMMENTS:

The proposed preliminary plat, which would allow a maximum of 28 residential dwelling units on the site, will not adversely impact area schools.

School Concurrency became effective in Lake County on June 1, 2008. Subsequent development orders, including but not limited to, site plans and subdivisions are subject to the school concurrency process. This Growth Impact Report (adequate public facilities analysis) is not intended to be an approval of, or an exemption from, any school concurrency regulations, including the school concurrency requirements in the Lake County School Concurrency Interlocal Agreement.

Prepared By: Dawn McDonald, Senior Planner, Lake County School District **Date:** 6/26/2014

Wendy Then

From: Marcondes, Olga [omarcondes@lakecountyfl.gov]
Sent: Wednesday, July 02, 2014 5:00 PM
To: Wendy Then
Cc: Thad Carroll; Franco, Francis; perocala@aol.com
Subject: RE: O'Hanrahan Farms Subdivision
Attachments: Lady Lake - O'Hanrahan Farms Subdivision (LOS Inquiry).pdf

Good Afternoon Wendy;

The MPO has reviewed the Request for Exemption from a full traffic impact study submitted by Planning & Engineering Resources, Inc. dated June 16, 2014 in support of the proposed O'Hanrahan Farms Subdivision and offer the following comments:

1. The project is located on the southeast corner of the intersection of Wildwood St. & Groveview Ave. Access to the proposed 28 single-family residential subdivision is located on Wildwood St. Build out of the project is estimated to be completed by 2015. Currently, there is an existing single-family home on the site.

2. Trip generation was revised using the ITE Trip Generation, 9th Edition. The project is estimated to generate a net 257 new daily trips, with 27 pm peak hour trips (17 entering and 10 exiting). Although this project exceeds the thresholds for a Tier 1 of 25 net trips, this value is a guideline. The impact of this projects on all roadways is less than 1% with the exception of Arlington Ave and W. Lady Lake Blvd which is 2.97% Thus, an exemption to submit a full traffic impact study is justified.

3. Trip distribution, which was estimated using a manual method, was reviewed and found to be reasonable.

4. A segment analysis was conducted and available capacity on each impacted roadway segment was verified with the exception of Rolling Acres Road which is currently at 146% capacity. Please note that the proposed project will not impact Rolling Acres Road. **I have enclosed a copy of the capacity analysis for your files.**

The applicant has provided all necessary information to support the project and no further analysis is required. If you have any questions regarding my comments, please do not hesitate to contact me. **Please let us know if or when this project is approved so that we can record it and update the TMS database.**

Regards,

Olga V. Marcondes
Transportation Planner

LAKE~SUMTER MPO
1616 South 14th Street
Leesburg, Florida 34748
Ph: (352) 315-0170
Fx: (352) 315-0993

www.LakeSumterMPO.com

"Promoting Regional Transportation Partnerships."

Go Green: Please do not print this e-mail unless you really need to.

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Wednesday, June 18, 2014 5:54 PM
To: Marcondes, Olga; Marcondes, Olga
Cc: Thad Carroll
Subject: O'Hanrahan Farms Subdivision

Good Afternoon Olga,

Please find enclosed a preliminary plat plans and Traffic Analysis for the proposed O'Hanrahan Farms Subdivision (28-unit Single Family Residence). There is an existing residential dwelling unit at the site.

Please review and have comments to us by Wednesday, July 9, 2014.

Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

Note: Beginning October 7, 2013, our office hours will be Monday - Thursday 7:30 am - 6:00 pm

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Please think before you print.

Wendy Then

From: Dallas Foss [dfoss@usanova.com]
Sent: Tuesday, August 26, 2014 1:41 PM
To: Wendy Then
Subject: RE: O'Hanrahan Farms-Revised Plans 8-26-14

I have reviewed the plans and have no additional comments.

Dallas Foss
City of Lady Lake
Building Official

Sent from Samsung RUGBY® Smart.

-------- Original message --------
Subject: O'Hanrahan Farms-Revised Plans 8-26-14
From: Wendy Then <wthen@ladylake.org>
To: Kerry or Lisa Barnett <k-l5122@peoplepc.com>,Dallas Foss <dfoss@usanova.com>
CC: O'Hanrahan Farms-Revised Plans 8-26-14

Please see attached latest and greatest.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

Note: Beginning October 7, 2013, our office hours will be Monday - Thursday 7:30 am - 6:00 pm
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Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

352-751-1500 FAX 352-751-1510 www.ladylake.org

August 27, 2014

Dr. Shiekh Hasan, P.E.
Planning & Engineering Resources, Inc.
P. O. Box 2019
Ocala, FL 34478

Re: O'Hanrahan Farms Preliminary Subdivision Plat Plans Application
AK# 1819580-1310 Wildwood Street

Dear Applicant:

On 06/18/2014, Town Staff received a new Preliminary Plat Plan application proposing the construction of 28 single-family residential units on approximately 9.12 +/- acres. The property is located on 1310 Wildwood Street Approximately 1,962 Ft. West of the Intersection at Arlington Avenue (Alternate Key Numbers 1819580). The Preliminary Plat was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards. Our TRC Members reviewed the submitted application packets and determined the application complete to move forward to the Public Hearing Process.

Please accept this communication as a confirmation that the Preliminary Plat Plan application is ready to proceed to the Public Hearing process.

The following public hearing dates for your petition have been scheduled as follows:

PLANNING AND ZONING BOARD- Monday, September 8, 2014 at 6:00 p.m.
TOWN COMMISSION MEETING- Monday, October 6, 2014 at 6:00 p.m.

Please be aware that the applicant and/or a designated representative of the property owner must be present during all meetings.

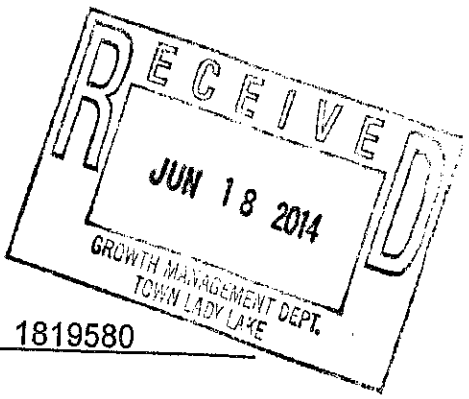
No public notices are required to be sent to the adjacent property owners within 150 feet of the subject parcel for Preliminary Plat Plan applications.

Let us know if you have any questions regarding the process and notify us should there be a conflict with your schedule and the scheduled meeting dates.

Respectfully Submitted,

Wendy Then, CFM
Growth Management Dept.
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
Phone-352-751-1582 Fax 352-751-1514

RECEIVED
JUN 18 2014
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE



TOWN OF LADY LAKE
PRELIMINARY PLAT APPLICATION

Alternate Key Number 1819580

1. Owner's Name: Edward J. O'Hanrahan

   Mailing Address: 12062 W Marlin Court, Homosassa, FL 34448

   Telephone #: 727-742-6446

   Email Address: Eohanra332@aol.com

2. Applicant's Name: Planning & Engineering Resources, Inc.

   Mailing Address: P.O. Box 2019, Ocala, FL 34478

   Telephone #: 352-629-0211

   Email Address: perocala@aol.com

3. Applicant is: Owner___Agent X Purchaser___Lessee___Optionee ___

4. Property Address/Location: **Wildwood St. & Groveview Ave.**

5. Name of Subdivision for Preliminary Platting **O'Hanrahan Farms**

6. Area of Property: **397,010.24** Square feet **9.11** Acres

7. Utilities: Central Water X Central Sewer X Well___Septic Tank___

8. Zoning of property: RS-6

9. Proposed number of lots/parcels: 28

10. Proposed use of the property: SINGLE FAMILY RESIDENTIAL SUBDIVISION

11. 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 date when this was done:

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Edward J. O'Hanrahan Jr., 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:
_O'HANRAHAN FARMS

✓ (3) That he has appointed PLANNING & ENGINEER5ING RESOURCES INC.

(4) _____ 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 16th day of April, 2014, by Edward J. O'Hanrahan Jr., who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

LINETTE J. DOLL
Notary Public, State of Florida
My Comm. Expires April 18, 2016
No. EE 190549

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 SHEIKH HASAN, 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:
QHANRAHAN FARMS

(3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

5/19/14
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 19 day of MAY, 2014, by SHEIKH HASAN who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

David L. MacKay
Notary Public

DAVID L. MACKAY
Notary Public - State of Florida
My Comm. Expires Dec 25, 2016
Commission # EE 860169
Bonded Through National Notary Assn.

Applications shall include a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

Application fee for Preliminary Plat ____$3300.00_____

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-FIVE (45) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:

Date Application Received: 05-21-2014 Received By: WThon

Fees Paid: $3,300.00

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0004	UTILITY BUILDING - UNFINISHED (UBU)	576	SF	1975	$712.00
0005	GARAGE DETACHED (DGF)	800	SF	1973	$6,120.00
0006	POOL DECKING (PLD)	510	SF	1983	$1,921.00
0007	SWIMMING POOL (POL)	317	SF	1983	$6,333.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
684 / 713	11/1/1980	WD	U	I	$2.00
852 / 2004	9/1/1985	WD	Q	I	$127,500.00
1083 / 155	10/1/1990	CT	U	I	$1,000.00
1104 / 2180	4/1/1991	WD	U	I	$90,000.00
1605 / 890	4/19/1998	WD	U	I	$40,000.00
2917 / 743	8/10/2005	WD	Q	I	$550,000.00

Value

Total Just Value:		$324,110.00
Assessed Value:	=	$324,110.00
Total Exempt Value:	-	$0.00
Total Taxable Value:	=	$324,110.00
Millage Rate: [?]	x	0.0176629
Base Ad-Valorem Tax:	=	$5,724.73
Non-Exempt School Levies:	+	$0.00
Estimated Ad-Valorem Tax:	=	$5,724.73

Prepared by: + Return to
Patricia K. Stokes, CLC/CLS
Ocala Land Title Insurance Agency, Ltd.
503 East Silver Springs Boulevard
Ocala, Florida 34470

File Number: OL0506051

R 10.00
D.S.3850.00
OLTTA

CFN 2005125179
Bk 02917 Pg 0743 (1pg)
DATE: 08/12/2005 11:28:09 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 10.00
DEED DOC 3,850.00

General Warranty Deed

Made this August 10, 2005 A.D. By **James W. Tyla and Karen A. Tyla, husband and wife,** hereinafter called the grantor, to **Edward J. O'Hanrahan, Jr.,** whose post office address is: 855 SE 59th Street Ocala, FL 34480, hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lake County, Florida, viz:

Lots 29 and 30, of LEE AND STEVENS ADDITION TO LADY LAKE, according to the plat thereof recorded in Plat Book 8, Page 11, of the Public Records of Lake County, Florida.

Parcel ID Number: 20182 4100-000-02900

Subject to covenants, restrictions, easements, limitations and reservations of record (if any) and taxes for the current year.

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 grantor hereby covenants with 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2004.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Charles W Keedy
Witness #1 Printed Name CHARLES W KEEDY

James W Tyla (Seal)
James W. Tyla
Address P.O. BOX 1718, LADY LAKE, FL 32158

Patricia A Canatsey
Witness #2 Printed Name PATRICIA A. CANATSEY

Karen A Tyla (Seal)
Karen A. Tyla
Address (SEE ABOVE)

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this August 10, 2005, by James W. Tyla and Karen A. Tyla, husband and wife, who is/are personally known to me or who has produced DR LIC as identification.

Patricia K Stokes
Notary Public
Print Name: Patricia K. Stokes
My Commission Expires: 1-11-2007

NOTARY SEAL

NOTARY PUBLIC STATE OF FLORIDA Patricia K Stokes My Commission DD176119 Expires January 11 2007

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

PROPERTY RECORD CARD

General Information

Alternate Key:	1819580	**Parcel:**	20-18-24-110500002900
Owner Name:	O'HANRAHAN EDWARD J JR	**Millage:**	00LL (Lady Lake) : 17.6629
Owner Address:	12062 W MARLIN CT HOMOSASSA, FL 34448	**Property Location:**	1310 WILDWOOD ST LADY LAKE FL 32159
Legal Description:	LADY LAKE, LEE & STEVENS ADD LOTS 29, 30 PB 8 PG 11 | ORB 2917 PG 743 |		

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	$209,300.00

Residential Building(s)

Building 001

Residential	Single Family	Building Value: $99,724.00

Summary

Year Built: 1972	Total Living Area: 2648	Central A/C: Yes	Attached Garage: No
Bedrooms: 0	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1

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)	2	1260	N	0%	0%	
2	OPEN PORCH (OPF)	No Wall Type (000)	1	256	N	0%	0%	
3	OPEN PORCH (OPF)	No Wall Type (000)	1	256	N	0%	0%	
4	OPEN PORCH (OPF)	No Wall Type (000)	1	128	N	0%	0%	
5	FINISHED LIVING AREA (FLA)	Wood (001)	1	128	N	0%	0%	

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR O'HANRAHAN FARMS – LAKE COUNTY

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
O'HANRAHAN FARMS**

THIS DECLARATION, made on the date hereinafter set forth, by EDWARD O'HANRAHAN, JR., hereinafter referred to as "Developer".

WHEREAS, Developer is the owner of the land described on Exhibit "A" attached hereto, which it intends to develop under the name O'HANRAHAN FARMS, to be used for single-family residences with fee simple ownership with common areas for other needs; and

WHEREAS, the Developer desires to provide covenants, conditions and restrictions concerning the use of the property encumbered by this Declaration.

NOW, THEREFORE, for and in consideration of the promises and for other good and valuable consideration, Developer, for itself and its successors, grantees and assigns, does hereby restrict the use, as hereinafter provided, of all the property and improvements now included or to be constructed in the future on the property described in Exhibit "A" (being hereinafter sometimes referred to as the "Land"), and does hereby place upon the Land the following Covenants to run with the title to the Land, and the grantees, their heirs, successors and assigns, of and under any deed conveying the Land, or any parts or portions thereof, shall be deemed, by the acceptance of such deed, to have agreed to all of the Covenants and to have covenanted and agreed to observe, comply with, and be bound by the covenants, Conditions and Restrictions hereinafter set forth.

1. All of the lots shall be known, described and used as single family residential lots, except for those tracts within the subdivision used for drainage retention areas, streets or roads or other such public or common purposes. The developer maintains the right to review and approve all building plans and specifications for any structure on any lot before commencement of any construction on said lot.

2. No temporary building shall be erected or maintained on any of said lots.

3. All buildings shall be constructed on the site with new materials and shall be of an attractive design. No building shall be constructed of used material, except used bricks. Solid, continuous masonry foundations will be required for all structures. Any additions to the house including detached storage building must be of the same construction as the house. There shall be no t'ruek block exposed on the exterior of any building.

ARTICLE II - RESTRICTIONS

Section 2.01 Lots. The Lots and Dwellings shall be used for residential purposes only. No buildings or other improvements at any time situate on any Lot shall be used for any business, commercial, amusement, school, clubhouse, charitable, philanthropic or manufacturing purposes, or as a professional office. No building or other improvement's situate on any Lot shall be rented or leased separately from the rental or lease of the entire Lot and Dwelling and no part of any such building shall be used for the purpose of renting rooms therein or as a boarding house, hotel, motel, tourist or motor court or any other type of transient accommodation.

Section 2.02 Vehicular Parking. No vehicle shall be parked on any part of the Land, except on paved streets, paved driveways and in garages. No commercial vehicles, except those present on business, and no trailers, boats, trucks (other than personal use trucks), recreational vehicles, mobile homes or motorcycles may be parked in the Development unless parked inside garages and concealed from public view or are approved by the Association. All vehicles parked within the Development must be in good condition and repair, and no vehicle which does not contain a current license plate or which cannot operate under its own power shall be parked within the Development outside of an enclosed garage more than twenty-four (24) hours, and no major repair of any vehicle shall be made within the Development. No garage shall be permanently enclosed or converted to other usage other than for the parking of vehicles without the approval of the Architectural Review Board. Any and all approved enclosures or conversions must be in compliance with all building codes, laws, rules and regulations.

Section 2.03 Utility Lines. All utility lines and lead-in wires, including but not limited to, cable, television lines, electrical lines, telephone lines, and other similar items, located within the confines of any Lot or Easement Area, shall be located underground, except for above-ground temporary power lines to a residence during a period of construction .

Section 2.04 Signs. No sign of any character shall be displayed or placed upon any Lot, except as such may be approved by the Architectural Review Board or no more than one For Sale sign measuring no more than 18" x 24". The Association may enter upon any Lot and summarily remove and destroy any signs erected in violation of this paragraph.

Section 2.05 Aerials. No exterior radio or television mast, tower, pole, wire, aerial, satellite receiving station or dish, antenna or appurtenances thereto, nor any other exterior electronic or electromagnetic radiation equipment, structures, devices of any kind shall be installed or maintained on the exterior of any Dwelling or on any portion of any Lot, except as may be approved by the Architectural Review Board, and except where permitted by the Federal Telecommunications Act of 1996, as amended, provided the same is not visible from any street and does not materially adversely affect any reception of any other electronic products.

Section 2.06 Electrical Interference. No electrical machinery, devices, or apparatus of any sort shall be used or maintained in any Dwelling which causes interference with normal telephone, television or radio reception of any other Dwellings.

Section 2.07 Animals. No animals, other than household pets, to include but not limited to horses, mules, ponies, donkeys, burros, cattle, sheep, goats, swine, rodents, venomous reptiles, pigeons, pheasants, game birds, game fowl, poultry or guineas shall be kept, permitted, raised or maintained on any Lot, except as permitted in this Section. No pit bull terriers are permitted within the Development. Household pets may be kept in a single Dwelling for the pleasure and use of the occupants. If any of such permitted animals shall, in the sole and exclusive opinion of the Association, become dangerous or an annoyance or nuisance in the Development, they may not thereafter be kept in the Development.

Section 2.08 Nuisances. No illegal, noxious or offensive activity shall be permitted or carried on any part of the Land or Development, nor shall anything be permitted or done thereon which is

or may become a nuisance or a source of embarrassment, discomfort or annoyance to the neighborhood or Development. No Occupant may play or suffer to be played any musical instrument, tape player, CD player, phonograph, radio, television or other similar electronic device in a Unit between the hours of 11:00 P.M. and the following 8:00 A.M., if the same shall in any manner be loud enough to be heard by and disturb or annoy the other occupants of the Development. No trash, garbage, rubbish, debris, waste material, or other refuse shall be deposited or allowed to accumulate or remain on any part of the Land, nor upon any land or lands contiguous thereto. No fires for the burning of trash, leaves, clippings or other debris or refuse shall be permitted on any part of the Land. No bicycles, cars, trucks, vehicles, tricycles, scooters, wagons, carriages or other items of personal property shall be parked or permitted to stand for any period of time on the Common Area.

Section 2.09 Fences. No fences or walls shall be constructed along rear or side Lot lines of any Lot except for fences six feet or less in height, unless approved by the Architectural Review Board. No fence may extend into any front setback or easement, nor beyond the front building line of any residence facing the street.

Section 2.10 Clothes Lines. There shall be no exterior clothes lines or clothes poles erected, and no outside clothes drying is permitted, except where such activities are advised or mandated by governmental authorities for any energy conservation purposes, in which event the Association shall have the right to approve the portions of any Lot used for outdoor clothes drying purposes and the types of devices to be employed in this regard, which approval must be in writing. No clothing, bedding or other similar items shall be hung over or on any windows, doors, walls or fences if the same is visible from any street.

Section 2.11 Mechanical Equipment. All exterior mechanical equipment, including, but not limited to, transformers, vents, air conditioning compressors, pool pumps, meters, storage tanks, including, but not limited to, those used for the storage of water, gasoline, oil or other liquid or any gas, and the like, shall be concealed from public view by walls of the same material and color as the building exterior or by an opaque landscaping screen. No solar heater shall be allowed or visible from any street unless otherwise approved by the Architectural Review Board.

Section 2.12 Regulations. Reasonable rules and regulations concerning the appearance and use of the Land may be made and amended from time to time by the Developer or the Association as successor to the Developer in the manner provided by the Articles of Incorporation and Bylaws. Copies of the Rules and Regulations and amendments thereto shall be furnished by the Association to all Owners and residents of the Land upon request.

Section 2.13 Mining. No oil or natural gas drilling, refining, quarrying or mining operations of any kind shall be permitted upon any Lot and no derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any Lot; nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted on any Lot.

Section 2.14 Casualties. In the event a Dwelling or any part thereof is damaged or destroyed by fire, casualty or otherwise, or in the event any improvements upon the Common Area are damaged or destroyed by casualty or otherwise, the Owner thereof or the Association, as the case may be, shall promptly clear all debris resulting therefrom and commence either to rebuild or repair the damaged improvements in accordance with the terms and provisions of the Declaration, or in the case of the Common Area, to grass over and landscape the land previously underlying the improvements in a manner consistent with the surrounding area.

Section 2.15 Reconstruction. Any repair, rebuilding or reconstruction on account of casualty or other damage to any Dwelling or Common Area, or any part or parts thereof, shall be substantially in accordance with the plans and specifications for such property and areas as originally constructed except as may be modified to comply with the then current building codes, or with new plans and specifications approved by the Association.

Section 2.16 Air Conditioning. No window or wall air conditioning unit shall be permitted to be placed in a Dwelling except as approved by the Architectural Review Board, and shall be limited to the minimum necessary.

Section 2.17 Refuse and Garbage. All garbage and refuse shall be placed in containers or receptacles intended for such use, and shall be kept in locations not visable from the street, except for refuse collection days, in which case such containers will be promptly removed.

Section 2.18 Exterior Ornamentation. No exterior statuary, fountain, flagpole, or similar ornamentation, shall be erected or maintained on any lot without the prior written consent of the Architectural Review Board.

Section 2.19 Window Treatments. Window treatments shall consist of draperies, blinds, shutters or other tasteful window coverings, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after an Owner moves into a Unit or when permanent window treatments are being cleaned or repaired.

Section 2.20 Ordinances. Every Owner, their licensees, guests, invitees and tenants, shall at all times abide by all county, city, and state or other governmental ordinances, rules and regulations, including, but not limited to, ordinances, rules and regulations with regard to pets and leashes, parking ordinances, and ordinances regarding conduct.

Section 2.21 Landscaping. This subdivision, and all lots within it, shall, as a minimum, comply with the practices and principals of Florida-Friendly Landscaping ("FFL") as described in the Florida Yards and Neighborhoods Guidebook, UF/IFAS(2006), as the same may be amended from time to time

Section 2.22 Proviso. Provided, however, that until Developer has completed all of the contemplated improvements and closed the sales of all of the Lots, neither the Owners nor the Association nor the use of the Land shall interfere with the completion of the contemplated improvements and the sale of the Lots and Dwellings. Developer may make such use of the unsold Lots, Units and Common Area without charge as may facilitate such completion and sale, including, but not limited to, maintenance of a sales office, construction office, models, the showing of the Land and the display of signs and the use of Lots as parking lots, notwithstanding anything contained herein to the contrary.

Section 2.23 Exceptions. Notwithstanding any provisions of these restrictions to the contrary, the Developer, its successors and designated assigns, reserves the right to amend, modify or grant exceptions or variances from any of the restrictions set forth in this Article II without notice to or approval by any Lot Owners of the Development.

IN WITNESS WHEREOF, Developer has caused this instrument to be duly executed the date and year indicated.

(Signatures on following page)
Signed and sealed in the presence of:

DEVELOPER:

_____
Signature

_____
Signature

EDWARD O'HANRAHAN, JR.
Printed Name

Printed Name

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY that this day in the next above named State and County before me, an officer duly authorized and acting, personally appeared EDWARD O'HANRAHAN, JR. who is personally known to me or who produced a Florida driver's license as identification, and who executed the foregoing Declaration of Covenants, conditions and Restrictions, and acknowledged that he executed the same as Member of the limited liability company for the purposes therein expressed, and that the said instrument is the act and deed of said limited liability company.

WITNESS my hand and official seal this ____day of_____ , 2014.

_____
Notary Public

Name:_____

My Commission Expires:

TOWN OF LADY LAKE
APPLICATION FOR CONCURRENCY DETERMINATION

1. **Purpose for Concurrency Determination: (check one)**

____Comprehensive Plan Land Use Amendment	____Rezoning
X Preliminary/Final Subdivision Approval	____Site Plan Approval
	____Other

2. **Applicant:** PLANNING & ENGINEERING RESOURCES, INC.
Address: P.O. BOX 2019, OCALA FL 34478
Telephone: 352-629-0211 **E-Mail:** perocala@aol.com

3. **Owner:** Edward J. O'Hanrahan
Address: 12062 W Marlin Court, Homosassa, FL 34448
Telephone: 727-742-6446 E-Mail: eohanra332@aol.com

4. **Property Address:** Wildwood St. & Groveview Ave

5. **Alt. Key #:** 1819580 6. **Total Acreage:** 9.12 acres

7. **Existing Zoning:** RS-6 8. **Proposed Zoning:** RS-6

9. **Existing Land Use:** Single Family 10. **Proposed Land Use:** Single Family

11. **Residential Lots/Units:** 28 12. **Non-Resident, Gross Sq. Ft.:** 0

13. **Method of Wastewater Treatment:**
a. **Septic Tank:**____ b. **Central Sewer:** X c. **Other:** ____
County Permit:____ **County #:** ____

14. **Wastewater Flow Rates:***
ERU Determination Per Chapter 14, Appendix A-A: 28 **ERUS x 250 =** 7000 **GPD**

15. **Water Usage:***
ERU Determination Per Chapter 14, Appendix A-A: 28 **ERUS x 250 =** 7000 **GPD**

16. **Solid Waste: (3.39 pounds per capita, per day):** (28 x 3.39) 94.92 Pounds

17. **Traffic Analysis: Name and Functional Classification of roadways adjacent to the property, the Average Daily Trip Generation and Average Daily Peak Hour Generation expected from this development (please refer to the Lake-Sumter MPO Traffic Analysis Guideline):**
ADT - 28 X 9.57 = 268 TRIPS
ADP Hr. 1.01 X 28 = 28 TRIP

18. **Population (residential only) 1.86 persons per household:** 52.08 **Persons**

19. **Recreation (residential only) 4 acres per 1,000 residents:** (25% of site) 2.29 Acres

Signature of Engineer: ____ **Date:** 5/13/14

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

APPLICATION FOR UTILITY QUOTE

Town of Lady Lake, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA
Utility Customer Service (352) 751-1525 Public Works Administration (352) 751-1526

Project Name: O'Hanrahan Farms Alias/FKA (if applicable): _____

Project Location Address: Wildwood & Groveview Sts. Alternate Key #: 1819580

Project Point of Contact*: Sheikh Hasan Company: Planning & Engineering Res.

Phone Number: 352-629-0211 E-Mail Address: perocala@aol.com

Name of Individual Completing this Application: Sheikh Hasan Date: 6/17/2014

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

Property Owners Name: Edward O'Hanrahan, Jr.

Address: 12062 W. Marlin Ct. City/State/Zip Homosassa, Fl 34448

Fax #: _____ Phone Number: 727-742-6446 E-Mail Address: eohanra332@aol.com

Tenants Name (if applicable): NA

Legal Street Address: _____ City/State/Zip _____

Fax #: _____ Phone Number: _____ E-Mail Address: _____

Type of Project: Residential X Commercial ____ Irrigation ____ Square Footage/Units: 28 units

Occupant Information: Owner Occupied X Leased/Rented _____

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

Name: _____ Phone: _____

Address: _____ City/State/Zip _____

Estimated Consumption* (ERUs): Water (Potable) 28 Sewer 28 Reuse 28

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

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

PLANNING & ENGINEERING RESOURCES, INC.

Mail To:
Post Office Box 2019
Ocala, Florida 34478-2019
(352) 629-0211

Office Location:
1515 E. Silver Springs boulevard
Suite W-155
Fax (352) 629-9740

June 16, 2014

Mr. Thad Carroll, Director
Growth Management Department
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

RE: O'Hanrahan Farms Single Family Residential Subdivision. Location: Intersection of Groveview Avenue and Wildwood Street, Town of Lady Lake

Dear Mr. Carroll:

Attached are three (3) copies of a Tier 1 Traffic Analysis for the above -referenced project for your review. This Tier 1 Traffic Analysis is being submitted as part of the Preliminary Plat approval process.

The proposed 28-lot single family residential subdivision will be located at the southeast corner of the intersection of Wildwood Street & Groveview Avenue in the Town of Lady Lake. A single family home is currently located on the site. The proposed development will generate 27 net new PM peak hour trips. This is only 2 trips over the threshold (25) identified in the study guidelines.

Also, the local roadways that will be affected by this project traffic are all operating at acceptable Levels of Service.

Based on the small amount of project traffic and the low impact to the local road system, it should be considered as a Tier 1. As such, we are requesting an exemption from providing a Tier 2 Traffic Impact Study.

Please do not hesitate to contact us if you have any questions regarding this submission.

Thank you.

Sincerely,

Sheikh M. Hasan, PhD., P.E.
President

Attachment

C: Olga Marcondes, Lake-Sumter MPO

O'HANRAHAN FARMS OF LAKE COUNTY

TIER 1 TRAFFIC ANALYSIS

This Tier 1 traffic analysis is for a proposed single family subdivision to be located at the south east corner at the intersection of Wildwood St. & Groveview Ave in the Town of Lady Lake. The proposed single family development which consists of 9.11 acres (397,010.24 sf.) will be sub-divided to create 28 lots.

TRIP GENERATION RATES

The number of vehicle trips that will originate from, or are destined to, a development is dependent upon the type and amount of land uses contained within that development. Trip rates used in this analysis are from the ITE Publication, Trip Generation. 9th Edition for single family detached housing PM Peak Hour. Table 1 below summarizes the land use type, use codes and trip rates for the proposed development.

TABLE 1 - ITE Trip Rates

				P.M. PEAK HOUR	
LAND USE	CODE	UNIT RATE	EQUATION	% In	% Out
Single Family	210	Trips/ > 2,500 sf	Ln(T)=0.90Ln (X) +0.51	63	37

TRIP GENERATION -EXISTING

The existing land use on the 9.11 acre parcel is single family residential with one single family detached dwelling located on the property.

TRIP GENERATION PROPOSED

Once trip generation rates are established, trip generation volumes can be calculated based upon the size and extent of the development.

Table 2 summarizes the trip generation for the proposed project.

TABLE 2 -TRIP Generation Volumes (Proposed)

P.M.PEAK HOUR

LAND USE	AMOUNT	VOL	IN	OUT
Single Family residential	28	28	18	10

The proposed project will result in 18 inbound trips and 10 outbound trips in the PM peak hour period. In order to determine the net effect of the site on the road system, the trip generation volumes are adjusted to consider the effects of internal capture and pass-by trips.

Internal capture is the portion of the total number of trips that are contained within the site. Pass-by trips are the portion of the total number of trips that are intermediate stops on the way from an origin to a destination. The number of internal capture and pass-by trips are subtracted from the trip generation volumes to determine the adjusted volume of project traffic that impacts the road system.

For this traffic evaluation there is no internal capture and pass-by trips.

NET NEW TRIPS

Net new trips are determined by calculating the difference in the adjusted trip volumes between the existing and the proposed uses. Table 4 summarizes the estimated trip generation net increase (or decrease) due to the proposed development.

Table 4 • Net New Trips

	PM PEAK HOUR		
CONDITION	Vol.	In (63%)	Out (37%)
Existing	1	1	1
Proposed	28	18	10
Net New Trips	27	17	9

TRIP ASSIGNMENT

The TRIP ASSIGNMENT is shown in ATTACHMENT 1. Many streets that are within proximity of the proposed development are not constructed. This limits access and egress. Wildwood Street west of the proposed development is not constructed which means that the only way out from the proposed development is to travel east on Wildwood Street, north on Arlington and then east on Lady Lake Boulevard. Our assumption is that 100 percent of the 28 trips will go east on Wildwood, north on Arlington and then east at Lady Lake to make either a right or left turn at US 27/441.

Since most of the activities, such as shopping medical, recreation, and dining are located in the Villages to the north, we assume that approximately 60 percent of trips (17) will make a left turn to go north and 40 percent (11) will make a right to go south. We then assume that 10% of the trips (3) will travel on 466 A (Miller) and 30% (8) will continue south on US 27/441.

Of the trips going north, we assume that 20 percent (6) will make a left turn at CR 466 and 40

percent (11) will continue north along Hwy US 27/441 to their destination.

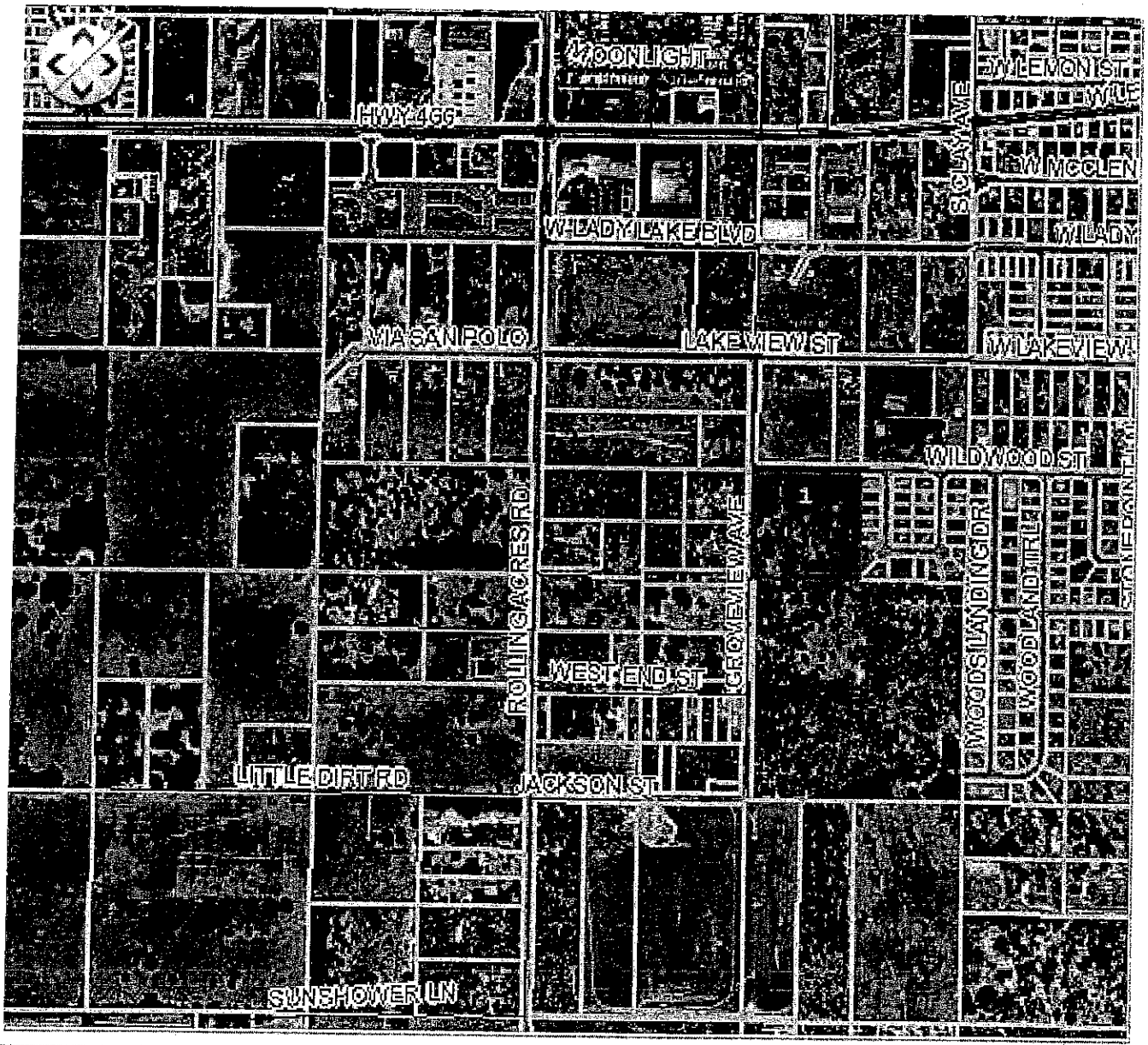
Of the 20% turning left on CR466, 10% (3) will travel north on Hwy 301 and 10% (3) will take South 301.

LEVEL OF TIS

The Traffic Impact Study Methodology Guidelines developed by the Lake-Sumter MPO establishes criteria for the requirement of traffic studies in support of development projects. The Guidelines identify Tier 1 projects (<26 Net New Peak Hour Trips) as being exempt from the requirement of a full Traffic Impact Study (TIS). The methodology also states that "...these trip thresholds are only guidelines and Exemptions are granted **at the discretion of the local government.**" As shown in Table 4, the Net New Trips for this project is over the Tier 1 threshold by only 2 trips.

The local roadways that will be affected by this project traffic are all operating at acceptable Levels of Service. The proposed single family residential subdivision will generate 27 net new PM peak hour trips (1.01 x 27). Based on this amount and the low impact to the local road system, it should qualify as a Tier 1 project and be exempt from requiring a full traffic impact study.

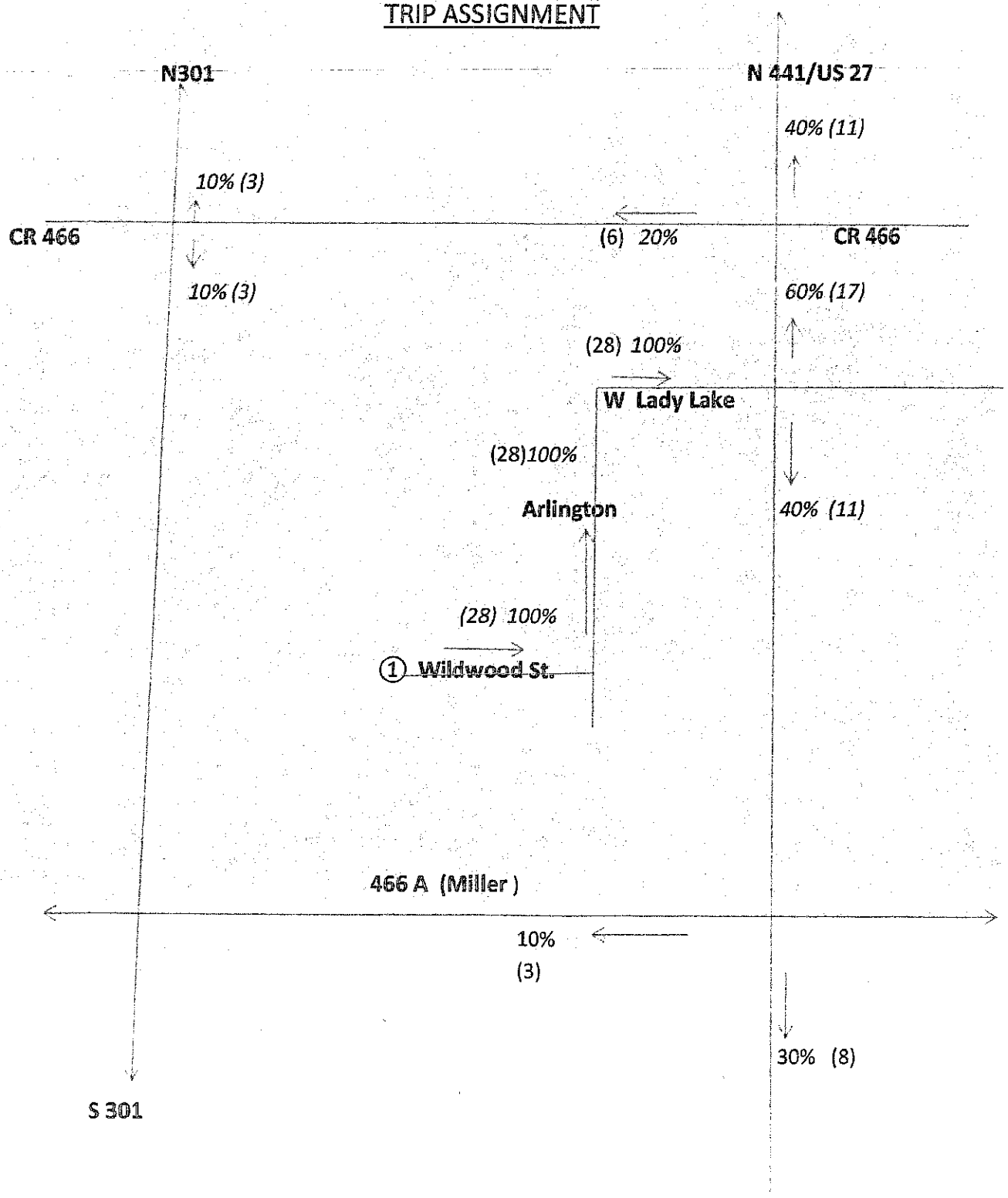
Click here to change page title



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1819580	O'HANRAHAN EDWARD J JR	1310 WILDWOOD ST LADY LAKE FL 32159	12062 W MARLIN CT HOMOSASSA, FL 34448	Zoom In

ATTACHMENT 1

TRIP ASSIGNMENT



Single-Family Detached Housing
(210)

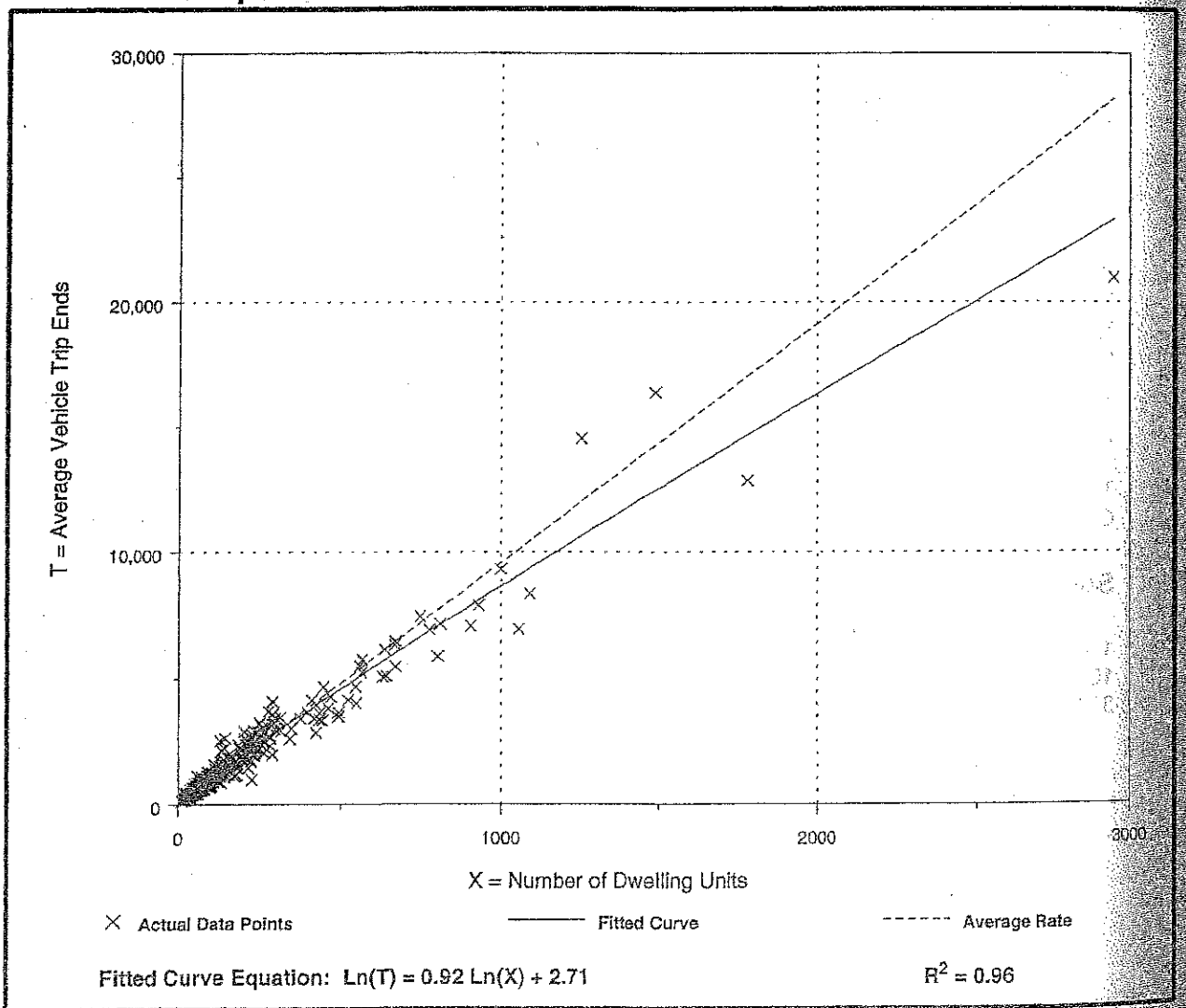
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Number of Studies: 351
Avg. Number of Dwelling Units: 197
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.57	4.31 - 21.85	3.69

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.71

R^2 = 0.96

Single-Family Detached Housing
(210)

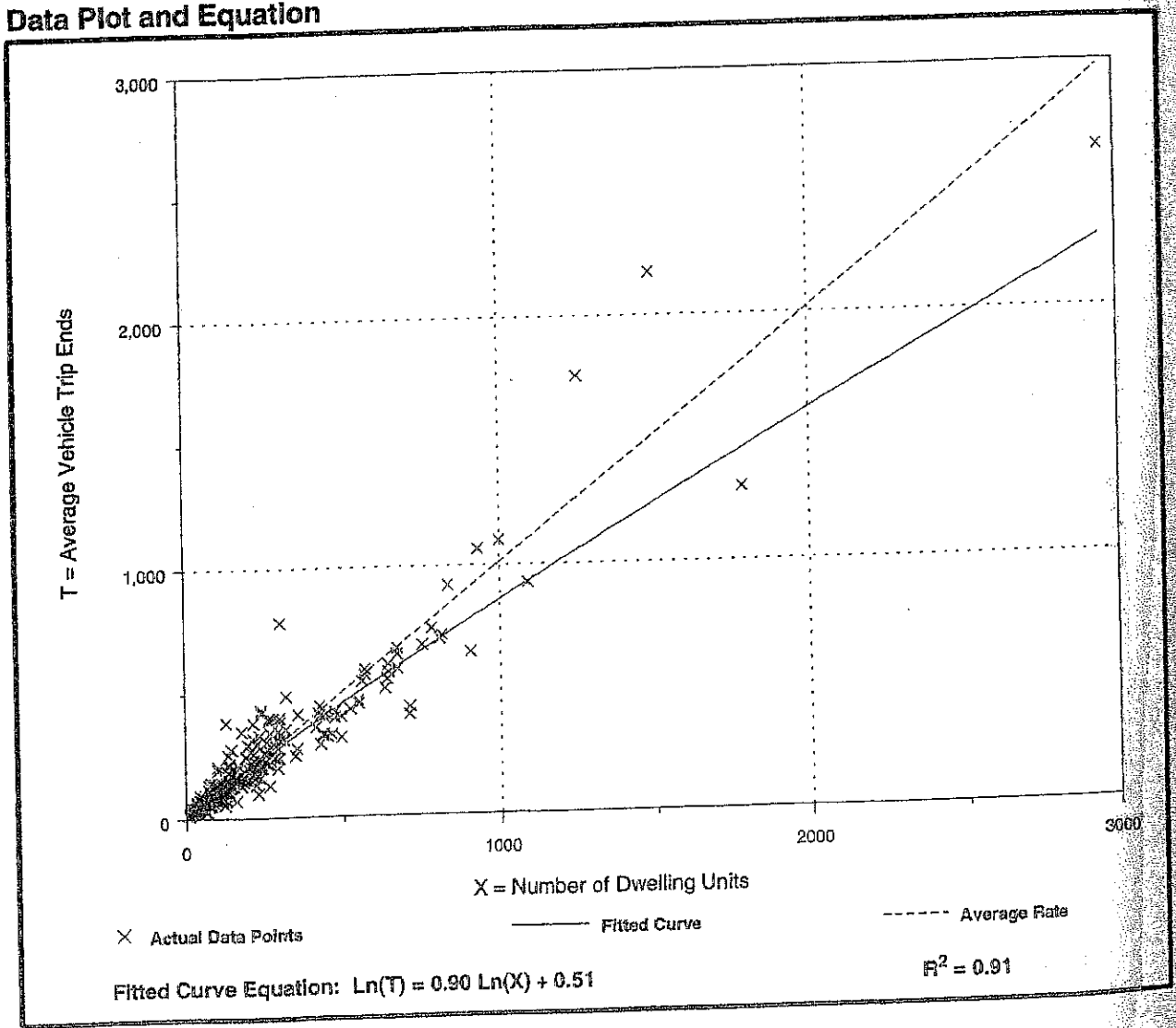
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 314
Avg. Number of Dwelling Units: 208
Directional Distribution: 63% entering, 37% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.01	0.42 - 2.98	1.05

Data Plot and Equation

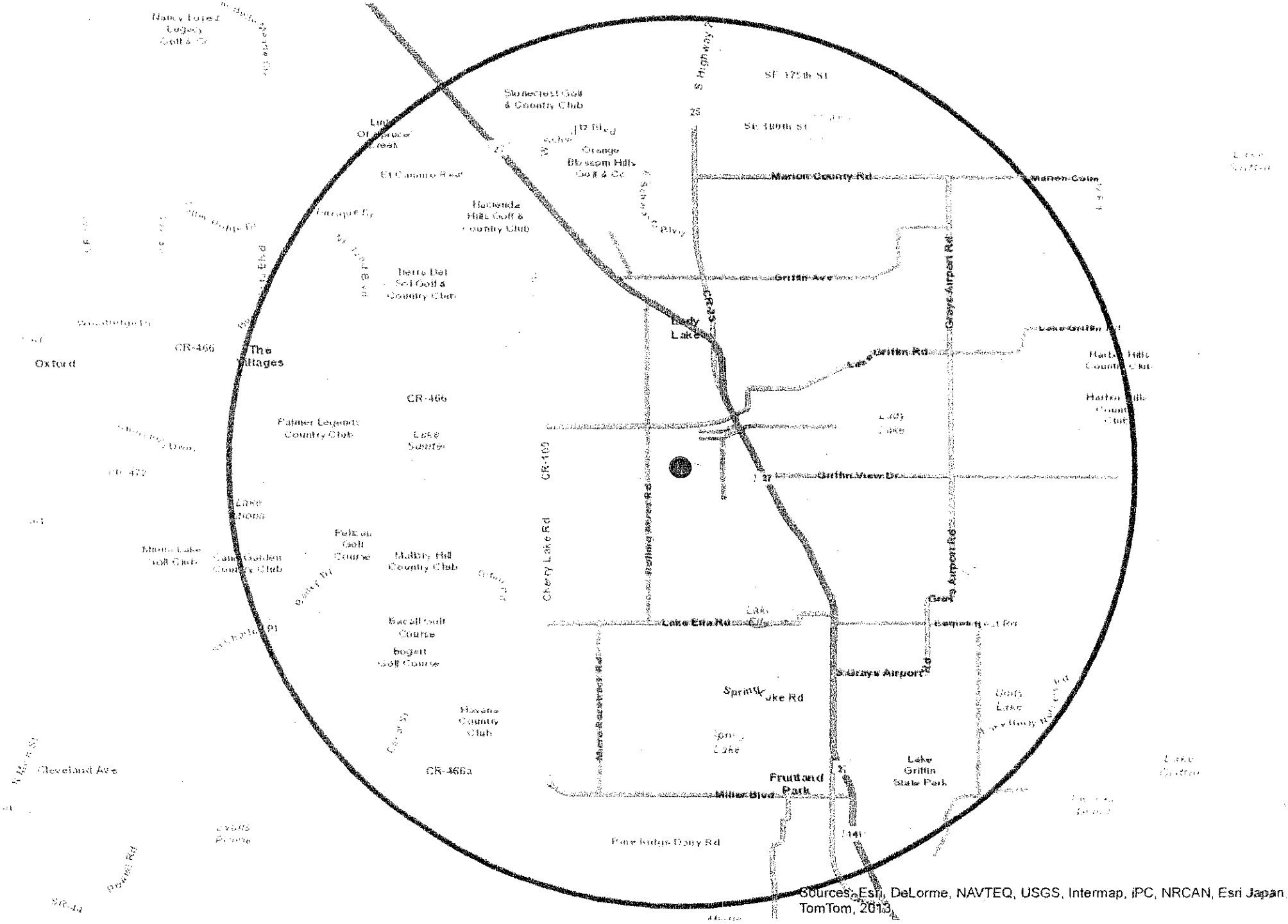


Project Name: O'Hanrahan Farms Subdivision **Jurisdiction: Town of Lady Lake**

LEVEL OF SERVICE (LOS) - PROJECT CAPACITY INQUIRY

Segment ID	Roadway	Segment		Adopted LOS	Adopted Capacity	Pk Hr/Pk Dir Volume Capacities					Existing + Committed PM Peak Hour/Peak Direction								V/C Ratio	Available Capacity	Project Trip Distr (%)	Project Impact (%)
		From	To			A	B	C	D	E	NB/EB	Project	Total	LOS	SB/WB	Project	Total	LOS				
40	ARLINGTON AVENUE	W LADY LAKE BOULEVARD	SOUTH TERMINI	D	572	0	0	540	572	572	52	10	62	C	70	17	87	C	0.15	485	100%	2.97%
210	C.R. 25	MARION COUNTY LINE	GRIFFIN AVENUE	D	750	0	0	370	750	800	474	0	474	D	261	0	261	C	0.63	276	0%	0.00%
220	C.R. 25	GRIFFIN AVENUE	US 27 / US 441	D	750	0	0	370	750	800	412	0	412	D	338	0	338	C	0.55	338	0%	0.00%
230	C.R. 25A	US 27/US 441	CR 466A	D	572	0	0	540	572	572	384	0	384	C	337	0	337	C	0.67	188	0%	0.00%
240	C.R. 25A	CR 466A	US 27/US 441	D	572	0	0	540	572	572	322	0	322	C	227	0	227	C	0.56	250	0%	0.00%
1020	C.R. 466	SUMTER COUNTY LINE ROAD	ROLLING ACRES ROAD	D	1,820	0	0	1,740	1,820	1,820	1,020	3	1,023	C	1,036	2	1,038	C	0.57	782	20%	0.16%
1030	C.R. 466	ROLLING ACRES ROAD	US 27	D	2,000	0	0	1,910	2,000	2,000	723	3	726	C	690	2	692	C	0.36	1,274	20%	0.15%
1040	C.R. 466 / LAKE GRIFFIN ROAD	US 27/ US 441	GRAYS AIRPORT ROAD	D	572	0	0	540	572	572	165	0	165	C	100	0	100	C	0.29	407	0%	0.00%
1050	C.R. 466 / LAKE GRIFFIN ROAD	GRAYS AIRPORT ROAD	MARION COUNTY ROAD	D	572	0	0	540	572	572	158	0	158	C	97	0	97	C	0.28	414	0%	0.00%
1060	C.R. 466A	SUMTER COUNTY LINE	CR 468 / ROSE AVENUE	D	800	0	0	710	800	800	664	2	666	C	552	1	553	C	0.83	134	10%	0.25%
1070	C.R. 466A	CR 468 / ROSE AVENUE	US 27	D	750	0	0	370	750	800	396	2	398	D	272	1	273	C	0.53	352	10%	0.27%
1080	C.R. 466A (PICCIOLA ROAD)	US 27	CR 466B	D	572	0	0	540	572	572	409	0	409	C	222	0	222	C	0.72	163	0%	0.00%
1090	C.R. 466A (PICCIOLA ROAD)	CR 466B	COUNTY ROAD TERMINI	D	572	0	0	540	572	572	409	0	409	C	222	0	222	C	0.72	163	0%	0.00%
1100	C.R. 466B	EAGLE NEST ROAD	CR 466A	D	572	0	0	540	572	572	287	0	287	C	180	0	180	C	0.50	285	0%	0.00%
1110	C.R. 468	CR 466A	PINE RIDGE DAIRY ROAD	D	792	0	0	747	792	792	159	0	159	C	138	0	138	C	0.20	633	0%	0.00%
1120	C.R. 468	PINE RIDGE DAIRY ROAD	GRIFFIN ROAD	D	792	0	0	747	792	792	268	0	268	C	263	0	263	C	0.34	524	0%	0.00%
1780	EAGLES NEST ROAD	US 27	CR 466B	D	572	0	0	540	572	572	155	0	155	C	88	0	88	C	0.27	417	0%	0.00%
1930	GRAYS AIRPORT ROAD	MARION COUNTY ROAD	CR 466	D	560	0	0	497	560	560	93	0	93	C	72	0	72	C	0.17	467	0%	0.00%
1940	GRAYS AIRPORT ROAD	CR 466	GRIFFIN VIEW DRIVE	D	572	0	0	540	572	572	97	0	97	C	77	0	77	C	0.17	475	0%	0.00%
1950	S GRAYS AIRPORT ROAD	GRIFFIN VIEW DRIVE	EAGLES NEST ROAD	D	560	0	0	497	560	560	100	0	100	C	72	0	72	C	0.18	460	0%	0.00%
1960	S GRAYS AIRPORT ROAD	EAGLES NEST ROAD	US 27 / US 412	D	560	0	0	497	560	560	44	0	44	C	18	0	18	C	0.08	516	0%	0.00%
1970	GRIFFIN AVENUE	US 27 / US 411	CR 25	D	572	0	0	540	572	572	266	0	266	C	450	0	450	C	0.79	122	0%	0.00%
1980	GRIFFIN AVENUE	CR 25	UNCLE DONALDS LANE	D	572	0	0	540	572	572	107	0	107	C	75	0	75	C	0.19	465	0%	0.00%
1990	GRIFFIN AVENUE	UNCLE DONALDS LANE	GRAYS AIRPORT ROAD	D	560	0	0	497	560	560	107	0	107	C	74	0	74	C	0.19	453	0%	0.00%
2010	GRIFFIN VIEW DRIVE	US 27	GRAYS AIRPORT ROAD	D	572	0	0	540	572	572	237	0	237	C	127	0	127	C	0.41	335	0%	0.00%
2020	GRIFFIN VIEW DRIVE	GRAYS AIRPORT ROAD	SULEN ROAD	D	560	0	0	497	560	560	83	0	83	C	40	0	40	C	0.15	477	0%	0.00%
2210	W LADY LAKE BOULEVARD	WEST TERMINI	US 27/US441	D	572	0	0	540	572	572	81	10	91	C	96	17	113	C	0.20	459	100%	2.97%
2220	E LADY LAKE BOULEVARD	US 27/US441	BERCHFIELD ROAD	D	572	0	0	540	572	572	29	0	29	C	19	0	19	C	0.05	543	0%	0.00%
2250	LAKE ELLA ROAD	SUMTER COUNTY LINE	ROLLING ACRES ROAD	D	560	0	0	497	560	560	65	0	65	C	132	0	132	C	0.24	428	0%	0.00%
2255	LAKE ELLA ROAD	ROLLING ACRES ROAD	US 27	D	560	0	0	497	560	560	94	0	94	C	78	0	78	C	0.17	466	0%	0.00%
2540	MARION COUNTY ROAD	CR 25	GRAYS AIRPORT ROAD	D	572	0	0	540	572	572	103	0	103	C	68	0	68	C	0.18	469	0%	0.00%
2550	MARION COUNTY ROAD	GRAYS AIRPORT ROAD	LAKE GRIFFIN ROAD	C	469	0	0	469	518	518	103	0	103	C	68	0	68	C	0.22	366	0%	0.00%
2570	McLENDON STREET	CLAY AVENUE	US 27/US441	D	572	0	0	540	572	572	18	0	18	C	15	0	15	C	0.03	554	0%	0.00%
2580	MICRO RACETRACK ROAD	LAKE ELLA ROAD	CR 466A	D	560	0	0	497	560	560	240	0	240	C	296	0	296	C	0.53	264	0%	0.00%
2750	ROLLING ACRES ROAD	US 27 / US 441	OAK STREET	D	572	0	0	540	572	572	816	0	816	F	691	0	691	F	1.43	-244	0%	0.00%
2760	ROLLING ACRES ROAD	OAK STREET	CR 466	D	572	0	0	540	572	572	680	0	680	F	833	0	833	F	1.46	-261	0%	0.00%
2770	ROLLING ACRES ROAD	CR 466	LAKE ELLA ROAD	D	560	0	0	497	560	560	216	0	216	C	332	0	332	C	0.59	228	0%	0.00%
2810	SHAY BOULEVARD	TARRSON BOULEVARD	GRIFFIN AVENUE	D	572	0	0	540	572	572	141	0	141	C	157	0	157	C	0.27	415	0%	0.00%
3670	US 27/US441	SUMTER COUNTY LINE	GRIFFIN AVENUE	D	3,020	0	0	2,940	3,020	3,020	1,314	4	1,318	C	1,398	7	1,405	C	0.47	1,615	40%	0.23%
3680	US 27/US441	GRIFFIN AVENUE	ALT US 441 / ALT US 27	D	2,000	0	0	1,910	2,000	2,000	1,094	4	1,098	C	1,201	7	1,208	C	0.60	792	40%	0.35%
3690	US 27/US441	ALT US 441 / ALT US 27	CR 466	D	2,000	0	0	1,910	2,000	2,000	1,117	4	1,121	C	1,208	7	1,215	C	0.61	785	40%	0.35%
3700	US 27/US441	CR 466	LAKE ELLA ROAD	D	2,000	0	0	1,910	2,000	2,000	1,460	10	1,470	C	1,487	6	1,493	C	0.75	507	60%	0.50%
3710	US 27/US441	LAKE ELLA ROAD	CR 466A / MILLER BOULEVARD	D	3,020	0	0	2,940	3,020	3,020	1,373	10	1,383	C	1,073	6	1,079	C	0.46	1,637	60%	0.33%
3720	US 27/US441	CR 466A / MILLER BOULEVARD	CR 460 (MARTIN LUTHER KING BLVD)	D	3,020	0	0	2,940	3,020	3,020	1,351	5	1,356	C	1,055	3	1,058	C	0.45	1,664	30%	0.17%

Note: Existing + Committed Volumes are based on the Lake County TMS Report dated January 28, 2014.



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, TomTom, 2013

O'HANRAHAN FARMS

LADY LAKE

PRELIMINARY STORM DRAINAGE REPORT

INTRODUCTION

The project area containing approximately 9.12 acres is to be developed with 28 single family residential lots with a minimum lot size of 7,000 square feet. The sub-division will have paved streets. This report outlines the storm drainage proposed for the sub-division.

SOILS

A Soils Report prepared for this project shows sandy soils with good permeability. The Soils Map prepared by USDA SCS showing the project boundary is attached. The soil types mapped at this location include Apopka Sand (ApB) and Astatula Sand (AtB and AtD). These soils range from level to gentle to strongly sloping, excessively drained sandy soils. Permeability is very rapid and the water table is at a depth of more than 120 inches.

PROPOSED DRAINAGE

The total impervious area will consist of house slabs, driveways and roadways. Approximately 3,000 square feet per lot will be impervious. A total of 1,300 feet of roadways will be constructed to serve the development.

Roadside swales will be provided on both sides of the roadways to facilitate drainage of both lots and roadways. The sandy soils will allow percolation of the stormwater runoff. Any excess runoff will be conveyed to a stormwater retention facility that will be constructed within the development. The facility will be sized to meet the requirements of the Town of Lady Lake as well as the St. Johns River Water Management District (SJRWMD). PONDS Model will be used to size the retention facility and a stormwater permit will be obtained from the SJRWMD.

Andreyev Engineering, Inc.

SANFORD OFFICE
4055 St. John's Parkway
Sanford, Florida 32771
407-330-7763
Fax: 407-330-7765

Groundwater ▼ Environmental ▼ Geotechnical ▼ Construction Materials Testing

September 21, 2006
Project No: GPGT-06-0355

To: Riddle – Newman Engineering, Inc.
115 North Canal Street
Leesburg, Florida 34748

Attention: Mr. Keith Riddle, P.E.

Subject: Geotechnical Investigation, Proposed Stormwater Retention Area and Roadway Area, Stony Hill Estates, Lady Lake, Lake County, Florida

Dear Mr. Riddle:

As requested, Andreyev Engineering, Inc. (AEI) has completed a geotechnical investigation for the subject site to assist in design and development planning for the proposed residential subdivision. The following report presents the results of our field and laboratory investigation along with evaluation and recommendations for the proposed site.

SITE LOCATION AND DESCRIPTION

The subject site is located southeast of the intersection of Groveview Avenue and Wildwood Street in Lady Lake, Lake County, Florida. We understand that the subject property will be used for development of approximately 27 residential home lots. One (1) stormwater retention area is associated with the proposed development. The attached site plan labeled **Figure 1** shows the site layout with the proposed lots, paved areas, and stormwater retention area.

PURPOSE AND SCOPE OF SERVICES

The purpose of this study was to explore shallow subsurface conditions, at the proposed retention pond area and proposed roadway area to determine the suitability for stormwater retention and pavement design. The field exploration consisted of drilling two (2) auger borings to depths of 15 feet within the proposed stormwater retention area and drilling five (5) auger borings to depths of 7 feet within the proposed roadway area. The retention pond borings are designated AB-1 and AB-2, and the roadway borings are designated HA-1 through HA-5 as shown on **Figure 1**.

Samples were recovered from the borings and returned to AEI 's laboratory for visual classification and stratification. Soil strata were classified according to the Unified Soil Classification System (USCS). Approximate boring locations are shown on **Figure 1** and results of the borings, in profile form, are presented on **Figure 2**. On the profiles, horizontal lines designating the interface between differing materials represent approximate boundaries. The actual transition between layers is typically gradual.

In addition, two (2) undisturbed tube samples were collected from the proposed stormwater retention area and returned to our laboratory to assess soil hydraulic conductivity.

SUBSURFACE CONDITIONS

Five (5) soil strata were identified in borings AB-1, AB-2, and HA-1 through HA-5. Strata 1, 2, and 3, fine sand were the predominant surficial soil generally extending from the ground surface to the boring termination depth of 7 feet at HA-1, HA-3, and HA-4 and to varying depths of 4.5 to 11 feet at AB-1, AB-2, HA-2, and HA-5. Below the Strata 1, 2, and 3 fine sand soils at AB-1, AB-2, HA-2, and HA-5, Strata 4 and 5 fine sand mixed with pieces of clayey fine sand and slightly clayey to clayey fine sand were encountered to the respective termination depth of drilling of 7 and 15 feet.

The groundwater table was not encountered within the drilled depths of AB-1, AB-2, and HA-1 through HA-5. Based on soil stratigraphy, antecedent rainfall, and our local experience in this area, the seasonal high groundwater level is expected to exist in a perched condition, slightly above the poorly permeable Strata 4 and 5 fine sand mixed with pieces of clayey fine sand and slightly clayey

to clayey fine sand at AB-1, AB-2, HA-2, and HA-5. At HA-1, HA-3, and HA-4, the normal seasonal high groundwater table is estimated to exist below the boring termination depth of 7 feet.

Laboratory permeability testing was conducted on the undisturbed tube samples collected from retention pond borings AB-1 and AB-2 at depths of 2.5 feet. The results of the tests indicate a vertical coefficient of permeability in the sandy soil of 27 feet per day and 35 feet per day at AB-1 and AB-2, respectively. The results of the laboratory tests are shown adjacent to the tested depth and corresponding soil profile on Figure 2.

EVALUATION AND RECOMMENDATIONS

General

Based on the results of our field and laboratory investigations, the proposed stormwater retention pond area located in the vicinity of AB-1 and AB-2 is suitable for dry stormwater retention system design. Conventional roadway design and construction using flexible or semi flexible pavement sections will also be possible at this site provided a two-foot separation is maintained between the bottom of base course and the top of any encountered Strata 4 and 5 fine sand mixed with pieces of clayey fine sand and slightly clayey to clayey fine sand. More specific recommendations for retention area and pavement design are provided below.

Paved Areas

In general, properly compacted subsurface soils will be suitable for support of a flexible (limerock) or semi-flexible (soil-cement) type pavement base after subgrade preparation, provided that there is a two-foot separation maintained between the bottom of base course and any encountered Strata 4 and 5 fine sand mixed with pieces of clayey fine sand and slightly clayey to clayey fine sand, primarily in the vicinity of roadway borings HA-2 and HA-5. If any Strata 4 and 5 clayey soils are found to exist within 2 feet of the bottom of the base course, then they should be over-excavated and replaced with compacted fine sand fill with less than 7 percent passing a U.S. #200 Sieve.

Typical flexible and semi-flexible pavement sections are as follows:

Limerock Base

1" to 2 ½" asphaltic concrete wearing surface

6" to 10" limerock base course quality of limerock to be in accordance with current Florida Department of Transportation specifications and compacted to a minimum density equivalent to 98 percent of the modified Proctor maximum density (AASHTO T-180)

12" stabilized subbase with minimum Florida bearing value (FBV) of 50 psi or limerock bearing ratio (LBR) of 40 percent. The subbase should be compacted to a minimum density equivalent to 98 percent of the modified Proctor maximum density (AASHTO T-180).

Soil-Cement Base

1" to 2 ½" asphaltic concrete wearing surface

6" to 10" soil-cement base designed and constructed in accordance with current Portland Cement Association recommended methods.

12" subgrade consisting of free draining natural fine sand or fine sand fill (less than 7 percent passing a U.S. #200 Sieve). Subgrade to be compacted to a minimum density of 98 percent of the modified Proctor maximum density (AASHTO T-180).

The recommendations presented are minimum assuming normal light passenger car and pick-up truck traffic with an occasional garbage or delivery truck. Traffic should not be allowed on the subgrade prior to placement of the base to avoid rutting. The final pavement thickness design should be checked by the project civil engineer using data contained in this report and anticipated traffic conditions.

Recommended minimum thicknesses of base and wearing surface material are:

Type of Development	ADT (average daily traffic)	Base Thickness	Wearing Surface Thickness
Residential	< 1,500	6"	1"
	1,500 - 3,000	8"	1 ½"
	> 3,000	10"	2 ½"

Retention Pond Area

Based on the results of the stormwater retention area borings, the proposed stormwater retention area located in the vicinity of AB-1 and AB-2 is suitable for dry stormwater retention system design.

For purposes of retention area design and recovery, the bottom of aquifer should be assumed at the top of the Strata 4 and 5 fine sand mixed with pieces of clayey fine sand and slightly clayey to clayey fine sand. The seasonal high groundwater level should be assumed to exist, in a perched condition, slightly above the Strata 4 and 5 clayey soils. On-site Strata 1, 2, and 3 fine sand soils, excavated from the retention pond area, should be suitable for general fill purposes.

For analysis and design purposes the following aquifer characteristics should be used. These aquifer characteristics were determined from the results of the field and laboratory investigations, adjusting for depth and soil variability:

Boring Location	Depth to Bottom of Aquifer (ft bls)*	Unsaturated Vertical Hydraulic Conductivity (ft/day)	Horizontal Hydraulic Conductivity (ft/day)	Depth to Seasonal High Groundwater Level (ft bls)*	Soil Storage Coefficient
AB-1	11	17	25	10.5**	0.25
AB-2	8.5	18	27	8.0**	0.25

* feet below land surface
** perched normal seasonal high groundwater table

CLOSURE

The geotechnical exploration and recommendations submitted herein are based on the data obtained from the soil borings presented on **Figure 2**. The report does not reflect any variations which may occur adjacent to, away from, or between the borings. The nature and extent of the variations between the borings may not become evident until during construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations presented in this report. An on-site visit may be required by a geotechnical engineer to note the characteristics of the variations during the construction period.

AEI appreciates the opportunity to participate in this project, and we trust that the information herein is sufficient for your immediate needs. If you have any questions or comments concerning the contents of this report, please do not hesitate to contact the undersigned.

Sincerely,

ANDREYEV ENGINEERING, INC.

Mark L. Jung
Project Manager

9-21-06

Ed Miguens, P.E.
Senior Project Engineer
Florida Registration No.: 47535

cc: HBR Developers, LLC
1300 North Florida Mango Road
West Palm Beach, Florida 33409
Attention: Mr. Harold Davidson

FIGURES

O'HANRAHAN FARMS
ECOLOGICAL ASSESSMENT REPORT
Alternate Key No.1819580
Lake County, Florida

INTRODUCTION

The project site containing 9.12 acres is located on the south side of Wildwood Street west of Arlington Street and south of Lady Lake Boulevard in the Town of Lady Lake in Lake County. The site is proposed to be developed into a 28-lot single family residential subdivision with a minimum lot area of 7,000 square feet. Each lot will contain approximately 3,000 square feet of impervious area that include the house and driveway. This report addresses a preliminary environmental assessment of the site.

Planning & Engineering Resources, Inc. (PER) conducted a preliminary Ecological Assessment (EA) of the property identified as Lake County Alternate Key No. 1819580 (Figure 1) on June 6, 2014. The site visit was conducted to determine the presence and extent of on-site jurisdictional wetlands and to review communities within the project area for potential presence of or use by listed species pursuant to the rules and regulations of the St. Johns River Water Management District (SJRWMD) - Section 40C-4 F.A.C., the Florida Department of Environmental Protection (FDEP) - Chapter 62-340 F.A.C.

METHODOLOGY

A desktop site analysis was conducted prior to the site visit and included a review of existing published information to assist in the documentation of the existing and historic conditions on the project site and within the project vicinity. These sources included recent and historical aerial photography, U.S. Geological Survey (USGS) topographic quadrangle map (Lady Lake, Florida, 7.5 Minute Quadrangle, 1966, Photo-revised 1980), *Florida Land Use, Cover, and Forms Classification System* (FLUCFCS) handbook (Department of Transportation, January 1999), and the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) web soil survey.

Following the desktop site analysis, the field survey was conducted of the project area to identify and assess the on-site vegetative communities, locate and flag jurisdictional wetlands, if present, and record and document the presence of any listed species and habitat observed within the boundaries of the property. Photographs taken during the site visit are included in Appendix A.

EXISTING CONDITIONS

The property is bounded on the west by Groveview Street which forms the boundary of the Town of Lady Lake and unincorporated Lake County. Groveview is a public unimproved street which is used as an access for the adjacent properties only. Crestview Manor, a 9.57 acre single family detached residential development containing 28 homes is located immediately east of the property.

A single family residential dwelling, along with a shed, is currently located in the southeast corner of the 9.12 acre property. All existing structures will be demolished to make way for the proposed development. A large portion of the property is comprised of mainly wooded, undeveloped land. An aerial photograph of the site is attached. (SEE ATTACHMENT)

Topography

According to the USGS topographic quadrangle map, the project area is described as having a rolling terrain with elevations ranging from 113feet to 77 feet National Geodetic Vertical Datum (NGVD) and sloping from the southwest to the northeast.

Vegetation

The site has numerous large trees considered as Upland Hardwood Forests (FLUCFCS 420) which cover much of the property. This Upland Hardwood community is dominated by canopy species of live oak and laurel oak. The scattered pockets of understory vegetation consist of bahia grass, Bermuda grass, Hercules club, pricklypear cactus, blackberry, canopy species seedlings, and various other grasses. (See photographs attached)

Soils

A Soils Report prepared for this project shows sandy soils with good permeability. The Soils Map prepared by USDA SCS showing the project boundary is attached. (SEE ATTACHED). The soil types mapped at this location include three soil types within the boundaries of the property: Apopka Sand (ApB), Astatula Sand (AtB) and Astatula Sand (AtD).

These soils range from level to gentle to strongly sloping, excessively drained sandy soils.

- Apopka Sand, 0-5% slopes [ApB]-.Nearly level to gently sloping, well-drained sandy soils. Permeability of the surface and subsurface layers is rapid; the subsoil has moderate to moderately rapid permeability. The water table is greater than 84 inches.

- Astatula Sand, dark surface, 0-5% slopes [AtB]- A nearly level to gently sloping, sandy soil that is excessively drained. Permeability is very rapid and the water table is at a depth of more than 120 inches.

- Astatula Sand, dark surface [AtD] - A sloping to strongly sloping, excessively drained sandy soil. Permeability is very rapid and the water table is at a depth of more than 120 inches.

During the recent field visit the mapped soils appeared to be consistent with that of the field observations. All of the soils are sandy, well drained with water table depth in excess of 6 feet below ground.

Hydrology

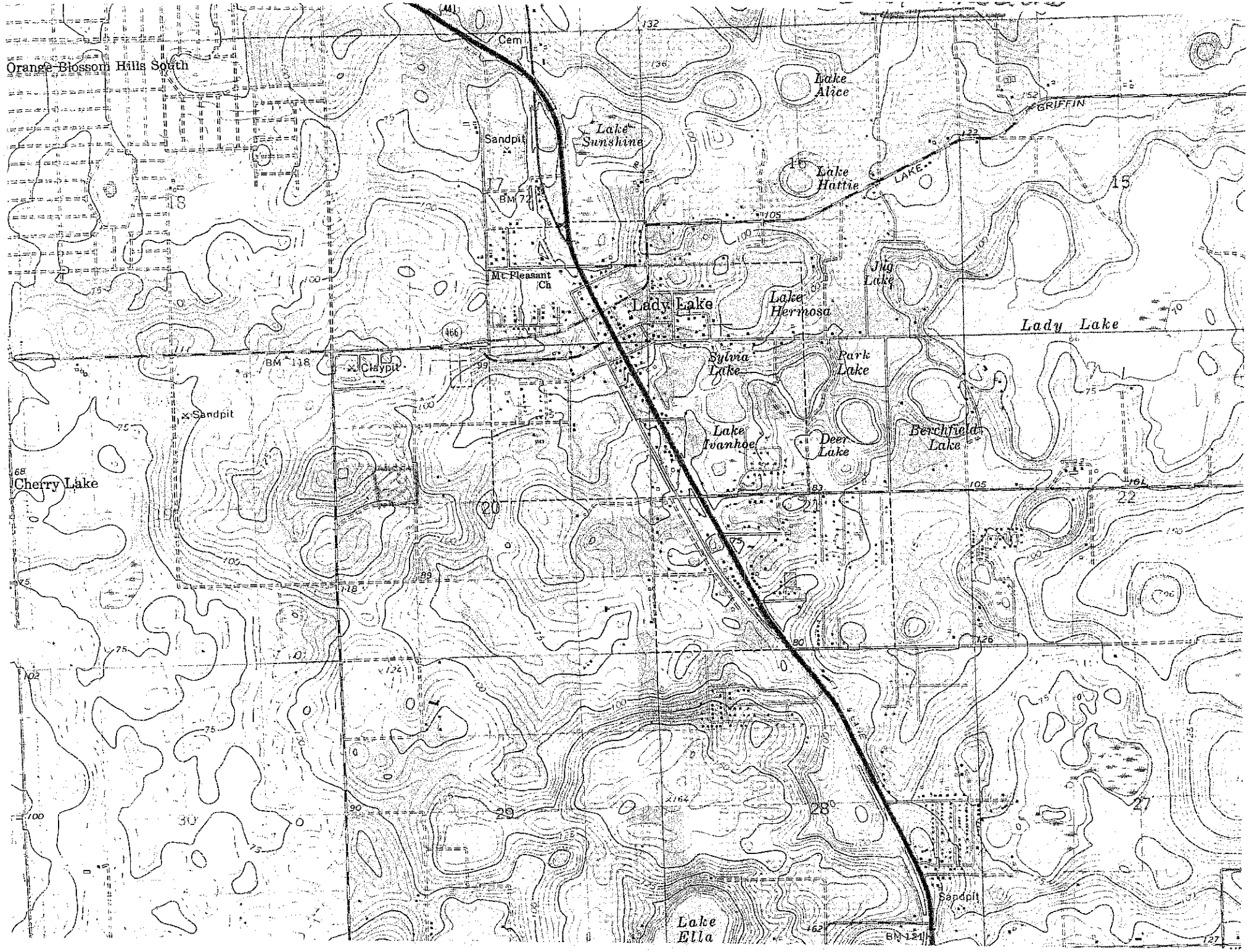
No water bodies or jurisdictional wetlands were observed to be located on the property during the recent field visit.

Wetland Assessment

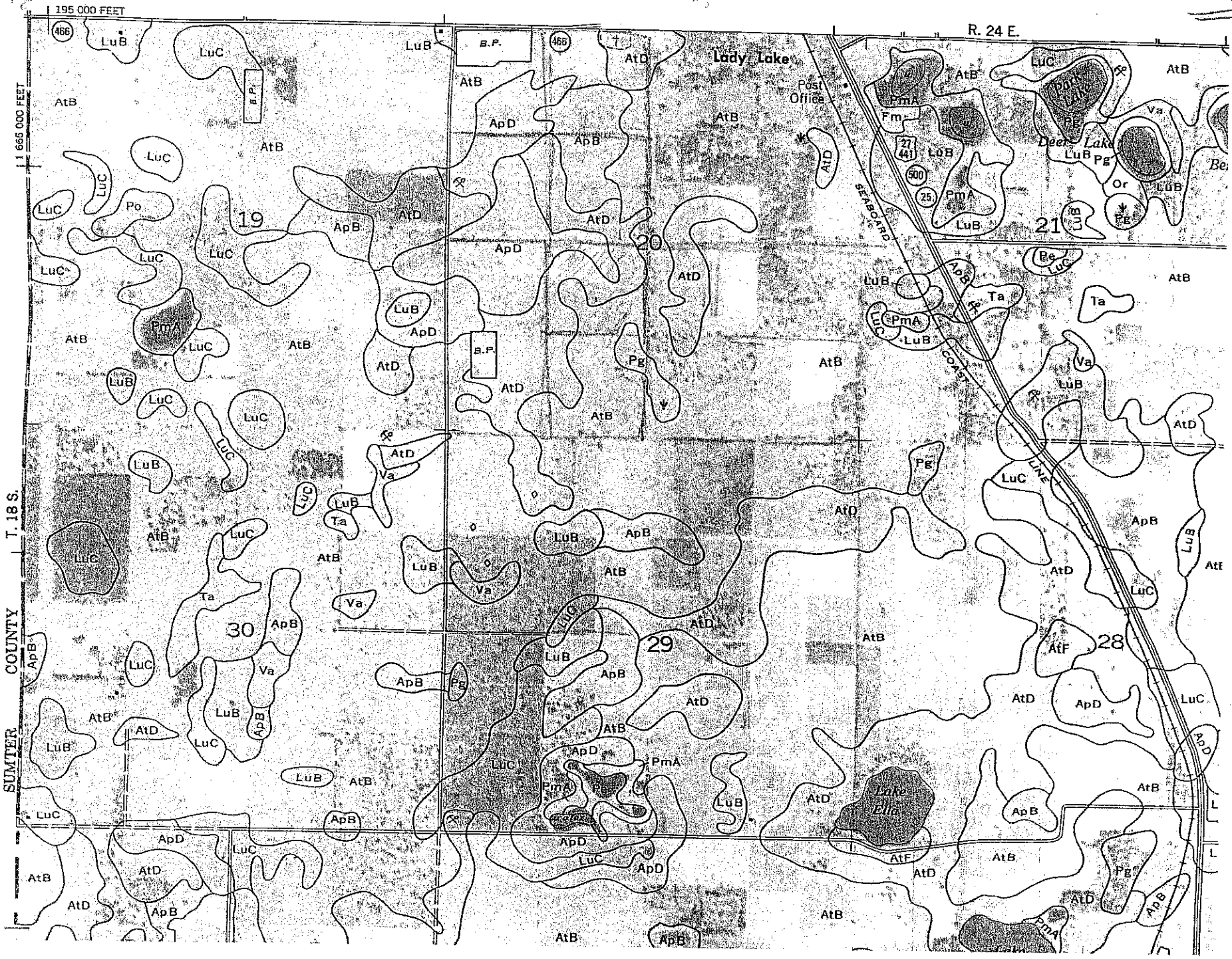
In accordance with current federal, state, and local wetland jurisdictional methodologies, no jurisdictional wetlands were located on the property as observed during the site visit. Therefore no wetland permit will be required.

There was no indication of gopher holes or burrows or other endangered wildlife species present on the site.

Alt Key 1454735
Alt Key 1454727
Alt Key 1819571
1420 WILDWOOD
LOT
Alt Key 2908645
38624 ROLLING ACRES
LOT
CROVEVIEW
WILDWOOD
Alt Key 3702832
385 CARRIAGE
LOT
383 CARRIAGE
LOT
368 CARRIAGE
LOT
CARRIAGE
12069C0170E
Alt Key 1819580
379 CARRIAGE
LOT
364 CARRIAGE
LOT
S20 T18S R24E 1012426000
377 CARRIAGE
LOT
362 CARRIAGE
LOT
Alt Key 2945524
HIGHLAND
1310 WILDWOOD
LOT
375 CARRIAGE
LOT
371 CARRIAGE
LOT
373 CARRIAGE
LOT
Alt Key 3394461
Alt Key 1487226
Alt Key 1280052
Alt Key 1527422


Orange Blossom Hills South
Cem
Lake Alice
GRIFFIN
Sandpit
Lake Sunshine
Lake Hattie
LAKE
BM 72
Mt Pleasant Ch
Jug Lake
Lady Lake
Lake Hermosa
Lady Lake
BM 118
Claypit
Sylvia Lake
Park Lake
Sandpit
Lake Ivanhoe
Deer Lake
Birchfield Lake
Cherry Lake
Lake Ella
BM 124
Sandpit

LAKE COUNTY AREA, FLORIDA — SHEET NUMBER 13



APPENDIX A - PHOTOGRAPHS

PHOTO 1. ENTRANCE TO THE PROPERTY

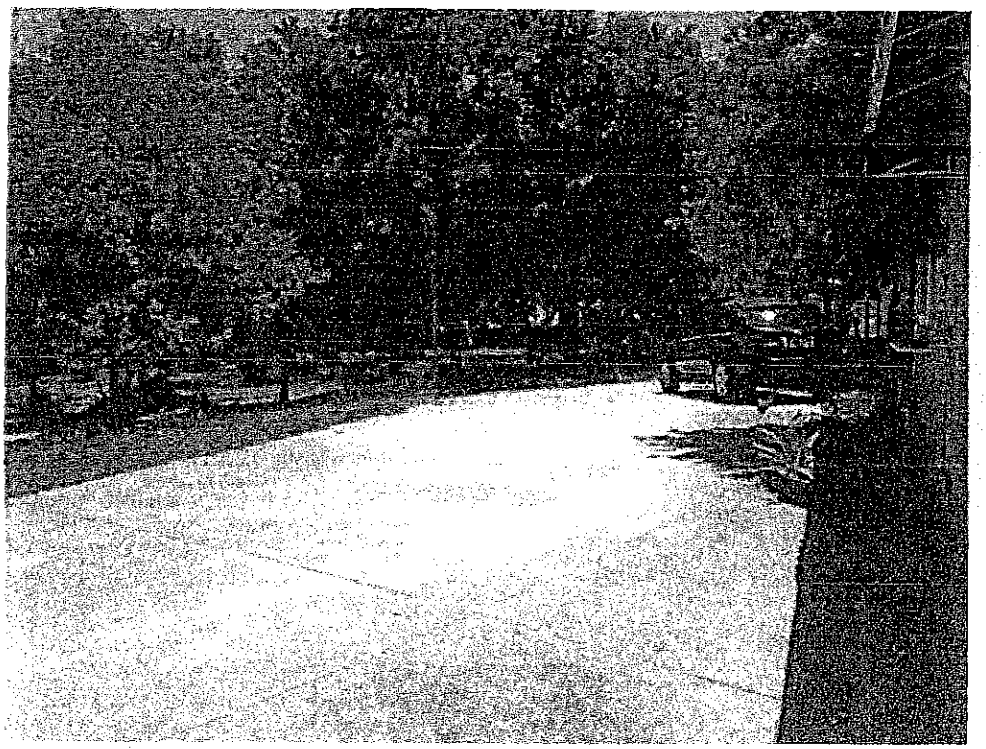


PHOTO 2. EXISTING DEVELOPMENT

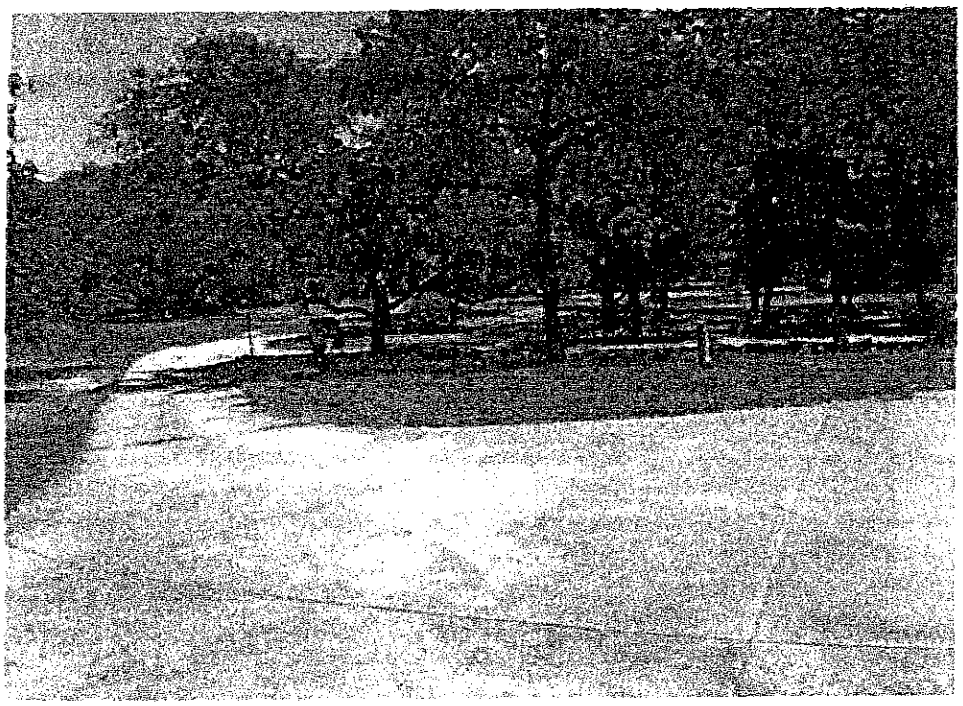


PHOTO 3. NORTH OF EXISTING HOUSE/GARAGE

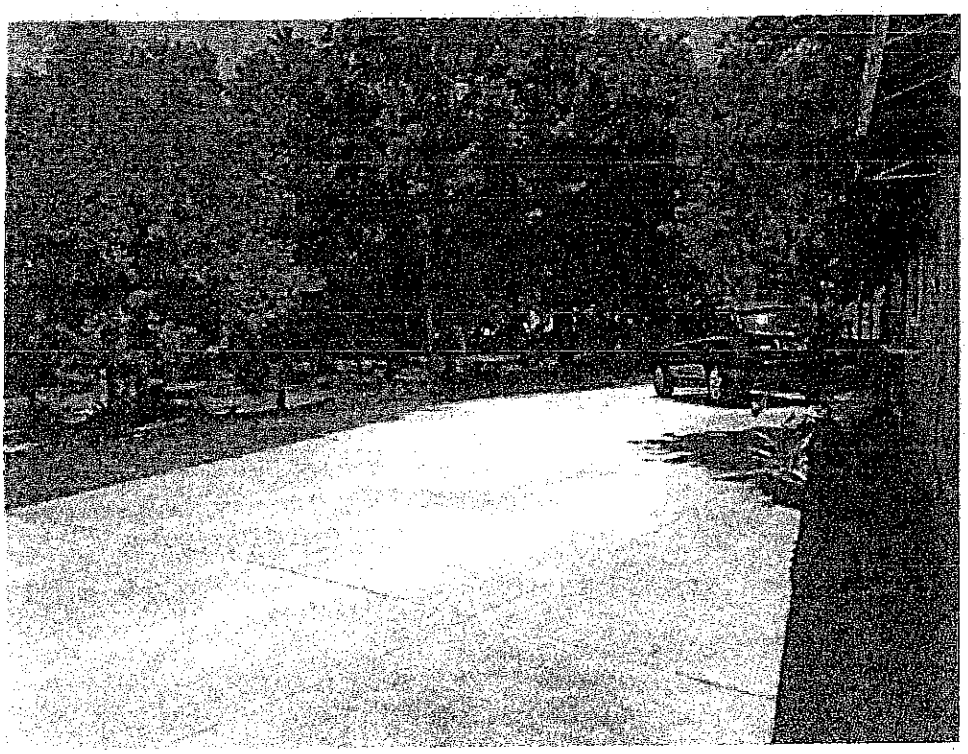


PHOTO 4. EAST OF EXISTING HOUSE/GARAGE

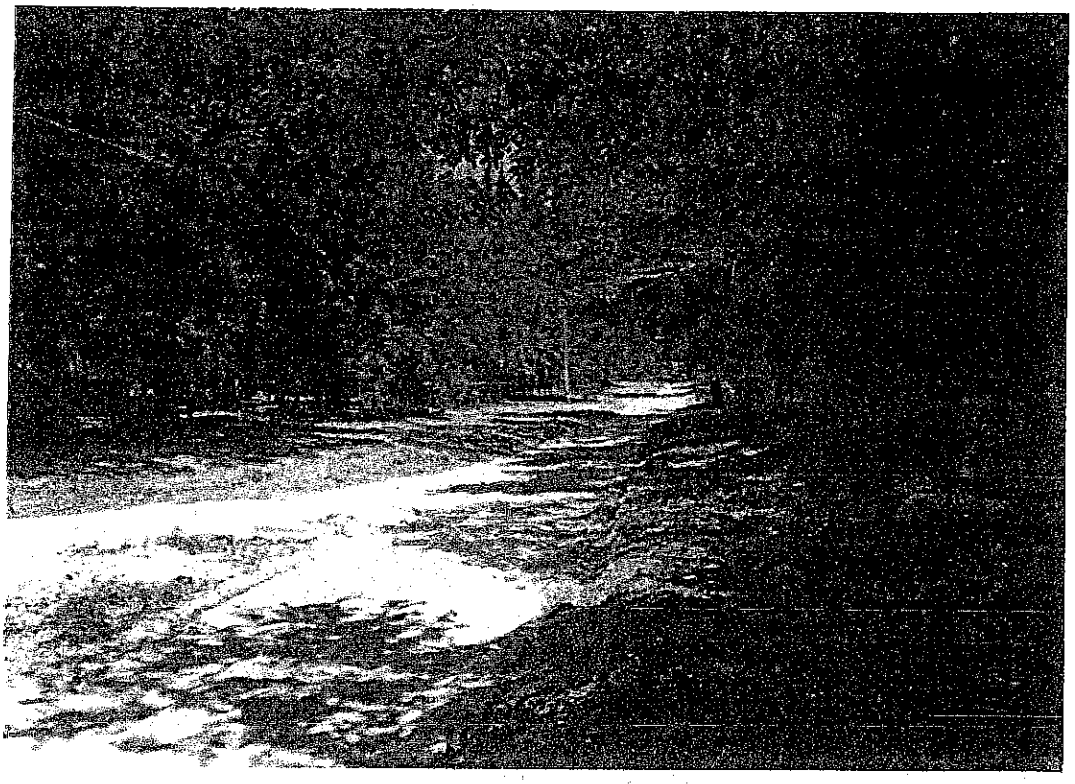


PHOTO 5. WEST BOUNDARY OF SITE (GROVEVIEW ST.)

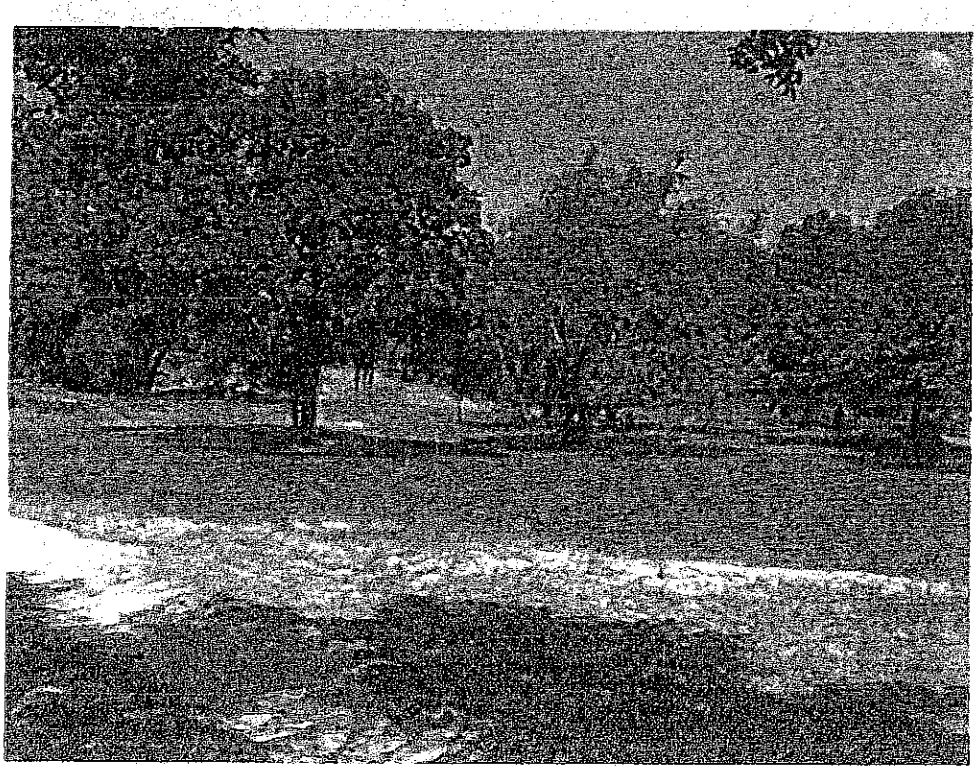


PHOTO 6. VEGETATION ON SITE

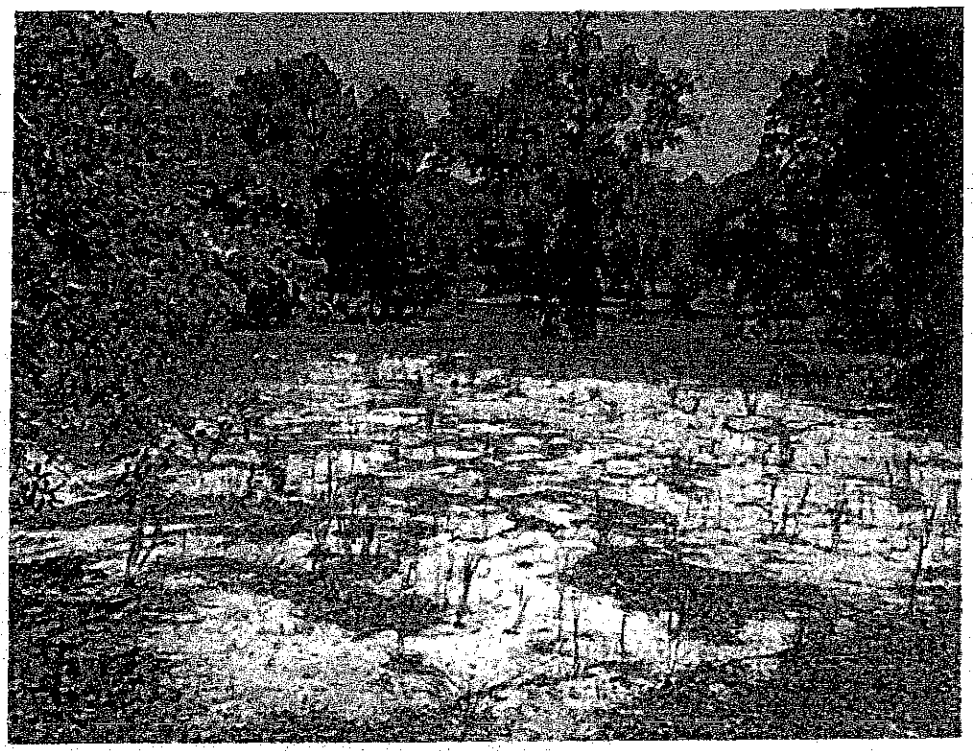


PHOTO 7. SOILS ON SITE

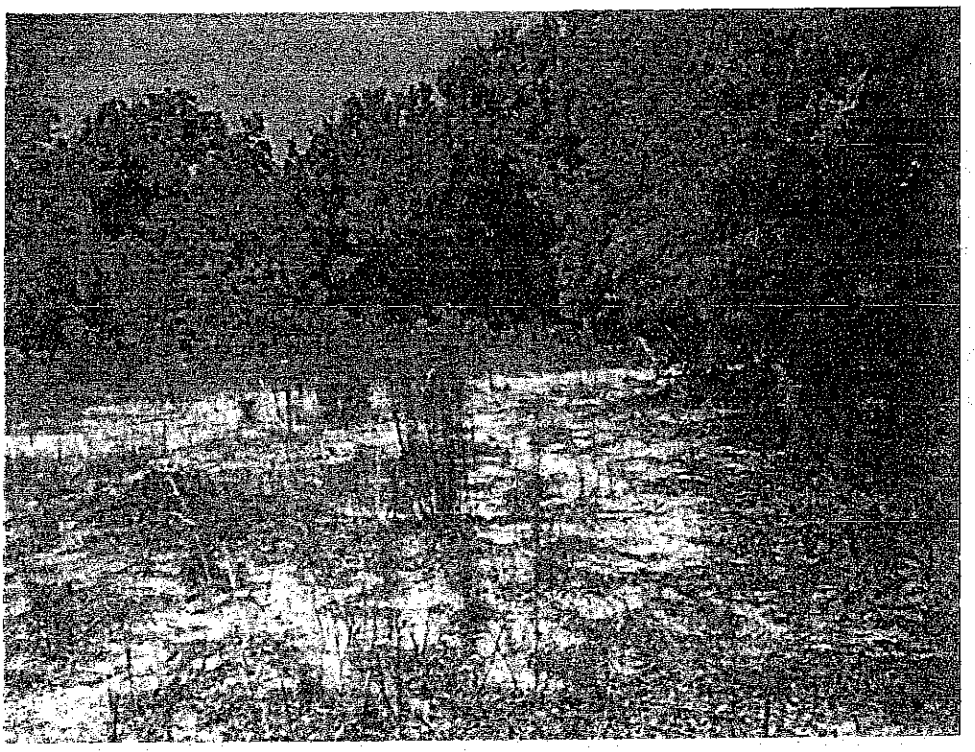


PHOTO 8. SOILS AND VEGETATIONON SITE

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: September 8, 2014

SUBJECT: **O'Hanrahan Farms Subdivision – Preliminary Plat of a 28-Unit Single-Family Residential Subdivision on 9.12 +/-Acres – Located at 1310 Wildwood Street Approximately 1,962 Ft. West of the Intersection at Arlington Avenue (Alternate Key 1809580).**

DEPARTMENT: **GROWTH MANAGEMENT**

RECOMMENDED MOTION:

1. **Motion to forward the Preliminary Plat of O'Hanrahan Farms Subdivision to the Town Commission with the Recommendation of Approval.**

2. **Motion to forward the Preliminary Plat of O'Hanrahan Farms Subdivision to the Town Commission with the Recommendation of Denial.**

Staff is in support of Motion Number 1.

SUMMARY:

Applicant, Dr. Sheikh M. Hasan, with Planning & Engineering Resources, Inc., on behalf of property owner Edward O'Hanrahan Jr., has submitted plans for Preliminary Plat Approval of a subdivision which proposes the construction of 28 single-family residential units on approximately 9.12 +/- acres. The property is located at 1310 Wildwood Street Approximately 1,962 Ft. West of the Intersection at Arlington Avenue (Alternate Key Number 1819580). The Preliminary Plat was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs). Attached are the following items in the packet:

1. Preliminary Plan Review completed by Public Works dated 08/27/2014 (Satisfied).
2. Fire Review No. 3 for the Preliminary Plat completed by Kerry Barnett dated 08/21/2014 and 08/27/2014 (Satisfied).
3. Review No. 3 for Preliminary Plat completed by Neel-Schaffer Engineering, dated 08/26/2014. (Satisfied).
4. Lake County Public Works Review completed by Seth Lynch dated 7/2/2014 (Satisfied).

5. Lake County School District-School Concurrency Review by Dawn McDonald dated 6/26/2014 (Satisfied).
6. Lake Sumter MPO Traffic Analysis review dated 7/2/2014 (Satisfied).
7. Lady Lake Building Official comments dated 08/26/2014 (Satisfied).

The property Future Land Use designation is Single Family Medium Density (SF-MD). The Zoning designation is Single Family Medium Density allowing up to six (6) dwelling units per acre.

The Preliminary Plan meets the design requirements of the Town of Lady Lake Land Development Regulations, Chapter 8 – Subdivision and Plats, and adheres to the requirements of the Comprehensive Plan of the Town of Lady Lake. The preliminary plat plans, consisting of six (6) sheets, are drawn in 24"x36" pages and have been certified by Dr. Shiekh M. Hasan, Professional Engineer of Planning & Engineering Resources Inc.

The O'Hanrahan Farms residential subdivision will be providing the required Open Space area for activity-based recreation facilities, as provided by the following matrix:

Zoning District	Open Space Percentage	Activity-Based Recreation Area*
RS-6	25%	5%
9.12 +/- Site Acreage	2.32 +/- Acres to be provided	Minimum 15,000 Sq. Ft. to be provided

In accordance with the provisions of Chapter 8, Section 8-5).f).1), the applicant has provided the dimensional acreage for activity-based recreation areas on the plans, meeting the required 5% of the 25% Open Space.

The applicant has proposed the following amenities for the Activity-based Recreation Area:

- ✓ Swing Sets (Minimum of Four)
- ✓ Picnic Tables
- ✓ Built-In Grill

All comments have been satisfied for this application.

To be submitted at the Time of Improvement Plans Submittal:

1) In accordance with the provisions of Chapter 8, Section 8-6).e).1, the applicant shall submit copies of all jurisdictional agency approved permits and/or Exemption Letters (when applicable), including:

- Lady Lake Right-of-Way Utilization Permit
- Lake County Right-of-Way Utilization Permit
- Florida Department of Environmental Protection Water Main Extensions permit and/or exemption.
- Florida Department of Environmental Protection Wastewater Collection/ Transmission System and/or exemption.
- St. John's River Water Management District ER Permit

2) The applicant will be required to submit the Articles of Incorporation for the Home Owner's Association for the subdivision at the time of Improvement Plans submittal.

3) The applicant will be required to submit the Street Lighting Plan for the subdivision at the time of Improvement Plans submittal.

4) A tree survey will be required at the time of submittal of improvement plans. Removal of any trees 36" in diameter at breast height shall require a variance and mitigation of $100 per caliper inches for the Tree Bank.

5) All utilities (gas, water, sewer, electric, telephone, cable) for new construction shall be underground as per Chapter 9, Section 9-6).a).1).

Note:

Preliminary Plat Approval does not permit the construction of any improvements. All permits from other agencies with jurisdiction must be completed before a development order may be issued.

Past Action(s):

The **Technical Review Committee** members individually reviewed the application on Tuesday, August 26, 2014, and provided comments regarding the Preliminary Plat Plan application, those comments have been satisfied.

The **Town Commission** is scheduled to consider the Preliminary Plat for final consideration at their regular Meeting on Monday, October 6, 2014.

FISCAL IMPACT: $ 0

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[X] Other – Preliminary Plat

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

(VL) 9-2-14	DEPARTMENT HEAD	Submitted 9/2/14	Date
	FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
	TOWN ATTORNEY	Approved as to Form and Legality	Date
	TOWN MANAGER	Approved Agenda Item for: 9/8/14	Date 9/3/14

BOARD ACTION: [X] Approved as Recommended MENTELEONE/PIERSON 4-0 [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

LEGEND AND ABBREVIATIONS

AC	ASPHALT PAVING
BLDG	BUILDING
BM	BENCH MARK
CB	CATCH BASIN
C.L.	CENTER LINE
CONC.	CONCRETE
CMP	CORRUGATED METAL PIPE
DHW	DESIGN HIGH WATER
E	EAST
W	WEST
N	NORTH
S	SOUTH
EL	ELEVATION
EXIST	EXISTING
FF	FINISHED FLOOR
INV	INVERT
MAX	MAXIMUM
MH	MANHOLE
MON	MONUMENT
HW	HIGH WATER
MIT	MITERED
NTS	NOT TO SCALE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PL	PROPERTY LINE
PP	POWER POLE
PROP	PROPOSED
R/W	RIGHT OF WAY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
SEC	SECTION
TYP	TYPICAL
SS	SANITARY

PRELIMINARY PLAT/PLAN OF

O'HANRAHAN FARMS

SECTION 20, TOWNSHIP 18 SOUTH, RANGE 24 EAST
TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA

A REPLAT OF LOTS 29 AND 30 OF LEE & STEVENS SUBDIVISION

SHEET INDEX

SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	BOUNDARY AND TOPOGRAPHIC SURVEY
3.	PRELIMINARY PLAT
4.	TYPICAL ROADWAY AND LOT DETAILS
5.	PRELIMINARY DRAINAGE PLAN
6.	PRELIMINARY UTILITY PLAN

DEVELOPMENT DATA

1. PARCEL NO. 1105000002900. ALT. KEY 1819580
2. AREA = 9.12 ACRES
3. ZONING RS-6 UPTO 6 UNITS/ACRE
4. PROPOSED USE : SINGLE FAMILY DETACHED UNITS PROP. DENSITY 3.07 UNITS/ACRE
5. BOUNDARY AND TOPOGRAPHIC SURVEY BY McGlohorn Land Surveyors Inc. LEESBURG, FLORIDA BEARINGS BASED ON FLORIA GRID EAST ZONE.
6. THE PROPOSED DEVELOPMENT TO BE SERVED BY CENTRAL WATER AND SEWER SYSTEMS.
7. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER TOWN OF LADY LAKE STANDARDS AND SPECIFICATIONS.
8. MINIMUM LOT AREA 7,000 SQ. FEET.
9. OPEN SPACE AND BUFFERS 25% (ACTIVITY BASED RECREATION 5% MINIMUM). = 2.29 ACRES. MINIMUM ACTIVITY BASED RECREATION 15,000 SQ. FEET.

   OPEN SPACE ALLOCATION :

10' BUFFERS	24,700 SQ. FFET
DRA	9,500 SQ. FEET
ACTVITY BASED	15,400 SQ. FEET
OPEN SPACE NORTH	39,800 SQ. FEET
OPEN SPACE S.E.	11,800 SQ. FFET

   TOTAL OPEN SPACE PROVIDED 2.32 ACRES

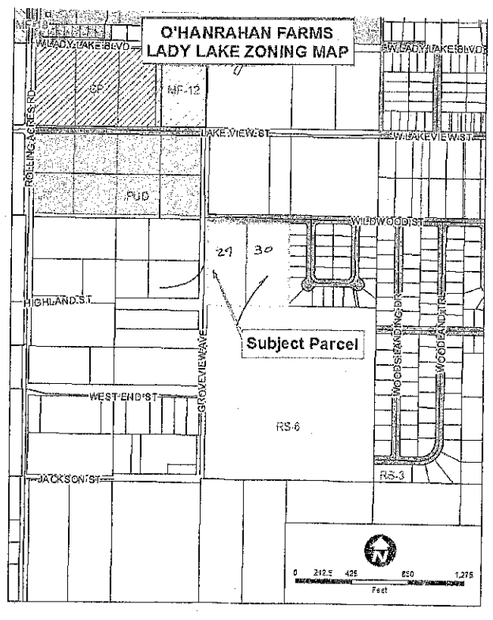
10. THE PROPERTY LIES IN ZONE X AS PER FIRM 12069C0170E, 12/18/12.
11. ON SITE SOILS :
    APOPKA SAND, 0-5% SLOPE(ApB) - A NEARLY LEVEL TO GENTLY SLOPING, WELL DRAINED SANDY SOILS. PERMEABILITY OF THE SURFACE AND SUB-SURFACE LAYERS IS RAPID; THE SOILS HAVE MODERATE TO MODERATELY RAPID PERMEABILITY. THE WATER TABLE IS GREATER THAN 84 INCHES.

    ASTATULA SAND, DARK SURFACE, 0-5% SLOPES(AtB)- A NEARLY LEVEL TO GENTLY SLOPING,SANDY SOIL THAT IS EXCESSIVELY WELL DRAINED. PERMEABILITY IS VERY RAPID AND THE WATER TABLE IS AT A DEPTH OF MORE THAN 120 INCHES.

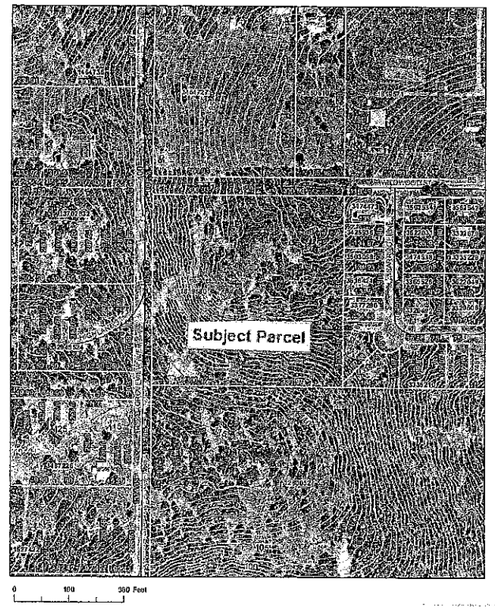
    ASTATULA SAND, DARK SURFACE(AtD), A SLOPING TO STRONGLY SLOPING, EXCESSIVELY DRAINED SANDY SOIL PERMEABILITY IS VERY RAPID AND THE WATER TABLE IS AT A DEPTH OF MORE THAN 120 INCHES.
12. STORM DRAINAGE DISPOSITION: ROAD SIDE AND LOT LINE SWALES AND DRAINAGE RETENTION AREA.
13. ALL ROADWAYS AND DRAINAGE TO BE DEDICATED TO TOWN OF LADY LAKE
14. MAXIMUM BUILDING HEIGHT 30'
15. MINIMUM LOT WIDTH AT THE BUILDING SETBACK LINE 75'.
16. THERE IS AN EXISTING TWO STORY MASONARY RESIDENCE WITH POOL, WELL AND POWER POLE. ALL OF THESE IMPROVEMENTS TO BE REMOVED. WELL WIL BE CAPPED.
17. MAXIMUM IMPERVEOUS SURFACE RATIO 45%.
18. OPEN SPACE SHALL BE MAINTAINED BY HOME OWNERS ASSOCIATION (HOA).
19. UTILITY AND DRAINAGE EASEMENTS TO BE 10' IN COMBINATION AND ALONG FRONT, SIDE AND REAR YARDS.
20. BUILDING SETBACKS : FRONT 25', REAR 20', SIDE 6'.
21. MINIMUM FLOOR AREA 1,000 S.F PER UNIT (EXCL. PORCH AND UTILITY ROOM).
22. OPEN SPACE AMENITIES : SWING SETS (MIN. OF FOUR), PICNIC TABLES, BUILT IN GRILL,
23. EACH LOT SHALL HAVE A MINIMUM OF 2 CANOPY TREES.
24. NO SUBDIVISION ENTRANCE / MOUNUMENT SIGN WILL BE PROVIDED.
25. NO MASONARY WALL/FENCE WILL BE CONSTRUCTED AROUND THE SUBDIVISION. BOUNDARIES.
26. A TREE SURVEY WILL BE PROVIDED AT THE TIME OF SUBMITTAL OF IMPROVEMENT PLANS. REMOVAL OF ANY TREES 36" AND LARGER SHALL REQUIRE A VARIANCE AND A TREE BANK WILL BE SET UP.

LEGAL DESCRIPTION

LOTS 29 AND 30 OF LEE AND STEVENS ADDITION TO LADY LAKE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



VICINITY MAP
SCALE 1" 500'
SECTION 20, TOWNSHIP 18 SOUTH RANGE 24 EAST
LAKE COUNTY, FLORIDA



AERIAL MAP
SCALE 1" = 220'
SECTION 20, TOWNSHIP 18 SOUTH RANGE 24 EAST
LAKE COUNTY, FLORIDA

OWNER AND DEVELOPER
MR. EDWARD J. O'HANRAHAN, JR.
12062 W. MARLIN COURT
HOMOSASSA, FLA. 34448
EMAIL eohanra332@aol.com
TEL. (727)742-6446

SURVEYOR
McGLOHORN LAND SURVEYOR INC.
P.O. BOX 490061
1501 AKRON DRIVE
LEESBURG, FLORIDA 34749
TEL. (352)326-5089

ENGINEER
PLANNING & ENGINEERING RESOURCES INC.
P.O. BOX 2019
OCALA, FLA. 34478
EMAIL : PEROCALA @ AOL. COM
TEL. (352) 629-0211

6/26/14

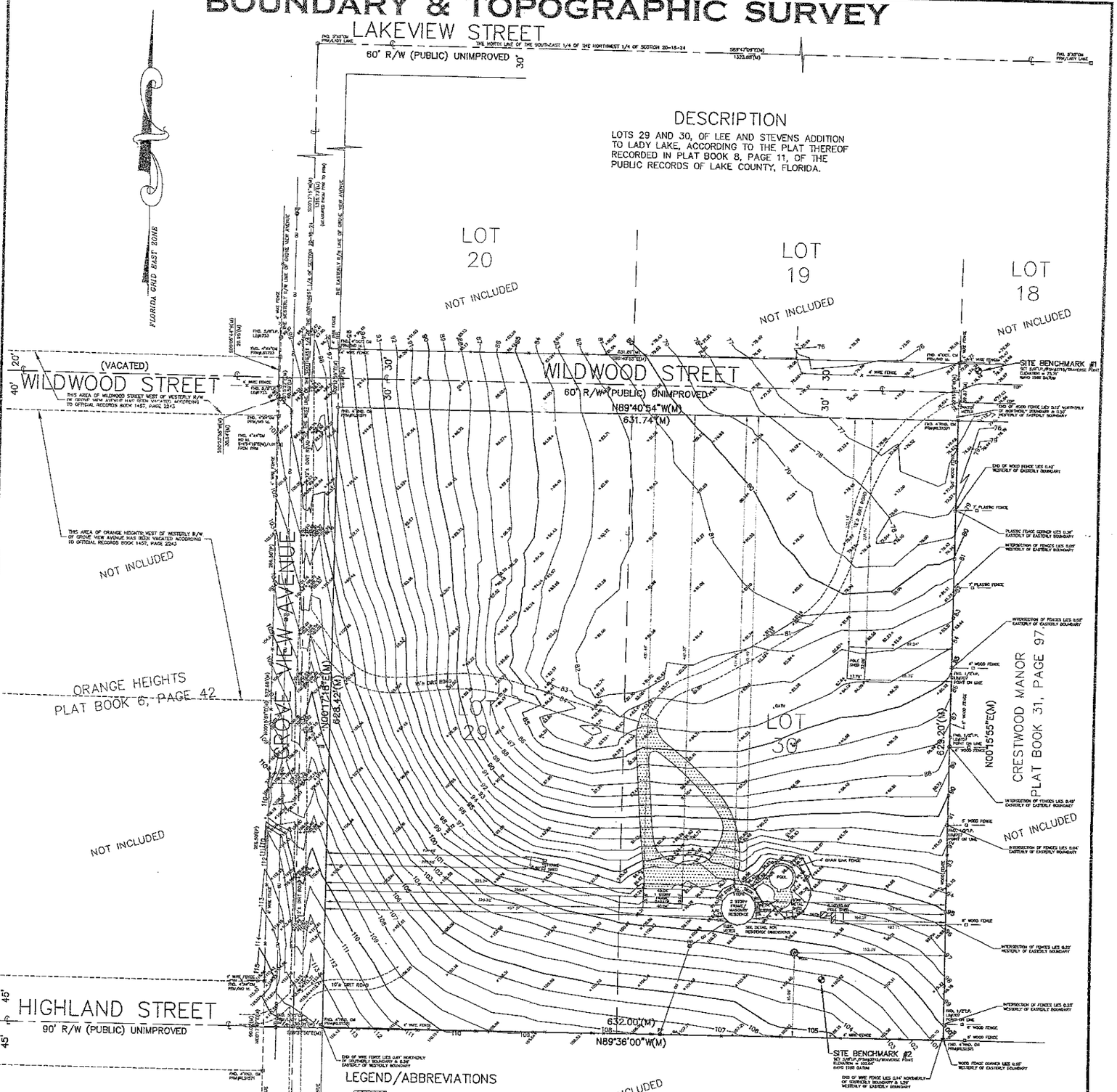
JULY 25, 2014

NO.	DATE	REVISION

PLANS PREPARED BY:
PLANNING & ENGINEERING RESOURCES, INC.
1565 E. SILVER SPRINGS BLVD., SUITE 122 – P.O. BOX 2019
OCALA, FLORIDA – 34478-2019 – PHONE 352-629-0211

SHEET TITLE: COVER SHEET
PROJECT TITLE: O'HANRAHAN FARMS
SHEET NO. 1

BOUNDARY & TOPOGRAPHIC SURVEY



DESCRIPTION

LOTS 29 AND 30, OF LEE AND STEVENS ADDITION TO LADY LAKE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

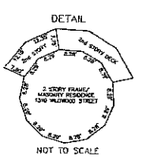
LEGEND/ABBREVIATIONS

- = WOOD
- = CONCRETE
- E.O.P. = EDGE OF PAVEMENT
- Fnd. = Found
- C.M. = Concrete Monument
- I.P. = IRON PIN
- Disk = Surveyor's Nail and Disk
- (R) = radial
- STS = Sprint Telephone Service Box
- Elec. = Electrical Service Box
- Catv = Cable t.v. Service Box
- A/C = Air Conditioner
- SSS = Sanitary Sewer Stub
- L.B. = Licensed Business
- RLS = Registered Land Surveyor
- PSM = Professional Surveyor & Mapper
- PLS = Professional Land Surveyor
- ℄ = Centerline
- R/W = Right-of-Way
- (P) = Plat
- (M) = Measured
- (C) = Calculated
- (D) = From Deed or Description
- Id. = Identification
- PRM = Permanent Reference Monument
- PCP = Permanent Control Point
- PRC = Point of Reverse Curve
- WS = Water Softener
- PE = Pool Equipment
- — OU — = Overhead Utility
- Ⓟ = Power Pole
- Ga = Guy Anchor
- = Spot Elevation
- = Not to Scale

SURVEYOR'S NOTES

1. Description furnished by Harold Davidson. Taken from Official Records Book 2917, Page 743.
2. No utilities were located other than shown. Underground utilities and/or foundations were not located.
3. This property subject to all easements, r/w's and restrictions of record. No additional easements, right of ways or restrictions were furnished at time of survey.
4. All monumentation "set" by this company will be a 4"x4" C.M., 5\8" I.P. or 1-1\4" disk, bearing the cap or stamp number (PSM 3715).
5. Any copies of this survey not signed and sealed with the embossed surveyor's seal bearing the name and registration number of the surveyor in responsible charge are invalid. this plat has been produced for the purposes and uses of the client named hereon. Any reproduction, total or in part, by any method, without the express consent and approval of the client and/or the surveyor whose name and registration number appears hereon is strictly forbidden.
6. According to the Federal Emergency Management Agency's "FLOOD INSURANCE RATE MAP", Community-Panel Number 12069C0170 D, this property lies in Zone "X". Effective date; July 3, 2002.
7. Bearings based on Florida Grid East Zone. Controlling monuments used were LK031 and LK106, established by the Lake County Public Works Department..
8. An Abstract or Title Policy was not provided to this surveyor nor were they performed by this surveyor, therefore this company accepts no responsibility for facts that would be disclosed by an accurate title policy.
9. This Company accepts no responsibility for the marketable status of this property. This property is subject to any and/or all City, County, State and Federal Planning and Zoning Regulations.
10. Fences were located only where dimensioned and may not run straight; ownership of fences, if any, unknown.
11. The Scope of the survey does not address environmental matters, jurisdictional boundaries or hazardous wastes concerns should any of the foregoing exist.
12. This survey does not reflect nor determine ownership.
13. The Primary Benchmark used for the elevations shown hereon was "M-6" located in Lady Lake, Florida. Elevation = 71.40 feet NAVD 1988 Datum (Converted to NAVD 1988 Datum using VERTCON).

DETAIL



NOT TO SCALE

Sheet 1 of 1

LB6451
McGlohorn Land Surveyor Inc.
P.O. Box 490061
1501 AKRON DRIVE
Leesburg, Florida 34749
(352) 326-5089fax(352)326-2326

CLIENT: Stony Hill Estates Development, LLC	
SURVEY DATE: March 29, 2006	REVISIONS
SCALE: 1" = 50'	
STONYHILL\L&S2930.DWG	
Checked by: T.M. Drawn by: E.S.	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Certified to:

Harold Davidson
Stony Hill Estates Development, LLC

That this survey complies with the minimum technical requirements of the florida board of land surveyors promulgated under section 472.027, florida statutes, that all recorded and visible boundary lines, locations and dimensions of improvements; locations of above ground utilities, encroachments, [illegible] hereon, and that any encroachments or discrepancies between the legal description as set forth in this survey and any markers on the ground designated the boundary as actually used and occupied, are depicted herein, and that this survey is true and correct, to the best of my knowledge.

April 12, 2006

Bert McGlohorn P.S.M. #3715 Date

SHEET NO. 2

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

ALT. KEY 1454727
PHILLIP J & LINDA ANDERSON

ALT. KEY 1650810
LYDIA MULLINS

ALT KEY 1819571

INSTALL PAVEMENT ENDS SIGN
WITH THREE RED DIAMOND SIGNS

EXTEND EXIST SIDEWALK FROM THE EAST

B.M. EL. 75.71 NAVD 1988 DATUM

EXIST. SIDEWALK

EXIST. PAVING

WILDWOOD STREET 60' R/W

TO BE IMPROVED
CONSTRUCT TWO LANE ROAD WITH SWALES
AS PER TOWN OF LADY LAKE STANDARDS

PARCEL NO. 3702832
TOWNSEND DANNY AND JULIA

DIRT ROAD

GROVE VIEW AVENUE

PARCEL NO. 2945524
TOWNSEND DANNY AND JULIA

HIGHLAND STREET

UNIMPROVED

UTILITY EASEMENT

ALT. KEY 1280052
STONEWOOD VILLAGE LLC

CLASS A BUFFER (24,700 SQ. FEET TOTAL)

OPEN SPACE
39,800 SQ. FEET

DEVELOPED RECREATION

LOT 29

LOT 30

LANDSCAPE ISLAND

DRAINAGE RETENTION AREA

OPEN SPACE
9,500 SQ. FEET

OPEN SPACE
11, 800 SQ. FFET

HOMOSASSA CIRCLE

BUILDING SETBACK LINE

INGRESS, EGRESS AND UTILITY EASEMENT

CRESTWOOD MANOR
PLAT BOOK 31, PAGE 97

CARRIAGE LANE

LOT SIZES IN CRESTWOOD MANOR VARY FROM 10,780 SQ. FEET TO 18,731 SQ. FEET.

NOTE :
1. TOTAL LENGTH OF ROADWAY = 1,240 L.F.
2. 5' SIDEWALK SHALL BE CONSTRUCTED ON BOTH SIDES OF ROADWAY.

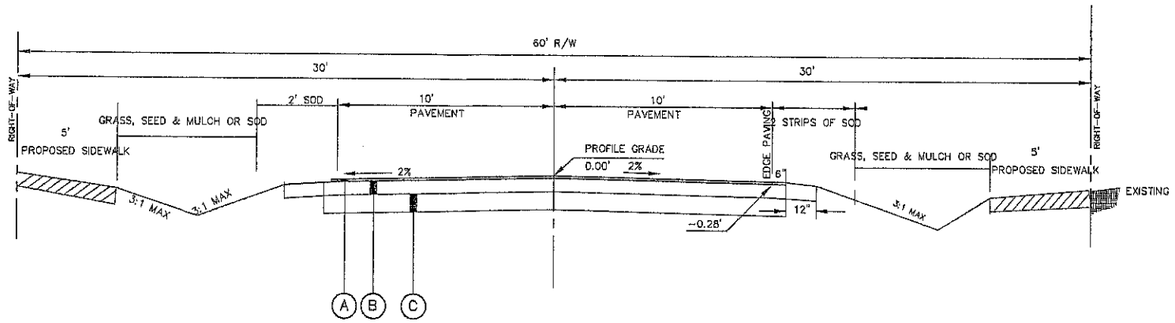
JULY 25, 2014

NO.	DATE	REVISION

PLANS PREPARED BY:
PLANNING & ENGINEERING RESOURCES, INC.
1515 S. SILVER SPRINGS BLVD., SUITE 122 – P.O. BOX 2019
OCALA, FLORIDA – 34478-2019 – PHONE 352-629-0211

SHEET TITLE: PRELIMINARY PLAT/PLAN
PROJECT TITLE: O'HANRAHAN FARMS

SHEET NO. 3



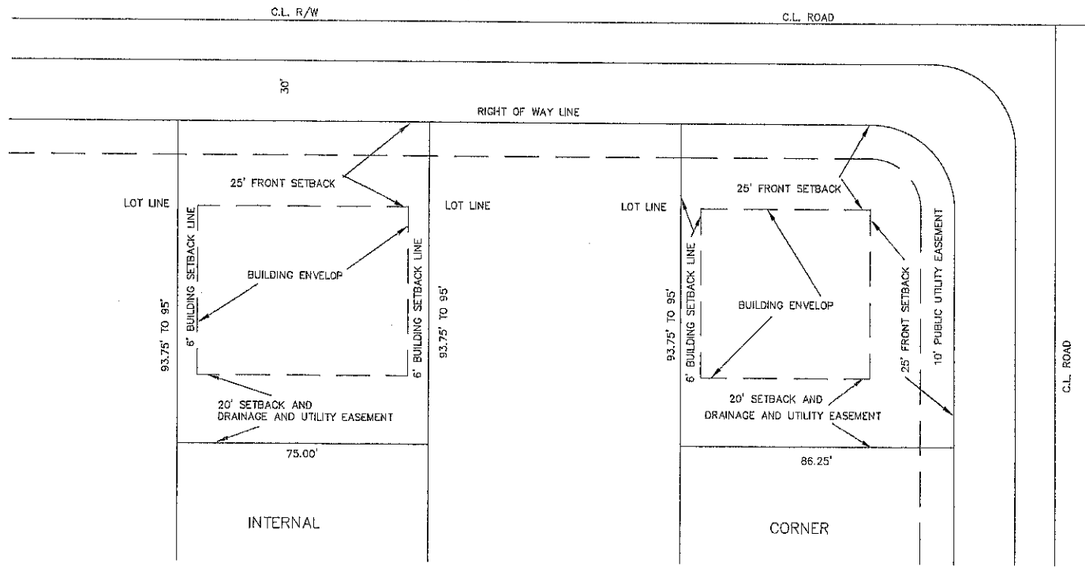
TYPICAL SECTION

NOT TO SCALE

(A) ASPHALTIC CONCRETE SURFACE COURSE (1 1/4" THICK) TYPE III

(B) 6" MIN. LIMEROCK BASE COURSE COMPACTED TO MIN. 98% DENSITY(AASHTO)

(C) 12" STABILIZED SUB-BASE , MIN. FBV. 50PSI, COMPACTED TO 98% DENSITY



TYPICAL LOT DETAILS

NOT TO SCALE

NO.	DATE	REVISION

PLANS PREPARED BY:

PLANNING & ENGINEERING RESOURCES, INC.

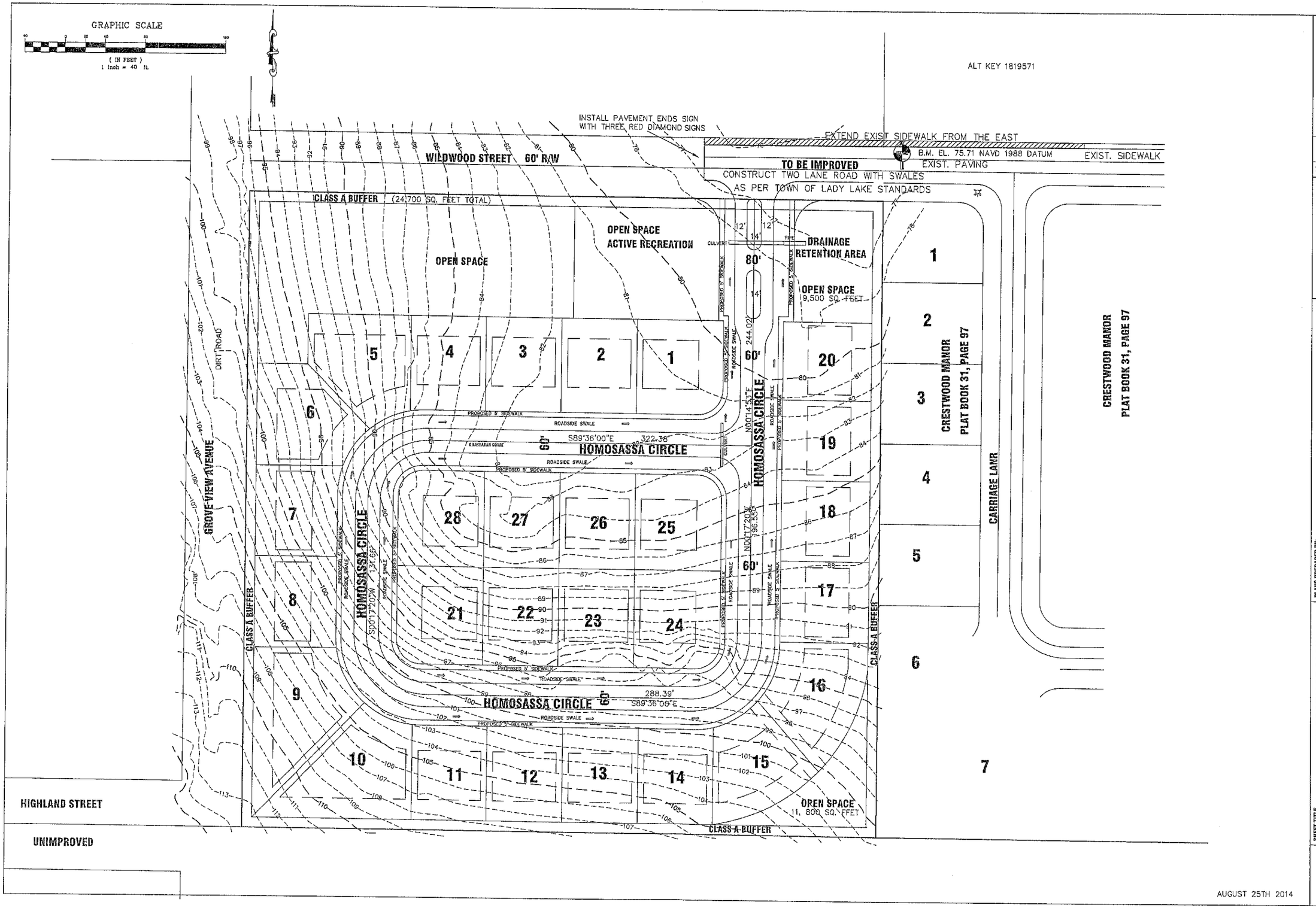
1515 E. SILVER SPRINGS BLVD., SUITE 122 – P.O. BOX 2019

OCALA, FLORIDA – 34478-2019 – PHONE 352-629-0211

SHEET TITLE: TYPICAL ROADWAY SECTION

PROJECT TITLE: O'HANRAHAN FARMS

SHEET NO. 4



AUGUST 25TH 2014

NO.	DATE	REVISION

PLANS PREPARED BY:
PLANNING & ENGINEERING RESOURCES, INC.
1515 E. SILVER SPRINGS BLVD., SUITE 122 – P.O. BOX 2019
OCALA, FLORIDA – 34478-2019 – PHONE 352-629-0211

SHEET TITLE PRELIMINARY DRAINAGE PLAN

PROJECT TITLE O'HANRAHAN FARMS

SHEET NO. 5

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

ALT KEY 1819571

INSTALL PAVEMENT ENDS SIGN WITH THREE RED DIAMOND SIGNS

EXTEND EXIST SIDEWALK FROM THE EAST

PROP. 4" FORCE MAIN TO ROLLING ACRES ROAD

B.M. EL. 75.71 NAVD 1988 DATUM

EXIST. SIDEWALK

WILDWOOD STREET 60' R/W — **TO BE IMPROVED**

EXIST. PAVING

CONSTRUCT TWO LANE ROAD WITH SWALES AS PER TOWN OF LADY LAKE STANDARDS

PLUG FOR FUTURE CONNECTION

PROP. 8" WATER MAIN

PROP. 8" WATER MAIN

CONNECT TO EX. WATER MAIN

CLASS A BUFFER (24,700 SQ. FEET TOTAL)

OPEN SPACE
39,800 SQ. FEET

OPEN SPACE
ACTIVE RECREATION

ACTIVE RECREATION AREA
15, 400 SQ. FEET
WITH SWING SETS
PICNIC TABLES
BUILT IN GRILL

DRAINAGE RETENTION AREA

OPEN SPACE
9,500 SQ. FEET

PROP. 8" WATER MAIN

110'

LIFT STA.

140'

PROP. 8" SS @ 0.45%

244.02'

12' 14' 12'

80'

14'

60'

PROPOSED 5' SIDEWALK

HOMOSASSA CIRCLE

N00°14'53"E

PROP. 8" SS @ 0.45%

S89°36'00"E 322.38'

60'

HOMOSASSA CIRCLE

PROPF.H

PROP. 8" WATER MAIN

PROPOSED 5' SIDEWALK

HOMOSASSA CIRCLE

S00°17'20"W 131.66'

PROP. 8" WATER MAIN

N00°17'20"E 196.55'

PROP. 8" SS @ 0.45%

PROP. 8" WATER MAIN

61.20'

PROP. F.H.

PROP. 8" SS @ 0.45%

288.39'

S89°36'00"E

HOMOSASSA CIRCLE

60'

PROP. 8" SS @ 0.45%

PROPOSED 5' SIDEWALK

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

CLASS A BUFFER

CLASS A BUFFER

CARRIAGE LANE

CRESTWOOD MANOR
PLAT BOOK 31, PAGE 97

CRESTWOOD MANOR
PLAT BOOK 31, PAGE 97

GROVE VIEW AVENUE

DIRT ROAD

HIGHLAND STREET

UNIMPROVED

PROP. UTILITY EASEMENT

PROP. UTILITY EASEMENT

OPEN SPACE
11, 800 SQ. FFEET

154'

154'

CLASS A BUFFER

AUGUST 25TH 2014

NO.	DATE	REVISION

PLANS PREPARED BY:

PLANNING & ENGINEERING RESOURCES, INC.

1516 S. SILVER SPRINGS BLVD., SUITE 122 – P.O. BOX 2019
OCALA, FLORIDA – 34478-2019 – PHONE 352-629-0211

SHEET TITLE: **UTILITY PLAN**

PROJECT TITLE: **O'HANRAHAN FARMS**

SHEET NO. **6**

I-7

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 6, 2014

SUBJECT: Consideration to Invest in Additional Insurance for the Taste of Lady Lake to be Held at the Log Cabin on November 15th

---

DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approval for the Town to Invest in Additional Insurance for the Taste of Lady Lake to be Held at the Log Cabin on November 15th

---

SUMMARY: As this Commission knows, we had to cancel the Taste of Lady Lake earlier this year due to our insurance requirements. We only had three groups that committed to participate and provided us with the paperwork that we needed. The year before when the town accepted the liability, we had over 20 vendors. As this is a simple two hour event, we are seeking to invest $266.70 for insurance to host this event. Keep in mind that this quote covers 12 vendors, so the price may change if we get more or less. This will assure that we have food vendors as most will not go through the trouble of getting the insurance we require just for a two hour event. We will purchase special event insurance from HUB International Insurance Services

---

FISCAL IMPACT: $266.70 from the 2015 Fiscal Year from special events line item.

[ ] Capital Budget
[X] Operating
[ ] Other

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

[X] Other [ ] Support Documents

DEPARTMENT HEAD MDB **Submitted** 09/29/14 **Date** 10/06/14

HR **Approved as to Form** **Date** 9/29/14

FINANCE DEPARTMENT JRM **Approved as to Budget Requirements** **Date** 9/29/2014

TOWN MANAGER **Approved Agenda Item for:** 10/6/14 **Date** 9/29/14

\COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

HUB International Insurance Services Inc.
P.O. Box 4047
Concord, CA 94524-4047
License #0757776
Phone: 925 609 6500 * Fax: 925 609 6550 * specialevent@hubinternational.com

Special Event Liability Group Insurance Trust Premium Quotation

Date:	9/23/2014
To:	Tia O'Neal
Fax/Email:	tiaoneal@ladylake.org
Phone:	352 751 1505

Event Holder *(Named Insured)*:

Name/Address:	Town of Lady Lake
	409 Fennell Boulevard
	Lady Lake, FL 32159

Thank your for choosing our Special Event Liability Program to provide a premium quotation for your event. Please **review,** and if acceptable, we will issue a Certificate of Insurance (reflecting all coverages and limits) for your event, **once we receive payment of the full premium and any additional required information.** **FOLLOW PAYMENT INSTRUCTIONS AT BOTTOM OF PAGE.**

EVENT INFORMATION

Event Type: Vendors **Event Date(s):** 11/15/2014

Event Location: Chamber of Commerce, 106 S. Highway 27/441, Lady Lake, FL 32159

# of Vendors, Sponsors, Entertainers as Additional Insureds: 12

# of Full Liquor Liability Days: N/A ~ Host Liquor is included automatically in policy ~

FACILITY OWNER - Additional Insured	Other Additional Insureds:
Town of Lady Lake	per the attached list
409 Fennell Boulevard	
Lady Lake, FL 32159	

LIMITS OF LIABILITY (PRIMARY)

Each Occurrence:	$1,000,000	Full Liquor Liability Aggregate:	N/A
General Aggregate:	$2,000,000	Damage to Premises Rented to You:	$500,000
Personal & Advertising Injury:	$1,000,000	Medical Payments:	$5,000
Products/Completed Operations Aggregate:	$2,000,000	Deductible:	$0
Full Liquor Liability Each Occurrence:	N/A		

~ Complete breakdown of Coverage Summary can be found on our website www.eventinsure.us ~

	PREMIUM QUOTATION		
	Premium	**State Taxes & Fees**	**Processing Fee**
General Liability	$180.00	$11.70	$75.00
Full Liquor Liability (when required)			
Additional Insured(s)-Vendors, etc.			
TOTALS:	$180.00	$11.70	$75.00

PREMIUM TOTAL: **$ 266.70** ~ CREDIT CARDS ACCEPTED (PLEASE CALL OUR OFFICE TO PAY WITH CC) ~

PAYMENT INSTRUCTIONS:

To bind coverage, we must receive your payment of the total premium prior to event date. If mailing payment, please include a copy of this quotation with your payment.

PAYMENT BY MAIL: PAYMENT FOR THE TOTAL PREMIUM MUST BE IN THE FORM OF A CASHIER'S CHECK OR MONEY ORDER. NO PERSONAL CHECKS ACCEPTED. PLEASE MAKE PAYMENT PAYABLE TO: HUB INTERNATIONAL.

See next page for Special Conditions.

Special Conditions: (Applicable if box is checked)

Special Event Liability Group Insurance Trust is an Insured Risk Purchasing Group, using the following insurance companies to provide liability insurance for Event Holders:

Colony Insurance Company **Best's Rating: A, XII**

Your quotation is subject to the following items:

☐ It is a requirement that each participant, coach, manager, instructor or official in each activity listed below, and their parent or legal guardian if the participant is under 18 years of age, sign a waiver and release of Liability form protecting each of the following entities:

Activities: _____

_____

_____

Entity(ies) to be released from liability:

_____

_____

_____

The liability insurance provided by this insurance policy(ies) will not defend or pay for a claim for bodily injury to a participant in the above listed activity(ies), if the participant did not sign a Waiver and Release of Liability form.

☐ An acceptable Waiver and Release of Liability form has been provided for your use. **(Must use program Waiver OR Waiver reviewed and approved by Program Manager.)**

☐ It is a requirement that the company or vendor providing the following activity or service(s), name each of the following entity(ies) as additional insured on their General Liability insurance:

Activity(ies)/Services:

_____

_____

_____

Entity(ies) to be included as Additional Insured(s):

_____

_____

_____

☒ **Policy contains a terrorism exclusion. On behalf of the Risk Purchasing Group and each member, the trustee has declined coverage for the Terrorism Risk Insurance Act (TRIA).**

~ PLEASE BE SURE TO INCLUDE THIS ATTACHMENT WITH ALL COPIES OF CERTIFICATE ~

EVENT HOLDER(S): Town of Lady Lake
EVENT DATE(S): 11/15/2014

LIST OF: VENDORS (ADDITIONAL INSUREDS)

Used for quote. Vendors may and will change

Sams Club
755 North Hwy 27/441
Lady Lake, FL 32159

Texas Stockyard
360 S U.S. Highway 441
Lady Lake, FL 32159

Chefs Choice of Ocala
15928 Southeast 27th Avenue
Summerfield, FL 34491

Sean Withy Flippers Pizza
986 Alverez Avenue
Lady Lake, FL 32159

Chic Fillet
730 U.S. 441
The Villages, FL 32159

Jim Carrol(Corn)
501 Chula Vista Avenue
The Villages, FL 32159

Green Apple Health Foods
724 S U.S. Highway 441
Lady Lake, FL 32159

Geoff Valis with America's Favorite Foods
430 Gardenia Street
Fruitland Park, FL 32159

Poppy's Mexican & American Favorites
747 Via San Polo
Lady Lake, FL 32159

Fat Bottom BBQ
17101 SE 76 Creekside Circle
Lady Lake, FL 32159

Mare's Dolce Delights
210 First Street
Lady Lake, FL 32159

Sammy Joe's
132 U.S. 27
Lady Lake, FL 32159

I-8

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 6, 2014

SUBJECT: Consideration of Approval for the Disabled American Veterans Department of Florida to Host the Vietnam Traveling Memorial Wall at the Middle Soccer Field Located at the Rolling Acres Sports Complex on November 9, 2015 through November 13, 2015

DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approval for the Disabled American Veterans Department of Florida to Host the Vietnam Traveling Memorial Wall at the Middle Soccer Field Located at the Rolling Acres Sports Complex on November 9, 2015 through November 13, 2015

SUMMARY: Jack L. Johnson, Jr., Vice Commander of the D.A.V., is asking permission to place the Vietnam Traveling Memorial Wall on the middle soccer field at the Rolling Acres Sports Complex. As you will see in the document provided to us, there is a lot that has to be organized on their part and they are only seeking the site at this time. They will be required to provide insurance and arrange volunteers to watch and work the wall. The Lady Lake Soccer Association has agreed to move their games and practices for this time period so the wall can come to Lady Lake. The D.A.V. is paying for the wall and the expenses associated with it. As of now, we have not been asked for assistance, but know at the very least that we will have to assist with trash services. I have asked Mr. Johnson to attend this meeting to answer any questions associated with this request.

FISCAL IMPACT: No Town services have been requested.

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other [ ] Support Documents

DEPARTMENT HEAD MDD **Submitted** Sept 29, 14 **Date** Oct 06 14

HR **Approved as to Form** **Date**

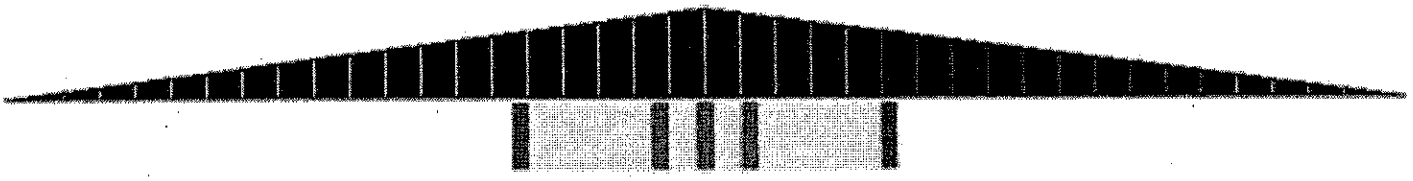
FINANCE DEPARTMENT **Approved as to Budget Requirements** **Date**

TOWN MANAGER KD **Approved Agenda Item for:** 10/6/14 **Date**

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification



The Vietnam Traveling Memorial Wall®
Vietnam and All Veterans of Brevard, Inc.
PO Box 237225 Cocoa, FL 32923 - Phone 321-501-6896
www.TravelingWall.us

Void AGREEMENT 2014 Void Just for info.

This agreement by and between the Vietnam and All Veteran's of Brevard, Inc. a/k/a Vietnam Veteran's of Brevard, Inc. (hereinafter the "VVB") and _____xxxxxxx_____ (hereafter the "Sponsor") entered into this date of _____xxxxxxx____ as follows:

1. This Agreement relates to the VVB providing an approximate 3/5 scale replica of the Vietnam Veteran's Memorial Wall located in Washington, D.C., along with equipment for the name locator and associated equipment.

2. The Sponsor shall pay the sum of $5,400.00 relative to the use of Memorial Wall during the period of ___xxxxx_____ through ____xxxx____. Sponsor shall pay a $1,000.00 deposit, which is due upon the execution of this Agreement. Sponsor agrees to pay the cost of fuel for every mile in excess of 400 miles, and travel expenses to include two (2) motel rooms and per-diem for two (2) people roundtrip. In other words, the $5,400.00 sum relative to the Memorial Wall includes mileage up to 400 miles. All mileage in excess of 400 miles shall be paid by the Sponsor. If the Wall is needed longer, a rate of $200 per day will be added to the cost. (Does not include two weekends). The parties agree the VVB has the right to adjust the fuel charge up to and including the day prior to the event.

3. The balance of $4,400.00 along with any other associated costs referred to in this agreement is due upon the arrival of the Vietnam Traveling Memorial Wall at the exhibition site. The parties agree that the exhibition site is located at _____.

4. Either party may terminate this agreement without cause within thirty (30) days of signing this Agreement. There must be a timely written notice of intent to cancel this Agreement in order for the deposit of $1,000.00 to be returned to the Sponsor. In the event the Sponsor elects to cancel the Agreement, then the written notice to cancel must be received by the VVB within thirty (30) days of the date of the signing of this agreement; otherwise, the deposit is forfeited. The Sponsor waives any claim to the deposit in that event.

5. Acceptance of this agreement by the VVB is subject to the Sponsor's compliance with the terms, conditions and guidelines as set forth in Information Kit 2013 Rev: 30 April, 2013, attached hereto and made a part of this Agreement.

6. The Sponsor must provide a sufficient number of volunteers defined by the VVB for the purpose of setting up the Memorial Wall, providing the name locator assistance, providing 24 hour security and disassembly of the Memorial Wall. The Sponsor shall provide a minimum crew of twenty (20) people to set up and disassemble the Wall. In the event the Sponsor does not provide the adequate number of people to set up and disassemble the Wall, then the VVB in its sole discretion may hire an outside contractor to provide these services and bill the Sponsor accordingly. The Sponsor specifically agrees to pay the cost of these services.

does this include cost of Rooms

7. Alternatively, the VVB may cancel this agreement upon arrival at the exhibition site if at least twenty (20) people are not present to set up and committed to disassemble the memorial wall.

   In the event the VVB elects to cancel this agreement due to the inadequate number of people to disassemble the Wall, then the VVB is relieved of any and all obligations relating to this agreement and shall retain the $1,000 deposit which shall be forfeited by the Sponsor.

8. The Sponsor shall provide and prepay for two (2) non smoking motel rooms at a major motel acceptable for the duration of the event. Contact manger about extended stay motels. The duration of the event is defined to include 24 hours before the scheduled date and time to assemble the Memorial Wall and 24 hours after the scheduled date and time to disassemble the Memorial Wall.

9. Sponsor shall be responsible for obtaining all licenses and permits required for the uses authorized.

10. Sponsor shall indemnify and hold harmless the VVB and its agents, directors, officers, employees and representatives from and against all claims, damages, losses and expenses, of any nature, including but not limited to personal injury and/or property damage arising out of or resulting from the performance of this agreement.

11. The Sponsor shall secure a liability insurance policy naming the VVB as an additional insured in the minimum amount of $1,000,000.00. The Sponsor shall provide the VVB evidence of the policy at least ten (10) days before the effective date of the arrival of the Memorial Wall.

12. In the event that the exhibit shall be prevented or delayed due to acts of nature or acts of God or any other contingencies beyond the scope and control of the VVB, exhibit dates will be appropriately adjusted and rescheduled.

13. This Agreement shall be interpreted and controlled by Florida law. The parties agree that in the event any issues arise resulting in litigation or any other controversy, then Brevard County, Florida shall be the proper and exclusive venue.

14. The Sponsor shall provide the VVB evidence of compliance of all obligations obtained in this agreement upon demand by the VVB. Any noncompliance by the Sponsor entitles the VVB to cancel the Agreement and retain the deposit(s).

15. This contract between the Vietnam Traveling Memorial Wall Committee and Sponsor shall be binding upon the parties and represents the entire agreement between the parties.

16. Each party represents that the person signing this document has been authorized to bind the respective parties.

Vietnam and All Veteran's of Brevard, Inc.

_____

Date: _____

Sponsor

Sig:_____
Name_____
Title _____
Date: _____

Wall Cost: $5,400.00
Fuel / Travel Charge:
Total:
Less Deposit: $1,000.00
Total Due on Arrival:

Please mail completed forms and other information to:

The Vietnam and All Veteran's of Brevard, Inc.
% Greg Welsh
4725 Rosebud st
Cocoa, Florida 32927

VVB Doc Russo

2640 Leewood Blvd
Melboone, FL 32935
321-652-4185

352 250 4743

The Vietnam Traveling Memorial Wall Information Kit 2014

REV: 30 April, 2013

Sponsoring the Vietnam Traveling Memorial Wall

Once you have confirmed the dates for your event, you are on the way to bringing **The Vietnam Traveling Memorial Wall** to your community. The logistics involved may be a lot for one person to handle, so we recommend that you organize a committee and share the workload. If **"The Wall"** is being brought to your community in conjunction with another event, it is imperative that two committees are formed. One for **"The Wall"** the other for the event. This will insure that the Wall committee will be dedicated only to the Wall. We also recommend a Point of Contact (POC) to work with the Wall Manager, this way one person can report to the committee and the Wall manager. Provide copies of this packet for your members and contact us with any questions you or your committee might have, as we are here to help make **The Vietnam Traveling Memorial Wall** a great community event.

Fundraising

As the sponsor, you have several options to help with the funding. One option might be joining with another veteran's organization and co-sponsor the event. You might also contact local businesses in your community to help with the funding. Home Depot is always eager to offer its support by way of volunteers and the loan of shrubs. City and county governments, the local tourism board are other options.

Publicity

Publicity is crucial in getting the word out to your community that **The Vietnam Traveling Memorial Wall** is coming to your town. Distribute media packets to the local TV and radio stations for Public Service Ads (PSA's). Contact the newspapers, daily and weekly, with a story. Feel free to have the local papers contact the Wall Manager for information, and pictures. Our logo may be used on posters and flyers *only.* Use of our logo on any other items is prohibited. We can provide pictures taken by Welsh Photography with proper credit given in all publications. In addition, if you have a web site we can add your link on our site and ask that you put our link on yours; this will also help get the word out. We are **The Vietnam Traveling Memorial Wall and require that our proper name be used in all your advertisements and programs.** By using all assets available, you will ensure that the community will not only know about your event, but will want to come out and show support.

The Site Location

Due to the size of **The Vietnam Traveling Memorial Wall**, the best place to set up is in a park or an area with grass and trees. We can adjust the angle of the wings, however; **The Vietnam Traveling Memorial Wall** looks best set between 120-135 degrees at the apex. (See lay out drawing) Begin by deciding where you want the apex (center), measure 144 feet for each wing and adjust the angle for 125°. You will need an area about 310' x 60' and the ground should be level and flat (shoot with a transit) to make set up easier. You also need 5 feet of grass behind the Wall so the stakes that support the Wall will be set up properly. The site prep can be prepared in advance with a box blade and packing fill for level flat ground. Consider building a wooden frame as this makes set up easier and faster please refer to Attachment #1 for guidelines.

Landscaping

The landscaping options are the choice of the Sponsor. Our recommendations are placing mulch in front of the Wall; this covers the rails and gives a place for people to leave items. Shrubs, small trees or even flowers at each end of the Wall add a nice touch in these areas. Contact your local florists and lawn & garden business regarding the loan of shrubs. You can also purchase them and then sell them to your membership after the event. You might also want to have flowers or small flags available for people to place at the Wall.

Set up of and take down of The Vietnam Traveling Memorial Wall

The crew size needed for setting up and taking down **The Vietnam Traveling Memorial Wall** is a minimum of twenty (20) people. Prior to set up, the Wall Manager will brief everyone on how to set it up. The Wall staff will supply tools and hardware. It will take about five hours for set up. We also ask that you have ten (10) 2x4's and a saw to cut them if needed, plus twenty (20) cinder blocks for leveling and frame support. When the set up is complete, it will take 7-9 cubic yards of mulch to dress the front of the Wall. In addition, accommodations for wheelchairs need to be addressed.

Due to the length of time required for set up (3to 8 hours) and take down (3 to 5 hours), please have bottled water available for the workers.

The Vietnam Traveling Memorial Wall Escort

Many of the sponsors want to escort **The Vietnam Traveling Memorial Wall** into their community. Local veteran motorcycle groups and clubs (i.e. Legion Riders, PGR, HOG, or just local riders) are always ready to provide an escort. A large place to meet (parking lots) will be needed for the formation. Contact the local law enforcement to work out the route and let the public know. The time and place for meeting the escort can be worked out with the Wall Manager.

Inclement Weather

To prevent mud from forming where drainage is poor in the event of inclement weather wood chips or straw should be available to place in front of **The Vietnam Traveling Memorial Wall** to create a walkway. During lighting storms, **The Vietnam Traveling Memorial Wall** will close to protect the visitors.

Volunteers

Out of respect for the names on The Vietnam Traveling Memorial Wall, we will require a minimum of two (2) people to staff the Wall 24 hours a day. This will ensure that people visiting the Wall do not smoke, bring in food, drinks or pets. The volunteers will also be responsible for prohibiting horseplay, limiting cell phone use and assisting visitors in finding names and obtaining rubbings.

During the hours of 9 a.m. - 9 p.m., a minimum of two (2) volunteers are required to work in the locator tent to find the names in the directories. Due to the sensitivity involved in finding the names, volunteers working the locator booth must be adults. Attachment #2 is a letter written by a Clinical Psychologist who works with Veterans, to give volunteers insight to the emotions some veterans experience while visiting the Wall. Please make copies and distribute to all volunteers.

During the peak times, additional volunteers will be required. These peak times are usually Friday evening, Saturday and Sunday. We will brief the volunteers at every shift change on the workings of the directories and the Wall; we will also supply paper and pencils for rubbings.

The volunteers should have a list of emergency phone numbers at the Command Post. The Wall Manager will also give the sponsor contact information. These numbers should also be available to the volunteers at night.

Shelters/Command Post

We suggest that you have an area with a few tents or canopies for the workers to take a break. You could use a tent or an RV for a command post to run your work and volunteer crews. In areas prone to afternoon thunderstorms, an RV or a truck should be available for the security crews to use during times of lighting. A tent or shelter will be needed for the volunteers working the directories to help people find names.

Food & Water for Volunteers

We recommend that coffee and water is available for the workers throughout the day and night. By talking to fraternal organizations and businesses, you should be able to get food or snacks and water donated.

Fire & Police

Due to the large number of people that will turn out for your event, be sure to coordinate with your police departments to help with traffic control. The fire department should be contacted in case they have to respond with a rescue unit.

Power and Lighting

Portable halogen lights (approximately two units should cover it) can be rented from or construction equipment companies in your community to provide illumination at the Wall during the night. This also can be the power source for the coffee pots if no other source is available.

Flag Poles, Signs and Grounds Keeping

The Vietnam Traveling Memorial Wall will supply three American Flags behind the Wall at the apex and one POW-MIA flag at each end of the Wall. The five-service flags will be placed around the front of The Vietnam Traveling Memorial Wall. **Everything inside the flag line is Hallowed Ground and will be treated as such.** The sponsor may fly their state flag if they choose.

"No Smoking, No Drinking, No Food, No Cell Phones and No Pets" signs (supplied by the Wall crew) shall be placed near the entrance to **The Vietnam Traveling Memorial Wall** area. A trash container should be near by for items. Volunteers should be instructed to keep the area free of litter and dump trash containers.

If there are no buildings close by for public use, portable chemical toilets should be provided.

Artifacts Left

Visitors to **The Vietnam Traveling Memorial Wall** often bring memorabilia and leave it at the base of panel where their loved ones name is inscribed. It will be up to the sponsor to remove and appropriately handle all materials left by the public at The Vietnam Traveling Memorial Wall during exhibition.

Counseling

The Vietnam Traveling Memorial Wall might be an emotional experience for some. Please consider having understanding and knowledgeable counselors on hand. A good source is the local Vet Center. They are usually eager to hep and in some cases provide the mobile van. The VA and local ministries are also good sources for these volunteers.

Ceremonies /Programs

We suggest holding an opening ceremony within the first few days. Local heroes and/or dignitaries can speak. The Wall Manager is also available to speak on the Wall. This a good time to acknowledge sponsors and organizations who contributed to your event. Local veteran organizations may wish to place wreaths and provide Color Guards.

On the last day, you can have a closing ceremony, maybe retiring the Colors and Taps, anything you feel would make a proper statement.

The visitors always appreciate a program or brochure for the opening or closing. The cost of printing can be expensive if you cannot get services donated. By combining the opening and closing agendas in the same program they can use the same one all week. A program is a good place to mention any businesses or other groups that have been helpful in supporting you in putting on this event.

Schools

If your event falls during the school year, it is always a good idea to invite the schools to visit **The Vietnam Traveling Memorial Wall.** The sponsor can coordinate with the Principals to set visiting times. The Wall Manager will be available when the students arrive to answer any questions and give a briefing of the meaning of the Wall. We welcome the students and thank the teachers who want to expose their classes to a part of history that is no longer in the history curriculum in many schools.

The Wall is sacred and therefore entitled to respect and reverence. Students should be well behaved and quiet. Rubbings of the names are prohibited. Should the students become unruly they will asked to leave. Please make sure that teachers and professors are aware of what is expected of their students by giving them a copy of Attachment #3.

If a student should have a relative on the Wall and wants to get a rubbing, it will be permitted under supervision of the Wall Manager

Donation Jars

It is our policy that any money collected by the use of donation jars will go to the sponsor,not **The Vietnam Traveling Memorial Wall.** Sponsors can use donation jars to help defray the cost of bringing **The Vietnam Traveling Memorial Wall** to your city. We require that a label on the donation jars identify who will be receiving the money. This prevents any confusion as many people think the money goes to the Vietnam Traveling Memorial Wall. If you have business, or city funding for The Vietnam Traveling Memorial Wall and you choose to use donation jars we suggest that the money collected for veterans programs in your area or a charity supporting our Troops or Veterans.

Vendors

The area around the Wall is considered hallowed ground and should be respected. If you choose to have other things at your event, they cannot be in area around **The Vietnam Traveling Memorial Wall.** A stage maybe set up for the opening and closing but no other entertainment can use it (excluded are military bands for the Ceremonies). The Wall Manager will approve static displays at **The Vietnam Traveling Memorial Wall.**

Attachment #1

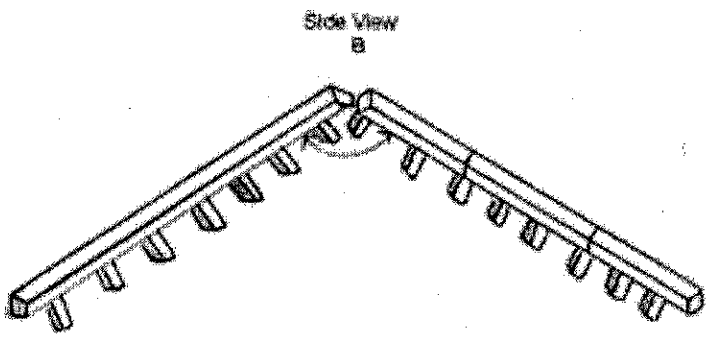
Instructions for building a frame

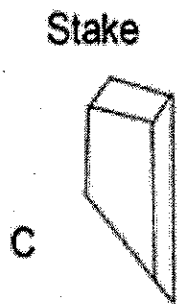
The following are instructions to build a wood frame that supports the Wall in the event the ground is not level. To build the frame you will need 30 10' 2x4's (15 per side, total 144'). You can use 4x4's if this would work better pending how high you need to go to be level. You will also need 2x4's to cut for stakes. See drawing **C**. Request pictures of frame from Wall Manager.

1. First, you need to shoot the site with a transit and run a level string line with your 125-degree angle at the apex and 144' for each wing (East &West).

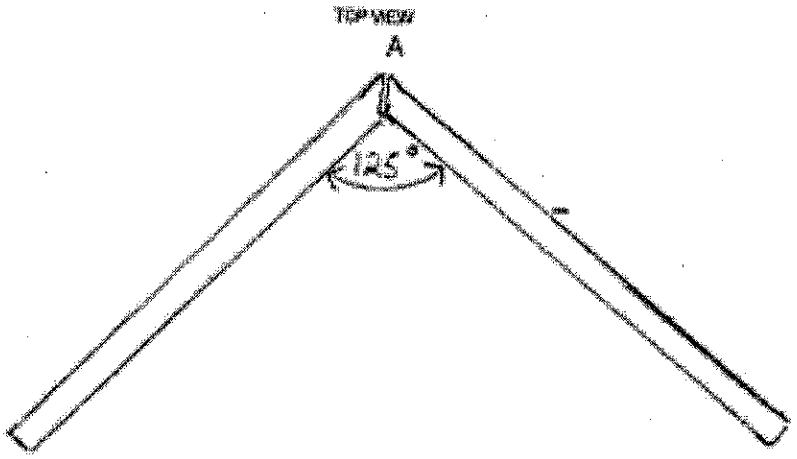
2. At the apex set your first stake about 3" down the string line. Do this for both the east and the west wing. As you pound in the stakes, run them parallel to the string with the 2" side against it. If you cut your stakes at 12", they should be solid when you pound them in the ground.

3. Pound your stakes at the 3', 6' and 9' mark, the stake at the 3' and 9' mark will be where the 2x4's butt up to each other. Then set the 2x4's on the top. See Pictures below.





4. Set all you stakes for both the East and West wing. When this is done cut your stakes off so they are all even with the top of the string line. Place 2x4's on the top of the stakes (4" side up) and secure with screws. See picture **A.**



Attachment #2

DEPARTMENT OF VETERANS AFFAIRS
Brevard Outpatient Clinic
2900 Veterans Way
Viera, Fl 32940

July 18, 2008

To volunteers assisting with The Vietnam Traveling Memorial Wall

Thank you so much for your willingness to be a very important part of the healing process for many veterans. I was asked to write this letter to help deepen your understanding of the emotional experiences many veterans have when visiting the Wall.

While the Wall is many different things to many people, for most, it is certainly an extremely powerful symbolic representation of the war both in magnitude with the number of names, and in intimacy with listing of each individual name. Many of us have not had to suffer hardships of war, so it is difficult to understand the emotional aftermath of the experience, but not necessarily beyond our frame of reference.

The emotional bonds between warriors who serve in war together most often can quickly become as close, and even closer, than the bonds between family members. Qualitatively, the emotions many veterans experience are not that different from what we might have experienced at the funerals of a parent, child or sibling.

It can be useful to think of the Wall as being similar to a tombstone. Perhaps, you could imagine what it might be like to visit the grave of a close friend or family member who died while enduring incredible hardships to keep you and the rest of your family alive. I think that about, as close as most of us who have not been at war can come to emotionally understands the experience. Another emotional factor is the intense anxiety and phobic avoidance associated with the Wall for many veterans.

Many of us have unrealistic fears of flying, public speaking, snakes, spiders, the dentist and can go well out of our way to avoid being in those situations. Most veterans have similar anxious feelings about the Wall as it can bring up such intense memories and emotions. However, many veterans feel it is a duty for them to pay respects to those that died in service. Therefore, for many veterans, visiting the Wall can be a kind of pilgrimage that has taken them many years to be able to work up to.

Lastly, there is a magnitude of loss and suffering which is captured in all of those names and trying to find some kind of meaning, or reason for it. Each veteran has a unique experience with the Wall, but these are common emotional experiences for many. My hope in writing this is that it has provided some of you with a deeper understanding of the veteran's emotional experiences so that you recognize that when you set up a panel of find a name for someone, you are doing so much more than you may realize, and that we all might be better able to honor those who have fought for us and to better help them heal.

With warmest thanks for your service,

Daniel S. Philpot, Psy D
Clinical Psychologist

Attachment #3

Schools

Principals and Teachers,

Thank you for making this event available to your students. It is always a pleasure to be involved with educators who wish to expose students to a part of history that is no longer in the history curriculum in many schools.

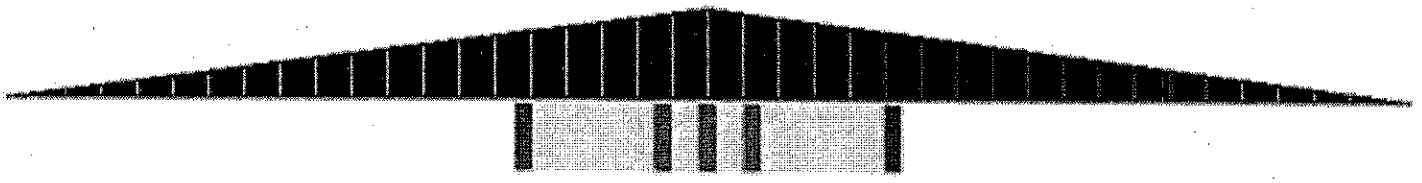
In order to make their time at the Wall productive, please set scheduled times for each group with the sponsor. The Wall Manager, a Vietnam Veteran, will be at the Wall to brief the students and answer any questions.

The Vietnam Traveling Memorial Wall is sacred and therefore entitled to respect and reverence. Students attending the Wall should be well behaved and quite. Due to the large number of students during class trips, we do not allow the rubbing of names. We have found this gets out of control and turns in to a game. If the students become unruly they will be asked to leave. If a student that has a grandfather or family member on the Wall special consideration will be given. Upon arrival, contact the Wall Manger with this request.

It is our hope that by bringing students to the Vietnam Traveling Memorial Wall it will spark an interest in history and get them to return with their parents. Your help with this will ensure that the Vietnam War and those that died will not be forgotten.

Yours truly,

Greg Welsh
Wall Manager



The Vietnam Traveling Memorial Wall®
P.O.BOX 237225 Cocoa,Fl 32923-7225 Phone 321-501-6896

Wall Cost Sheet 2014/15
Villages, FL

CHARGE FOR OVER 400 MILES
Total miles minus 400 One way Miles = x 2 = -400 =
Gallons of Fuel miles /10 mi per gal =
Gallons x $4.00 = N/A

Motel Charge for over 500 miles travel per day, $80.00 per room.
Two rooms doubled for round trip.
$160.00 x 2 = N/A (round trip)

Travel per diem $50.00 per travel day for two people double for round trip.
$50.00 x 4 = N/A (round trip)

Fuel $N/A
Motel $N/A
Per diem $N/A

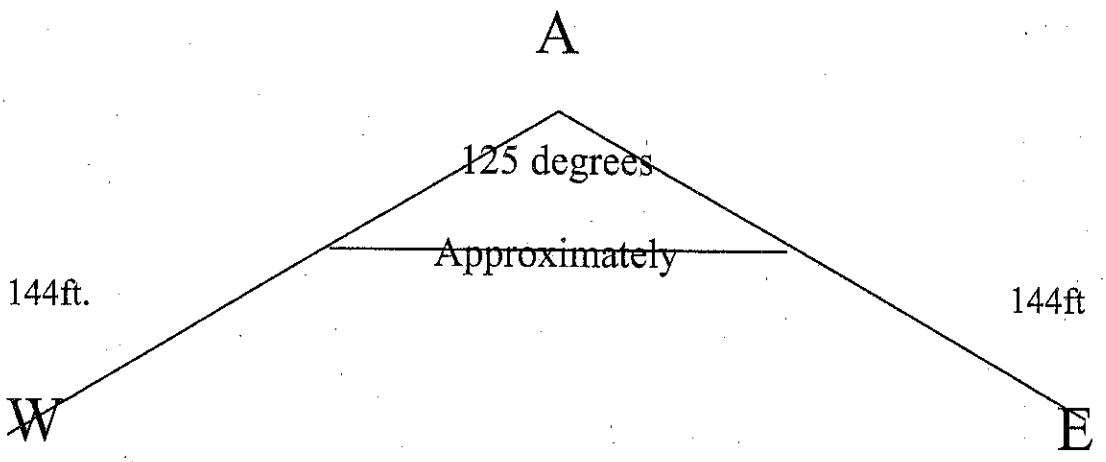
Addition cost for the Wall	$ N/A
Wall Charge	$5,400.00
Total Charge	$5,400.00

Date: December 2, 2013

Note: Rooms for our stay are extra.

Note: The parties agree the VVB has the right to adjust the fuel charge up to and including thirty (30) days prior to the event.

How to measure for the Memorial Wall



1. Set your apex (A). This is where the west and east panels meet.
2. Measure 144 feet from the apex (A) to the left. This will give you the west wing. (see drawing above)
3. Measure 144 feet from the apex (A) to the right. This will give you the east wing. (see drawing above)
4. The angle between the west and east wing should be between 120-135 degrees at the apex (A)
5. You now have the area lay out for the Memorial Wall. The ground should be **flat and level**. The level of the land should be verified with a transit. The apex needs to be **no higher then 4 inches** off the ground. If it is more than 4 inches high the lay out for the Wall should be adjusted by moving it to the right or left. If the ground is very uneven, you might have to build a 2x4 frame for it to sit on. Call the Wall manager for help with this. By doing this the Wall will set up easier and look better when done.
6. Allow 60 -100 feet of open space in front of the Wall Area, and 5feet behind the Wall of open space for the support braces, this has to be on grass to pound the stakes in the ground

Wall Overview 2014

Here is info on what you would need to sponsor the Memorial Wall.

1. The cost is $5,400.00 from Thursday to Mon. If the Wall is needed longer, a rate of $200 per day will be added to the cost. (Doesn't include two weekends) Arrival times can be set to meet a motorcycle escort. The times for set up and take down of the Wall can also be set.

2. This cost covers 400 miles round trip in travel. If your event is over 400 miles a fuel surcharge will be added to cover fuel cost, along with motel, and meal charges. See cost sheet. We can adjust the fuel cost up to and including thirty (30) days prior to the event

3. A minimum of 20 people are needed to set up and take down the Wall. At least two people are required to monitor the Wall 24/7. Also see info packet for more on volunteers.

4. An area and a tent for the name locator booth is required, also power available for a light at night. See info packet for more information on the locator booth.

5. Insurance to cover the Wall and liability for your event.

6. The Sponsor shall provide and prepay for two (2) non-smoking motel rooms for the duration of the event. The duration of the event is defined to include 24 hours before the scheduled date to assemble the Memorial Wall and 24 hours after the scheduled date to disassemble the Memorial Wall.

7. The Wall covers an area of 300 feet end to end. You will need 60-foot area in front of the Wall as an open area and 5 feet on grass behind the Wall. The ground needs to be very level and shot with a transit and a string line laid out before we arrive. See info packet for more info.

8. The Traveling Memorial Wall does not set out Donation Jars. We encourage the event holder to use donation jars to help with the cost. If a county or city is paying to bring the Wall to your community, donation jars could be used to fund veteran programs in the area.

TOWN COMMISSION AGENDA ITEM I-9

REQUESTED COMMISSION MEETING DATE: October 6, 2014

SUBJECT: Lake County Sheriff's Office (LCSO) Contract Amendment

DEPARTMENT: POLICE

STAFF RECOMMENDED MOTION: Approval of the Lake County Sheriff's Office contact amendment.

SUMMARY: On August 5, 2013, the Town Commission authorized the Town Manager to sign an agreement with the Lake County Sheriff's Office to provide dispatch services for Town law enforcement on a dedicated, LLPD only, radio channel. The police department is currently operating on a shared, regional radio channel configuration for better operational and safety controls. This arrangement is working fine. The quarterly cost under the original agreement and payable to LCSO for dispatch services is $72,845.31. By remaining on a shared radio channel, LCSO has agreed to reduce the quarterly payment from the Town to $45,679.43, in accordance with the terms of the contract addendum. The Town Attorney has reviewed and approved this amendment.

FISCAL IMPACT: ($108,663.52)
(Other Contractual Services 2101-521-3410)

[ ] Capital Budget
[X] Operating
[ ] Other

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

[ ] Other

[x] Support Documents – LCSO Contract Amendment

DEPARTMENT HEAD	**Submitted**	**Date 09/18/2014**
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT JRM	**Approved as to Budget Requirements**	**Date** 9/24/2014
TOWN MANAGER KL	**Approved Agenda Item for:** 10/6/14	**Date** 9/29/14

Reviewed

COMMISSION ACTION:

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

[ ] Continued to Date Certain [ ] Approved with Modification

ADDENDUM TO 2013-2018 AGREEMENT BETWEEN GARY S. BORDERS, AS SHERIFF OF LAKE COUNTY, FLORIDA AND THE TOWN OF LADY LAKE FOR RENDITION OF LAW ENFORCEMENT DISPATCH SERVICES

This Addendum is made and entered into by and between Gary S. Borders, as Sheriff of Lake County, Florida (hereinafter referred to SHERIFF) and The Town of Lady Lake (hereinafter referred to TOWN) on this ___ day of October, 2014.

WHEREAS, SHERIFF and TOWN (hereinafter collectively referred to as the PARTIES) entered into that certain 2013 – 2018 Agreement Between Gary S. Borders, as Sheriff of Lake County, Florida and The Town of Lady Lake For Rendition of Law Enforcement Dispatch Services (hereinafter referred to AGREEMENT) on or about August 5, 2013;

WHEREAS, TOWN has been making quarterly payments under the AGREEMENT in exchange for SHERIFF'S provision of dispatch services;

WHEREAS, notwithstanding Section 5 of the AGREEMENT, TOWN, has agreed and acquiesced to operating on SHERIFF'S Sector Two communications channel; and

WHEREAS, TOWN has requested, and SHERIFF has agreed to, a temporary reduction in quarterly payments due under the terms of the AGREEMENT;

NOW THEREFORE, the PARTIES agree as follows:

1. Pursuant to Section 3(A)(e) of the AGREEMENT, TOWN is to pay SHERIFF the sum of Seventy Two Thousand Eight Hundred Forty Five Dollars and Thirty One Cents ($72,845.31) quarterly (January 1st, April 1st, July 1st and October 1st) for the duration of the AGREEMENT.
2. SHERIFF agrees to accept the reduced sum of Forty Five Thousand Six Hundred Seventy Nine Dollars and Forty Three Cents ($45,679.43) as the full quarterly payment beginning on October 1, 2014 and continuing each quarter thereafter until such time as SHERIFF

rescinds this Addendum. SHERIFF will consider payments made by TOWN, while this Addendum is in force, as payment in full and shall not retroactively collect from TOWN the amounts due under the original terms of the AGREEMENT.

3. The PARTIES agree that this reduction in the quarterly payments is temporary in nature. Furthermore the PARTIES agree that SHERIFF may rescind this temporary reduction at any time, whereupon TOWN will resume making the full quarterly payments of Seventy Two Thousand Eight Hundred Forty Five Dollars and Thirty One Cents ($72,845.31) to SHERIFF in accordance with the original terms of the AGREEMENT.
4. Upon SHERIFF'S rescission of this temporary reduction, TOWN shall have the right to an exclusive designated Lady Lake Police Department radio channel in accordance with Section 5 of the AGREEMENT.
5. SHERIFF agrees that he will give TOWN thirty (30) days prior written notification of his rescission of this Addendum.
6. This temporary reduction in quarterly payments shall not operate as a waiver of SHERIFF'S right to receive, demand, and collect full payment from TOWN of the remaining quarterly payments due under the AGREEMENT.
7. The terms, conditions, and obligations of the AGREEMENT otherwise remain in full force and effect.

IN WITNESS WHEREOF, SHERIFF and TOWN have made and executed this Amendment on the respective dates below.

TOWN OF LADY LAKE

BY: _____
Ruth Kussard, Mayor,
Town of Lady Lake

_____
Date

Attest:

_____
Kris Kollgaard, Town Manager/Clerk

Approved as to form and legality:

_____
Derek Schroth, Esq.
Town Attorney for
The Town of Lady Lake

LAKE COUNTY SHERIFF

BY: _____
Gary S. Borders, as Sheriff
of Lake County, Florida

9/29/14
Date

Approved as to form and legality:

_____
David W. Porter, Esq.
General Counsel for
Lake County Sheriff

J-10

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 6, 2014

SUBJECT: **Resolution No. 2014-115 Villages Operating Company-Pursuant to the provisions of Chapter 7, Section 7-7).b)., the applicant is requesting the reduction of two (2) spaces per each service lane of the drive-through stacking area of a proposed Citizen's First Bank Drive-through Facility rather than the required five (5) spaces on property located at 1105 Caballero Court (Alternate Key 3840565).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTIONS:

1. **Recommendation of approval of Resolution No. 2014-115- Request for reduction of two (2) spaces per each service lane of the drive-through stacking area of a proposed Citizen's First Bank Drive-through Facility rather than the required five (5) spaces for the purpose of saving a 40" Historic Oak Tree.**

2. **Recommendation of denial of Resolution No. 2014-115- Request for reduction of two (2) spaces per each service lane of the drive-through stacking area of a proposed Citizen's First Bank Drive-through Facility rather than the required five (5) spaces for the purpose of saving a 40" Historic Oak Tree.**

As a result of field observation of the activity in the vicinity of the intersection, staff recommends consideration of an alternative entrance through the existing entry off of Caballero Court into the parking lot to provide the required stacking spaces.

SUMMARY

Applicant, Martin L. Dzuro, on behalf of the Villages Operating Company, has submitted an application for a variance from Chapter 7, Section 7-7).b). The applicant is requesting the reduction of two (2) spaces per each service lane of the drive-through stacking area rather than the required five (5) spaces on the property owned by the Villages Operating Company located at 1105 Caballero Court, within the Villages Downtown Center in Spanish Springs, identified by Alternate Key Number 3840565, within the Town of Lady Lake, Florida.

As required of the application, a Justification Statement has been submitted. The site is proposed to be home to a new Citizen's First Bank Drive-Through Facility. The new project is considered infill development within the Villages Downtown Center in Spanish Springs and due to space limitations and constraints unique to this narrow parcel, the site can only accommodate three (3) spaces per each proposed service lanes. The site in itself is located within The Villages Center Planned Commercial Master Plan and the

area has been developed primarily instituting Urban Design principles; therefore, in order to compensate for the reduction in spaces within the stacking area, the site plan design includes three (3) service lanes.

The applicant has pointed out that in order to save an existing 40" Historic Oak Tree, the drive-through facility is limited to provide the required stacking lengths because of the existing tree.

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 06 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 Planned Commercial (CP). Resolution 2014-115 was reviewed by Town Attorney, Derek Schroth, on Monday, August 11, 2014, and determined correct in form.

Comments:

- Notices to inform the surrounding property owners (3) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 25, 2014. The property was also posted on Monday, August 25, 2014.
- Staff supports the request as the variance will provide for preservation of the historic oak tree; also, the use of golf carts in high volume in this commercial area may reduce stacking lengths as well.

Past Actions:

The members of the **Technical Review Committee** individually reviewed the application for Resolution 2014-115 and provided all comments by Wednesday, August 13, 2014. Please find TRC Report attached.

The **Planning and Zoning Board** heard the application for Resolution 2014-115 at their regular meeting on Monday, September 8, 2014, and recommended denial with a 3-1 vote.

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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DEPARTMENT HEAD [signature] Submitted 9/30/14 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: 10/6/14 Date 9-30-14

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

RESOLUTION NO. 2014-115

A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF CHAPTER 7, SECTION 7-7).b)., OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS WHICH REQUIRES THAT THE STACKING AREA FOR FINANCIAL INSTITUTIONS DRIVE-THORUGH FACILITIES BE FIVE SPACES PER SERVICE LANE PROVIDED. THE VARIANCE REQUESTS THE REDUCTION OF TWO SPACES PER EACH SERVICE LANE ON THE PROPERTY OWNED BY THE VILLAGES OPERATING COMPANY, LOCATED AT 1105 CABALLERO COURT, WITHIN THE TOWN OF LADY LAKE, FL.

WHEREAS, The Villages Operating Company 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 7, Section 7-7).b). of the Town of Lady Lake Land Development Regulations which requires that the stacking area for financial institutions drive-through facilities be five spaces per each service lane provided. The variance requests the reduction of two spaces per each service lane on the property owned by The Villages Operating Company, located at 1105 Caballero Court (AK #3840565), 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 7, Section 7-7).b). of the Town of Lady Lake Land Development Regulations which requires that the stacking area for financial institution drive-through facilities be five spaces per each service lane provided. The Town grants and approves the variance request for the reduction of two spaces per each service lane on the property owned by The Villages Operating Company, located at 1105 Caballero Court (AK #3840565), within the Town of Lady Lake, Florida;

This Resolution shall take effect immediately upon its final adoption by the Town Commission.

RESOLVED this ___ day of _____, **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

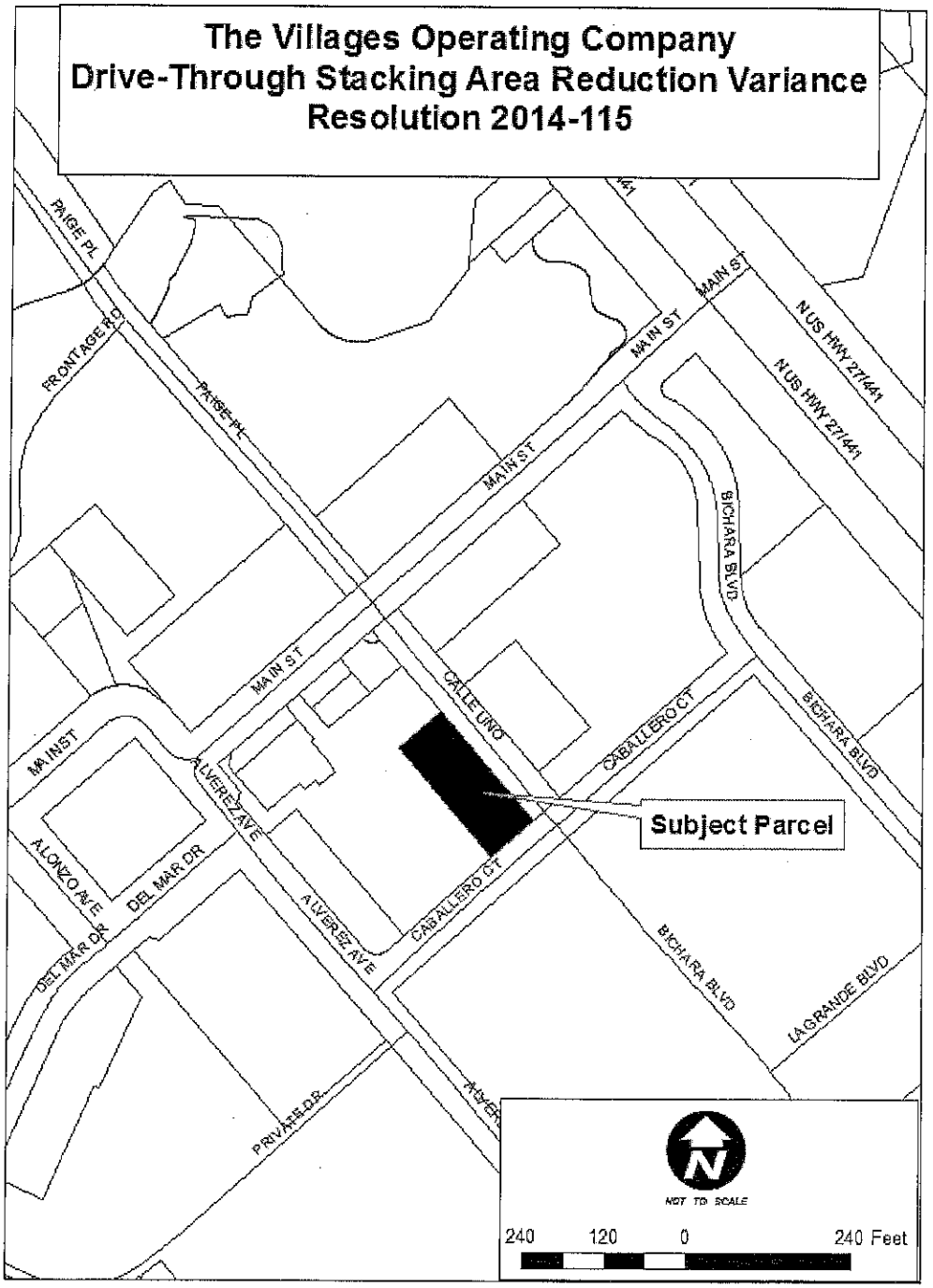
ACKNOWLEDGED:

The undersigned land owner by the execution hereof agrees to comply with the conditions of the variance use as established herein.

_____
The Villages Operating Company
Property Owner/Representative

Exhibit A – Legal Description

Parcel ID 06-18-24-3001-000-01100; located in Section 06, Township 18 South, Range 24 East, and described as: LADY LAKE, VILLAGE CENTER DOWNTOWN BUILDING AREA 11 BEING IN 07-18-24 PB 55 PG 72-79 ORB 3171 PG 1171



TECHNICAL REVIEW COMMITTEE COMMENTS
FIRST REVIEW 08/13/2014

Project: The Villages Operating Company for Citizen's First Bank-Drive-Through Facility Site

Proposal: Resolution 2014-115-Variance Application– Drive-Through Stacking Area Reduction-1st & Final Submittal

Description: On 07/29/2014, Town Staff received two (2) Variance applications in regards to a proposed new Citizen's First Bank- Drive-Through Facility to be located at 1105 Caballero Court, within the Villages Downtown Center in Spanish Springs, identified by alternate key number 3840565. Pursuant to the provisions of Chapter 7, Section 7-7).b)., the applicant is requesting the reduction of two (2) spaces per each service lane of the drive-through stacking area rather than the required five (5) spaces. Resolution 2014-115 has been assigned to this variance request

The first variance going concurrent with this application, Resolution 2014-114, is pursuant to the provisions of Chapter 15, Article II, Section 15-52).a).2).C)., the applicant is requesting to allow the driveway to be constructed twenty-three (23) feet from the right-of-way edge line rather than the minimum 100 feet distance requirement.

Below are staff comments from the Town of Lady Lake regarding your development project. A hard copy via hand delivery and an electronic copy via e-mail are provided to the applicant. Comments are organized by department and must be sufficiently addressed before the proposal may proceed. If a re-submittal is warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

Following submittal of any required revisions and responses, correspondence will be forwarded indicating the proposal's status, either: (1) requiring additional revision or documentations; or (2) ready for approval. Site plans are subject to public hearing, as well as plats, annexation requests, zoning requests, and comprehensive plan requests. When applicable, you will receive written notification that the item is scheduled for review by the Planning and Zoning Board or Town Commission. For additional information, contact Thad Carroll at (352) 751-1521.

GROWTH MANAGEMENT

Questions may be directed to Wendy Then, at wthen@ladylake.org

1. Application is deemed complete. No further comments at this time.

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. Application is deemed complete. No further comments at this time.

FIRE

Questions may be directed to Capt. Dan Hickey at Hickey Dan.Hickey@districtgov.org or via phone at 352-205-8280.

1. There are no comments at this time pertaining to any issues concerning Fire for this application.

BUILDING

Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com

1. Application is deemed complete. No further comments at this time.

PUBLIC WORKS

Questions may be directed to Butch Goodman, Utilities Supervisor at bgoodman@ladylakepw.org

1. Application is deemed complete. No further comments at this time.

ENGINEERING CONSULTANT

Questions may be directed to Chris Schultz, P.E., at chris.schultz@neel-schaffer.com

1. Application is deemed complete. No further comments at this time.

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

352-751-1500 FAX 352-751-1510 www.ladylake.org

August 13, 2014

Jeffrey Allen Head, P.E.
Farner Barley and Associates, Inc.
4450 NE 83rd Road
Wildwood, FL 34785

Re: The Villages Operating Company- Commercial Driveway Distance Variance Request
And Drive-Through Stacking Area Variance Request- AK# 3840565-1105 Caballero Ct.

Dear Applicant:

On 07/29/2014, Town Staff received two (2) Variance applications in regards to a proposed new Citizen's First Bank- Drive-Through Facility to be located at 1105 Caballero Court, within the Villages Downtown Center in Spanish Springs. Pursuant to the provisions of *Chapter 15, Article II, Section 15-52).a).2).C).*, the applicant is requesting via Resolution 2014-114 to allow the driveway to be constructed twenty-three (23) feet from the right-of-way edge line rather than the minimum 100 feet distance requirement. For the second variance, pursuant to the provisions of *Chapter 7, Section 7-7).b).*, the applicant is requesting via Resolution 2014-115 the reduction of two (2) spaces per each service lane of the drive-through stacking area rather than the five (5) spaces required. Our TRC Members reviewed the submitted application packets and determined the application complete with no additional comments.

Please accept this communication as a confirmation that the variance applications Resolutions 2014-114 and 2014-115 respectively are ready to proceed to the Public Hearing process.

The following public hearing dates for your petition have been scheduled as follows:

PLANNING AND ZONING BOARD- Monday, September 8, 2014 at 6:00 p.m.
TOWN COMMISSION MEETING- Monday, October 6, 2014 at 6:00 p.m.

Please be aware that the applicant and/or a designated representative of the property owner must be present during all meetings.

On 08/25/2014, public notices will be sent to the adjacent property owners within 150 feet of the subject parcel notifying about the public hearing dates, and the property will be posted as well.

Let us know if you have any questions regarding the process and notify us should there be a conflict with your schedule and the scheduled meeting dates.

Respectfully Submitted,

Wendy Then, CFM
Growth Management Dept.
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
Phone-352-751-1582 Fax 352-751-1514

AltKey	OwnerName	OwnerAddre	OwnerCity	Owne	OwnerZip
3452097	LAZY B CATTLE VENTURE LTD	1071 CANAL ST	THE VILLAGES	FL	32162
3840566	CITIZENS FIRST BANK	PO BOX 1927	LADY LAKE	FL	32158
3840579					
3840504	VILLAGE CENTER COMMUNITY				
3840580	DEVELOPMENT DISTRICT	3201 WEDGEWOOD LN	THE VILLAGES	FL	32162

Citizen's First Bank- Drive-Through Facility Site- Commercial Driveway Distance and Drive-Through Stacking Area Reduction Variances
1105 Caballero Court

RECEIVED
29 2014
DEVELOPMENT DEPT.
LADY LAKE

TOWN OF LADY LAKE
VARIANCE APPLICATION

Variance #2
Drive-Through Stacking Area Reduction

Alt. Key Number 3840565

1. Owner's name: The Villages Operating Company, Martin L. Dzuro, Vice President

   Mailing Address: 1045 Lake Sumter Landing, The Villages, Fl 32162

   Email Address: marty.dzuro@thevillages.com

   Telephone #: 352-753-6260

2. Applicant's Name: Same as Above

   Mailing Address: _____

   Email Address: _____

   Telephone #: _____

3. Applicant is: Owner: x Agent __ Purchaser __ Lessee __ Optionee __

4. Property Address/Location: 1105 Caballero Court, The Villages, Fl 32162

5. Legal Description: Building area 11, Village Center Downtown PB 55, PG72

6. ~~The variance requested~~ is as follows: 1) minimum distance required for driveway entrance (100 ft) from an intersection. 2)required stacking area for drive-through facilities

7. The variance is necessary for the following reasons: 1) Site does not allow for 100' spacing from intersection; site is within a Town Cntr. where low speed limits exits; urban setting. 2)As discussed with town staff, developer would like to save existing 40" Oak tree on-site; the drive-through facility is limited with stacking lengths because of existing tree.

8. Is your situation due to unique circumstances not created by you or your predecessor in title? Explain such circumstances:

   Existing 40' oak tree limits stacking length.

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:

Existing 40" oak tree limits stacking length.

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:

N/A

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? x Yes ____No. If yes, briefly describe the nature of the request and the date it was done:

site plan submitted 7/23/14

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: 7-29-14 Received by: Wilson

Fees Paid: ✓

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Martin L. Dzuro, 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:

Citizens First Bank Drive Thru

(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 26th day of July, 2004, by Martin L. Dzuro who is personally known to me or ~~who has produced~~ _____ ~~as identification~~ and who ~~did~~ (did not) take an oath.

Karen R. Morrison
Notary Public

KAREN R. MORRISON
Commission # EE 830423
Expires October 21, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Martin L. Dzuro, 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:

Citizens First Bank Drive Thru

(3) That he/she has appointed Jeffrey A. Head, P.E. 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 25th day of July, 2014, by Martin R. Dzuro, who is personally known to me ~~or who has~~ produced _____ ~~as identification~~ and who ~~did~~ (did not) take an oath.

Karen R. Morrison
Notary Public

KAREN R. MORRISON
Commission # EE 830423
Expires October 21, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

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.

Prepared by and return to:
Steven M. Roy, Esq./may
Attorney at Law
McLin & Burnsed PA
1028 Lake Sumter Landing
The Villages, FL 32162

File Number:

CFN 2006081572
Bk 03171 Pgs 1171 - 1179; (9pgs)
DATE: 05/26/2006 11:49:49 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 78.00
DEED DOC 0.70

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of May, 2006 between **The Villages of Lake-Sumter, Inc.**, a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162, **grantor**, and **The Villages Operating Company**, a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, FL 32162, **grantee:**

(Whenever 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 corporations, trusts and trustees)

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

See Attached Exhibit A

Parcel Identification Number:

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 grantor hereby covenants with 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

Print Name JOAN F WISE

Print Name: W. Thomas Brooks

THE VILLAGES OF LAKE-SUMTER, INC.,
a Florida corporation

By: _____
Mark G. Morse, Executive Vice President

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 1st day of May, 2006, by Mark G. Morse, as Executive Vice President of and on behalf of The Villages of Lake-Sumter, Inc., who is personally known to me.

NOTARY PUBLIC
STEVEN M. ROY
(Type or Print Notary Name)

NOTARY PUBLIC STEVEN M. ROY
MY COMMISSION # DD 281955
EXPIRES: January 19, 2008

Requirements and Criteria
(Justification Statement)

1. No diminution in value of surrounding properties would be suffered.

Applicant's Response

No the property undergoing the improvement and the surrounding properties would not suffer any diminution in value. The proposed bank drive-thru will architecturally match the surrounding buildings in the Spanish style theme and add character to the existing Spanish Springs Town Center. With the small drive-thru facility and minimal drive thru lanes, the owner is able to save the existing 40" historical tree on-site.

2. Granting the permit would be of benefit to the public interest.

Applicant's Response

Yes granting the permit would be of benefit to the public interest. Per recent studies, 72% of trips within The Villages are by golf cars. The reduced stacking length should not be an issue because of the reduced size of golf cars compared to cars and trucks. With the small drive-thru facility and minimal drive thru lanes, the owner is able to save the existing 40" historical tree on-site.

3. Denial of the permit would result in unnecessary hardship to the owner seeking it.

Applicant's Response

Yes denial of the permit would result in the owner having to remove the existing 40" historical tree on-site to allow for the stacking requirement.

4. The use must not be contrary to the spirit of the code.

Applicant's Response

The use of this variance approval would not be contrary to the spirit of the code. The spirit of the code was intended for vehicular traffic and not golf car traffic. The code requires stacking a minimum of 15 vehicles. The applicant has demonstrated that this facility as planned allows 17 vehicles; therefore this proposed use does not contrary to the spirit of the code.

Also the spirit of the code is to save historical trees where possible. The spirit of the code allows for variances in this case.

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.

Applicant's Response

As stated previously, the applicant would be required to remove the existing 40" historical tree on-site to allow for the stacking requirements.

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.

Applicant's Response

Not Applicable - applicant does not suffer from any physical disabilities.

Property Record Card

General Information

Alternate Key:	3840565	**Parcel:**	06-18-24-300100001100
Owner Name:	VILLAGES OPERATING COMPANY	**Millage:**	FVCD (Lady Lake) : 17.3407
Owner Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162	**Property Location:**	LADY LAKE FL 32159
Legal Description:	LADY LAKE, VILLAGE CENTER DOWNTOWN BUILDING AREA 11 BEING IN| 07-18-24 PB 55 PG 72-79 | ORB 3171 PG 1171 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	VACANT COMMERCIAL (1000)	0	0		13146	SF	$0.00	$262,920.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
3171 / 1171	5/1/2006	WD	M	V	$1.00

Value

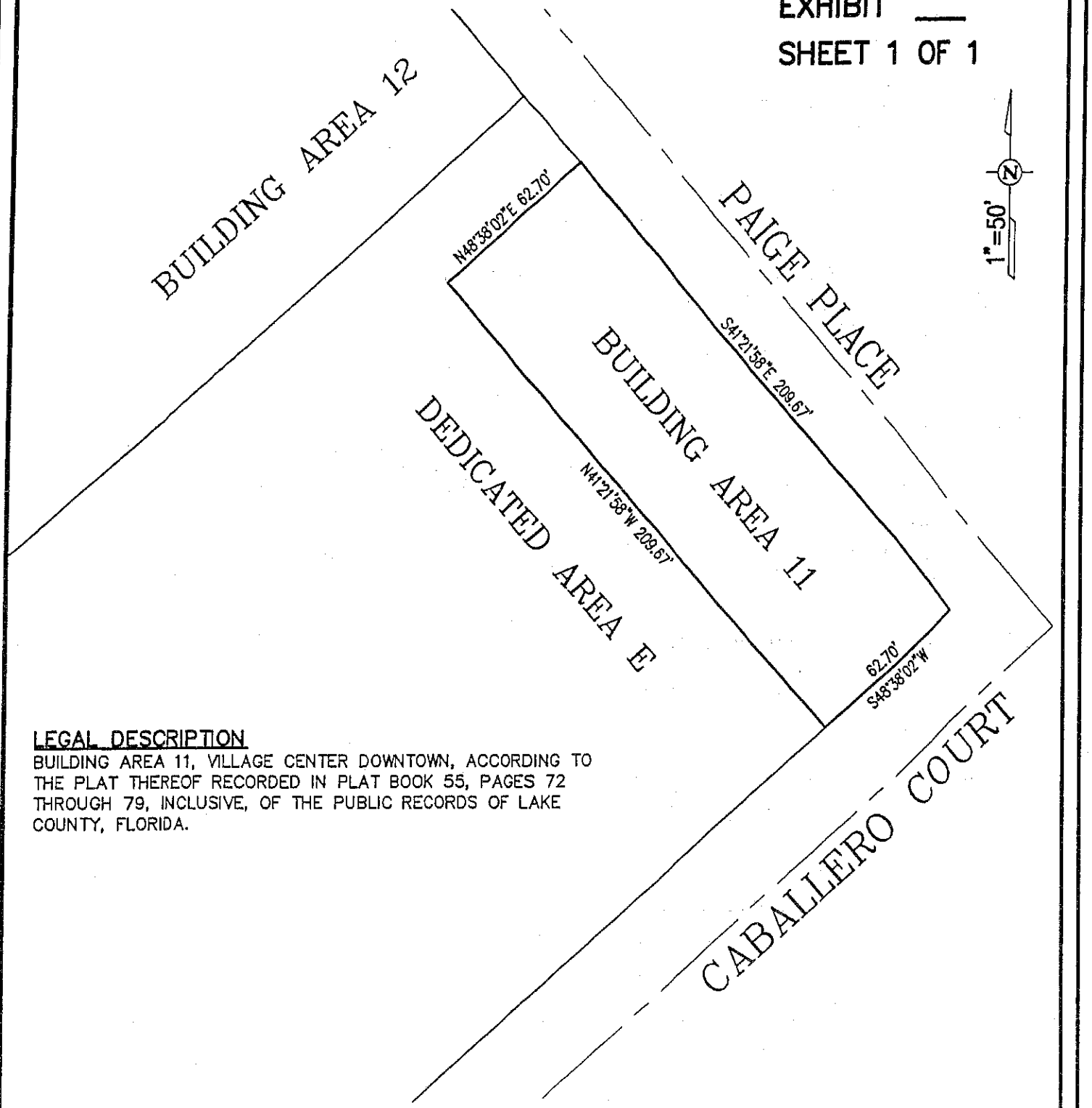
Total Just Value:		$262,920.00
Assessed Value:	=	$262,920.00
Total Exempt Value:	-	$0.00
Total Taxable Value:	=	$262,920.00
Millage Rate: ?	x	0.0173407
Base Ad-Valorem Tax:	=	$4,559.21
Non-Exempt School Levies:	+	$0.00
Estimated Ad-Valorem Tax:	=	$4,559.21

* 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.

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

EXHIBIT "___"

SHEET 1 OF 1



LEGAL DESCRIPTION

BUILDING AREA 11, VILLAGE CENTER DOWNTOWN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 55, PAGES 72 THROUGH 79, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

7/16/14
DATE

KAYE M. JAMESON, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

4450 NE 83RD ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

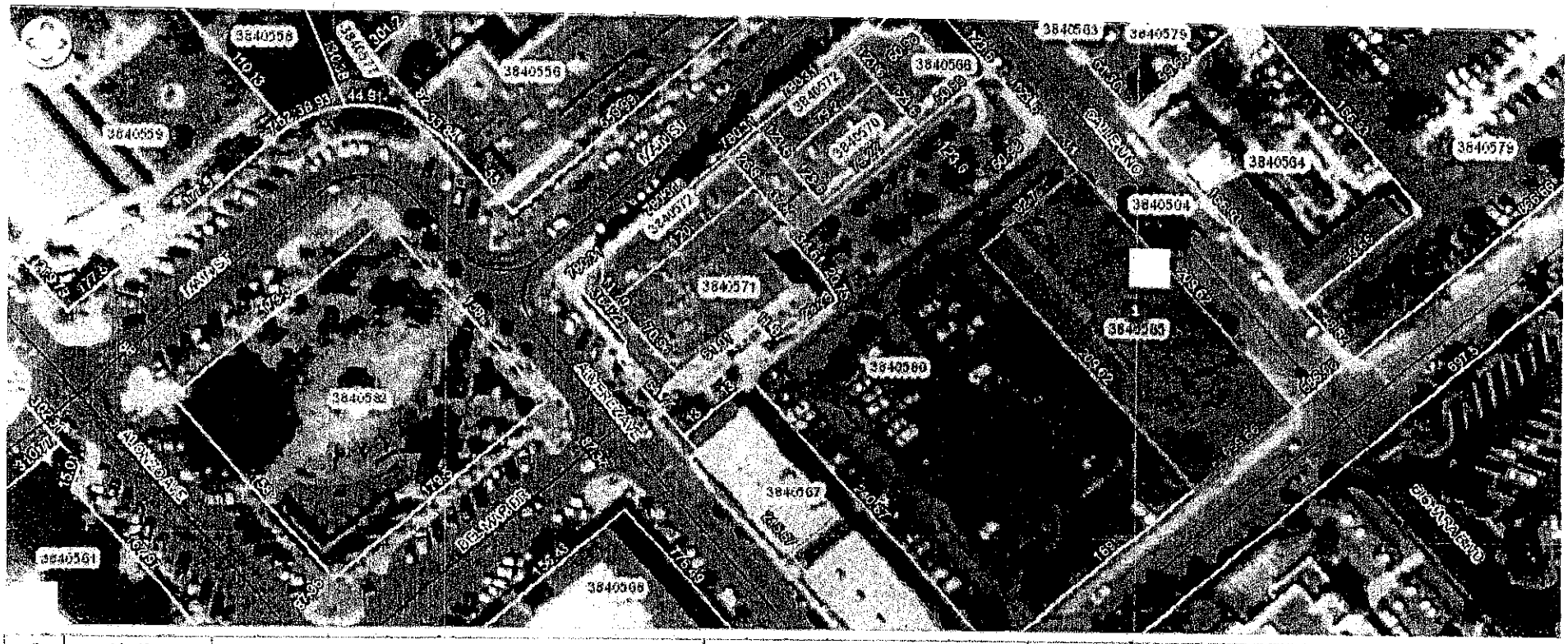
GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

New Interactive Map Beta - We are nearing the completion of a new interactive map which will replace this site. We encourage you to test the new site and leave us feedback to help shape its future.

Beta test the new Interactive Map

Click here to change page title



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
[1]	[redacted]	VILLAGES OPERATING COMPANY	LADY LAKE FL 32159	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162	

Please wait for the map to fully load before printing. Print page

Wendy Then

From: Varnon, Vicki [vicki.varnon@thevillages.com] on behalf of Dzuro, Marty [marty.dzuro@thevillages.com]
Sent: Wednesday, July 30, 2014 10:04 AM
To: Wendy Then; Thad Carroll
Cc: 'Jeff Head'
Subject: RE: Citizen's First Bank-Drive Thru Facility- Variances

Per your request, this email serves as consent to use the same application for the second variance.
Jeff, could you please have the check cut and mailed to the Town.
Thank you.

Vicki C. Varnon
Assistant to Martin L. Dzuro
Vice President
Ph 352-753-6262
Fax 352-753-6264

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Wednesday, July 30, 2014 9:38 AM
To: Jeff Head
Cc: Tracy Rayborn; Thad Carroll; Varnon, Vicki
Subject: Citizen's First Bank-Drive Thru Facility- Variances

Good Morning Jeff,

Town Staff received the application for the two (2) proposed variances for the Citizen's First Bank- Drive-Through Facility:

- Variance #1: Commercial Driveway Distance Variance Request (pursuant to Chapter 15, Article II, Section 15-52).a).2).C).)
- Variance #2 Required Stacking Area for Financial Institution Drive-through facilities (pursuant to Chapter 7, Section 7-7).b).)

In that we are dealing with two (2) variances, there is an outstanding fee of $400.00 for the second variance going concurrent. Please submit payment at your earliest convenience. Since there are two (2) variances but only one (1) application was submitted, please have Marty send an email consenting to using the same application for the second variance. Town Staff will make the additional copies for the second variance packet.

Let me know if you have any questions. Thanks.

Wendy Then, CFM

Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

Note: Beginning October 7, 2013, our office hours will be Monday - Thursday 7:30 am - 6:00 pm

Fla. Stat. 668.6076 "Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

Please think before you print.

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: September 8, 2014

Plans for this Item are attached under Resolution 2014-114

SUBJECT: **Resolution No. 2014-115 Villages Operating Company-Pursuant to the provisions of Chapter 7, Section 7-7).b)., the applicant is requesting the reduction of two (2) spaces per each service lane of the drive-through stacking area of a proposed Citizen's First Bank Drive-through Facility rather than the required five (5) spaces on property located at 1105 Caballero Court (Alternate Key 3840565).**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

1. **Motion to forward Resolution 2014-115 to the Town Commission with the Recommendation of Approval.**

2. **Motion to forward Resolution 2014-115 to the Town Commission with the Recommendation of Denial.**

Staff is in support of Motion Number 1.

SUMMARY

Applicant, Martin L. Dzuro, on behalf of the Villages Operating Company, has submitted an application for a variance from Chapter 7, Section 7-7).b). The applicant is requesting the reduction of two (2) spaces per each service lane of the drive-through stacking area rather than the required five (5) spaces on the property owned by the Villages Operating Company located at 1105 Caballero Court, within the Villages Downtown Center in Spanish Springs, identified by alternate key number 3840565, within the Town of Lady Lake, Florida.

As required of the application, a Justification Statement has been submitted. The site is proposed to be home to a new Citizen's First Bank Drive-Through Facility. The new project is considered infill development within the Villages Downtown Center in Spanish Springs and due to space limitations and constraints unique to this narrow parcel, the site can only accommodate three (3) spaces per each proposed service lanes. The site in itself is located within The Villages Center Planned Commercial Master Plan and the area has been developed primarily instituting Urban Design principles; therefore, in order to compensate for the reduction in spaces within the stacking area, the site plan design includes three (3) service lanes.

The applicant has pointed out that in order to save an existing 40" Historic Oak Tree, the drive-through facility is limited to provide the required stacking lengths because of the existing tree.

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 06 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 Planned Commercial (CP). The application is complete and ready to be reviewed by the Planning & Zoning Board for their recommendation. Resolution 2014-115 was reviewed by Town Attorney, Derek Schroth, on Monday, August 11, 2014, and determined correct in form.

Comments:

- Notices to inform the surrounding property owners (3) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 25, 2014. The property was also posted on Monday, August 25, 2014.
- Staff supports the request as the variance will provide for preservation of the historic oak tree; also, the use of golf carts in high volume in this commercial area may reduce stacking lengths as well.

Past Actions:

The members of the **Technical Review Committee** individually reviewed the application for Resolution 2014-115 and provided all comments by Wednesday, August 13, 2014. Please find TRC Report attached.

Public Hearings:

The Town Commission will review the application for Resolution 2014-115 for first and final consideration at its regular Meeting on Monday, October 6, 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

---

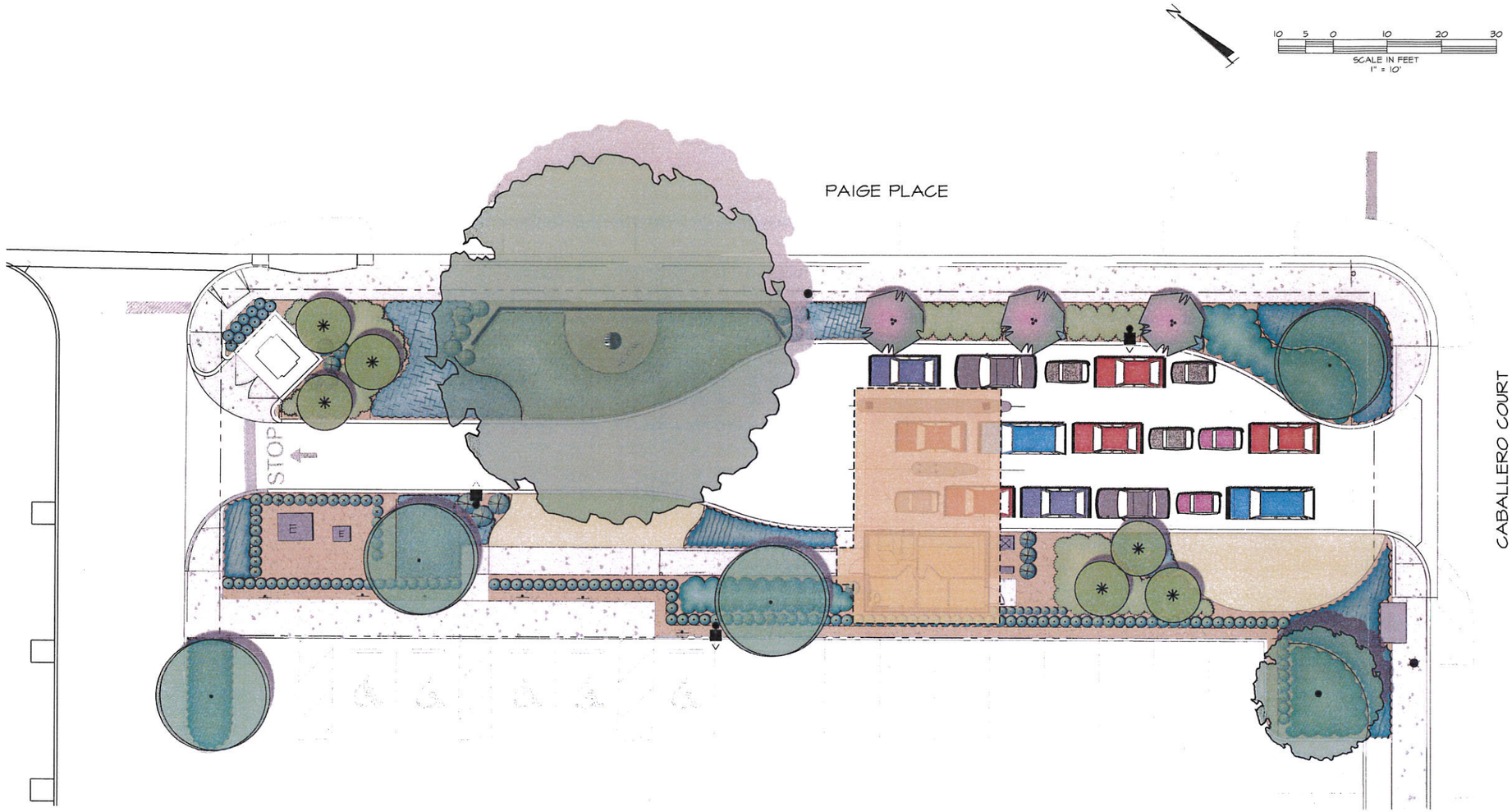
DEPARTMENT HEAD	Submitted 9/2/14	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality	Date
TOWN MANAGER	Approved Agenda Item for: 9/8/14	Date 9

DP 9-2-14

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification



DATE	REVISIONS	BY

FARNER BARLEY AND ASSOCIATES, INC.
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3126
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS

The Villages

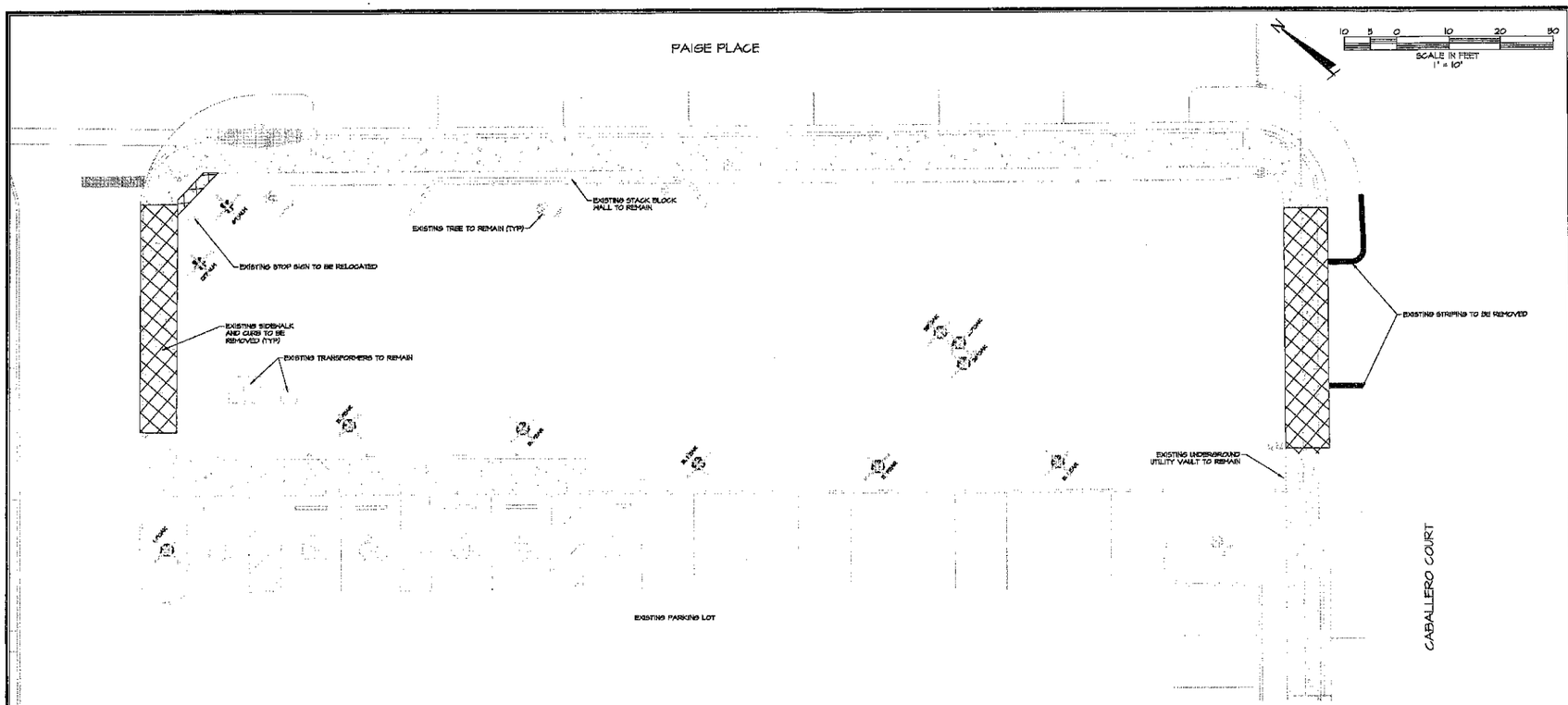
VILLAGES OF LAKE
CITIZENS FIRST BANK DRIVE THRU
@ SPANISH SPRINGS TOWN CENTER

STACKING EXHIBIT

DATE 09/10/14
DRAWN BY BRP
CHKD BY JAH
FILE NAME [illegible]
JOB NO. 9211413223

SHT SE-1 OF SE-1

LAKE PARADISE
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
SILVER LAKE
SILVER LAKE GOLF COURSE
PARADISE ISLAND
SUMTER CO.
LAKE CO.
U.S. HIGHWAY NO. 441/21
DRAINAGE BASIN BDY.
SCALE IN FEET
1" = 200'
VERMONT AVENUE
ALOHA WAY
RAINBOW BOULEVARD
DRIVE
AVENUE
BOULEVARD
GRIFFIN AVENUE
ALONZO AVENUE
AVENIDA CENTRAL
AVENIDA-ZERTRAL
LA HACIENDA RECREATION CENTER
VISTA LAGO VILLAGE
VISTA SONOMA VILLAGE
LAKE MIRA MAR
LAKE PARADISE
SCHWARTZ PARK
CITIZENS BANK
CITRUS EXCHANGE BUILDING
EL MERCADO DE SPANISH SPRINGS
THE SHOPS OF SPANISH SPRINGS
EXISTING FH
EXISTING RELIX
PROPOSED FH
PROPOSED RELIX
PROPOSED PEDESTRIAN CROSSING
PROPOSED SIGNAL
PROPOSED ROUNDABOUT
PROPOSED ENTRANCE
PROPOSED ENTRANCE ALIGNMENT
PROPOSED ENTRANCE ALIGNMENT (ALTERNATE)
PROPOSED ENTRANCE ALIGNMENT (ALTERNATE 2)
PROPOSED ENTRANCE ALIGNMENT (ALTERNATE 3)
PROPOSED ENTRANCE ALIGNMENT (ALTERNATE 4)
PROPOSED ENTRANCE ALIGNMENT (ALTERNATE 5)
PROPOSED ENTRANCE ALIGNMENT (ALTERNATE 6)
PROPOSED ENTRANCE ALIGNMENT (ALTERNATE 7)
PROPOSED ENTRANCE ALIGNMENT (ALTERNATE 8)
PROPOSED ENTRANCE ALIGNMENT (ALTERNATE 9)
PROPOSED ENTRANCE ALIGNMENT (ALTERNATE



DEMOLITION NOTES:

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY OWNER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
7. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC.. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
8. ALL CONCRETE TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
9. EXISTING SITE FEATURES LOCATED WITHIN THE AREA OF DEMOLITION IDENTIFIED TO REMAIN SHALL BE PROTECTED DURING THE COURSE OF CONSTRUCTION. FEATURES AFFECTED BY GRADING SHALL BE ADJUSTED TO MEET DESIGN GRADES.
10. SEE EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION PREVENTION.
11. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF ABUTTING ROADS SHALL BE BACK FILLED IN ACCORDANCE WITH FDOT STANDARDS OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTOR'S EXPENSE.
12. THE CONTRACTOR SHALL ENSURE THAT THE MAINTENANCE OF TRAFFIC FOR THE PROJECT CONFORMS WITH FDOT STANDARDS FOR WORK BEING PERFORMED. ACCESS TO ADJACENT PROPERTIES TO BE MAINTAINED DURING CONSTRUCTION.
13. CONTRACTOR SHALL COORDINATE DEMOLITION WITH CONSTRUCTION OF IMPROVEMENTS WITHIN THE ROAD RIGHT-OF-WAY TO MINIMIZE TRAFFIC DISRUPTION.
14. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES. ALL EXISTING UTILITY CONNECTIONS TO BE DISCONNECTED AND REMOVED TO SERVICE POINT OR METER UNLESS NOTED TO REMAIN. CONTRACTOR IS RESPONSIBLE IN MAINTAINING AND PROTECTING UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED DURING CONSTRUCTION AND SHALL REPAIR SAID DAMAGES AT HIS/HERS EXPENSE.
15. EXISTING SURVEY MONUMENTATION SHALL NOT BE DISTURBED; ANY DISTURBED OR REMOVED MONUMENTATION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
16. CLEAR AND GRUB ALL DISTURBED AREAS PRIOR TO CONSTRUCTION.

= EXISTING CONCRETE SIDEWALK AND CURB TO BE REMOVED

= EXISTING TREE TO BE REMOVED

= EXISTING PALM TREE TO BE REMOVED

BY | DATE | REVISIONS

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 6709
4400 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3778

The Villages
VILLAGES OF LAKE CITIZENS FIRST BANK DRIVE THRU ● SPANISH SPRINGS TOWN CENTER

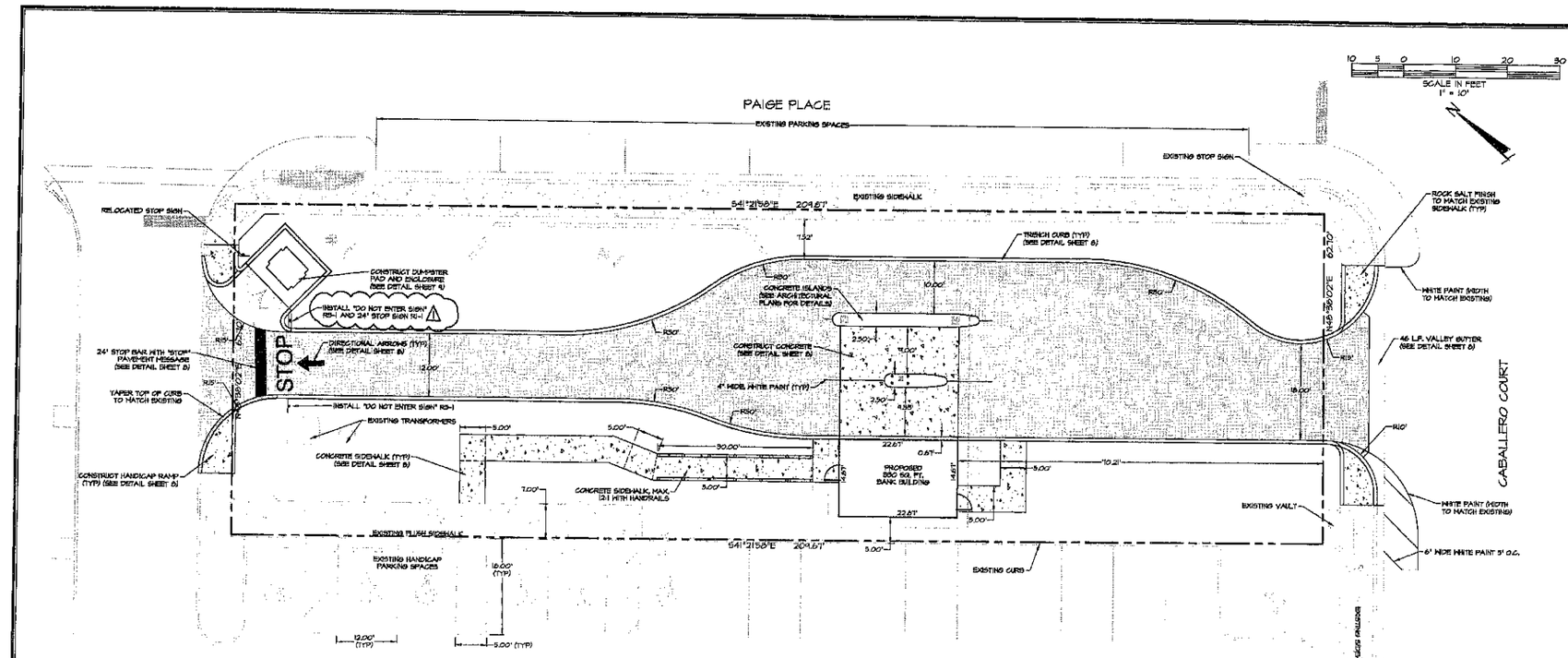
DEMOLITION PLAN

DATE 8/22/14
DRAWN BY BRP
CHKD BY JAH
FILE NAME [illegible]
JOB NO. 9314137.23

SHT 4 OF 9

JEFFREY ALLEN HEAD
LICENSE No 58058
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AUG 22 2014



SITE DATA

1. PROJECT AREA = 0.28 AC. (12,364 SQ. FT.)
2. ZONING = CP
3. PROJECT ADDRESS - TO BE ASSIGNED
4. BUILDING TYPE:
   1 STORY, CONCRETE BLOCK.
5. ENGINEER/SURVEYOR - FARNER BARLEY & ASSOCIATES, INC.
   4450 N.E. 83RD ROAD
   WILDWOOD, FLORIDA 34785
   (352) 748-3126
6. SOIL TYPE - 4 CANDLER FINE SANDS RAPIDLY PERMEABLE SOILS
7. PERMITTING AGENCIES:
   -TOWN OF LADY LAKE -SJRWMD
8. WATER AND SANITARY SEWER PROVIDED BY VILLAGES CENTER COMMUNITY DEVELOPMENT DISTRICT.
9. UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY DUKE ENERGY
10. SOLID WASTE BY LOCAL FRANCHISE.
11. TELEPHONE SERVICE BY CENTURYLINK.
12. GAS PROVIDED / SERVICED BY: TECO
13. LOCATED IN SECTIONS 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LADY LAKES, LAKE COUNTY, FLORIDA.
14. MONUMENT SIGN SETBACKS PER TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS.
15. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED BUILDING	= 330 SQ. FT. (0.01 AC.) 2.7%
PROPOSED CONCRETE	= 605 SQ. FT. (0.01 AC.) 4.90%
PROPOSED ASPHALT	= 5,115 SQ. FT. (0.12 AC.) 41.36%
TOTAL NEW IMPERVIOUS AREA	= 6,051 SQ. FT. (0.14 AC.) 49.80%
OPEN AREA	= 6,313 SQ. FT. (0.14 AC.) 50.60%
PROJECT AREA	= 12,364 SQ. FT. (0.28 AC.) 100%

BUILDING SETBACKS

- 0 FT. FROM PAIGE PLACE
- 0 FT. FROM CABALLERO COURT

NOTICE TO CONTRACTOR:

1. BEFORE STARTING IT IS THE CONTRACTORS RESPONSIBILITY TO HAVE UNDERGROUND UTILITIES LOCATED FOR PROTECTION, SO AS NOT TO DISTURB ANY UTILITIES REMAINING ON AND OFF SITE.

NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN, AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDERS.
2. ALL RADII ARE 5' UNLESS INDICATED OTHERWISE.
3. ALL DIMENSION SHOWN ARE TO BOP UNLESS INDICATED OTHERWISE.
4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SEPARATION CENTERLINES SHALL BE LEAD-FREE PAINT.
6. REFUSE DISPOSAL BY ON-SITE DUMPSTER.
7. ALL HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE WITH A MAXIMUM RUN SLOPE OF 5% NOT TO EXCEED 12U WITHOUT THE ADDITION OF HANDICAP HANDRAIL SYSTEM ALONG THE WALK PATH IN AREA OF MAX. SLOPE (GREATER THAN 5% BUT LESS THAN 12:1). IF DURING FINAL BUILDING CERTIFICATION ANY OF THESES AREAS ARE FOUND EXCEEDING ACCESSIBILITY LIMITS (MAXIMUM 2.00% CROSS SLOPE) FOR CERTIFICATE OF OCCUPANCY IT SHALL BE BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR DESIGNERS.
8. ALL SIDEWALKS TO HAVE A ROCK SALT FINISH TO MATCH EXISTING SIDEWALKS.

= PROPOSED ASPHALT

= PROPOSED CONCRETE

REVISIONS

DATE	
8/8/14	1 REVISED PER THE TOWN OF LADY LAKE COMMENTS DATED 8/6/14

FARNER BARLEY & ASSOCIATES, INC.
ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ◇ Wildwood, Florida 34785 ◇ (352) 748-3126

The Villages
VILLAGES OF LAKE
CITIZENS FIRST BANK DRIVE THRU
● SPANISH SPRINGS TOWN CENTER

SITE PLAN

DATE 8/22/14
DRAWN BY BRP
CHKD BY JAH
FILE NAME
JOB NO. 2014-3223

SHT. 3 OF 4

JEFFREY ALLEN HEAD * LICENSE No 58058 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

AUG 22 2014

J-11

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 6, 2014

SUBJECT: **MJSP 07/14-001- Citizen's First Bank Drive-through Facility Major Site Plan - A Development consisting of a 330-square-foot Financial Institution Building with the provision a Three-Lane Service Drive-Through Facility proposed at 1105 Caballero Court (AK 3840565).**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDED MOTIONS:

1. **Recommendation of approval of Major Site Plan 07/14-001 for the Citizen's First Bank Drive-through Facility, with the proposed waivers and variance.**

2. **Recommendation of denial of Major Site Plan 07/14-001 for the Citizen's First Bank Drive-through Facility, with the proposed waivers and variance.**

As a result of field observation of the activity in the vicinity of the intersection, staff recommends consideration of an alternative entrance through the existing entry off of Caballero Court into the parking lot to provide the required stacking spaces.

Applicant, Martin L. Dzuro, on behalf of the Villages Operating Company, has submitted an application for the construction of new Citizen's First Bank- Drive-Through Facility to be located at 1105 Caballero Court, within the Villages Downtown Center in Spanish Springs, identified by Alternate Key Number 3840565. The applicant proposes the construction of a 330-square-foot Financial Institution Building with the provision a Three-Lane Service Drive-Through Facility. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards.

The subject property is approximately .30 +/- acres and is located within The Villages Center Planned Commercial Master Plan also referenced as Spanish Springs. The property is zoned "CP" Planned Commercial which permits development and construction of the proposed facility and is in accordance with the Memorandum of Agreement adopted by the Village Center and the Tri-County Villages Development of Regional Impact (DRI). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

Site plans have been submitted by Jeffrey Allen Head, Professional Engineer with Farner Barley and Associates, Inc. The Landscaping and irrigation plans have been prepared and certified by Patricia Pape, Registered Landscape Architect with Michael Pape & Associates, P.A. For the proposed three-story Spanish Mediterranean Building, the Architectural Exterior Elevations were drawn by Kevin Bessolo with the Bessolo Design Group. The applicant has complied with requirements pursuant to the Land Development Regulations (LDRs) for site plans, including Chapter 7-Site Plan Development Regulations, Chapter 10–Landscaping & Tree Protection, Chapter 14-Water, Reuse Water, and Sewer Standard Specifications, and Chapter 20-Commercial Design Standards of the LDRs. Reviews were completed for the Town of Lady Lake by Town staff, Neel-Schaffer Engineering, and The Villages Fire Department for compliance with the Florida Fire Prevention Code. Attached are following reviews contained in the packet:

a. Town Engineer comments for the site plan dated September 10, 2014 (Satisfied).
b. Fire Review comments dated September 15, 2014 (Satisfied).
c. Waste Management comments dated August 7, 2014 (Satisfied).
d. Lady Lake Building Official comments dated August 26, 2014 (Satisfied).
e. Lake-Sumter MPO comments dated August 26, 2014 (Satisfied with note for necessary study modification should the land use change to a use other than ALF).
f. Lady Lake Public Works comments dated August 4, 2014 (Satisfied).
g. St. John's River Water Management District Letter Modification No. 4-069-19152-27 (Satisfied).

Commercial Design Standard

Attached are the site plan and façade elevations for the Citizen's First Bank- Drive-Through Facility:

In accordance with the Land Development Regulations, **Chapter 20, Section 20-3C).3).A)**., new buildings should adopt one of the four recommended architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.

The Citizen's First Bank Drive-Through Facility building features the Mission Architectural Style Design. The building exhibits:

✓ Shaped Mission Roof Parapet
✓ Drive-through facility supported by large square piers
✓ Symmetrical Façade
✓ Spanish Tile Roof
✓ Stucco Finish on Building Exterior Walls
✓ Mission Style Sconce (light fixtures) on facades
✓ Wide overhanging eaves
✓ Mission-style doors and faux windows

Tree Requirements:

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 48 tree caliper inches based on its .30-acre area (160"x .30). Please see the landscaping tree proposal breakdown:

Existing Trees to remain	48 tree caliper inches
Proposed Canopy & Understory Trees	21 tree caliper inches
Proposed Palms	13 tree caliper inches
Total tree caliper inches	82 tree caliper inches

The applicant is providing significantly more than the required on-site tree caliper inches.

The following four (4) waiver(s) to the Landscaping Regulations have been proposed by the applicant:

I) **Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for South Landscaping Buffer**

Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' width minimum with 2 Canopy Trees, 3 Understory Trees and a continuous hedge.

Proposal: To waive two (2) understory trees.

Justification: Space limitation and constrains unique to the subject parcel that cannot be accommodated on site. The South elevation will exhibit the commercial driveway entrance directing traffic to the service lane. Additionally, adjacent mature canopy trees lie alongside this elevation.

II) **Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for East Landscaping Buffer**

Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' width minimum with 2 Canopy Trees, 3 Understory Trees and a continuous hedge.

Proposal: To waive two (2) canopy trees and one (1) understory trees.

Justification: Space limitation and constrains unique to the subject parcel that cannot be accommodated on site. The preservation of the 40" Oak Tree on this elevation combined with the proposed trees will be sufficient to create the landscaping environment and look desired for this small site.

III) **Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for West Landscaping Buffer**

Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' width minimum with 2 Canopy Trees, 3 Understory Trees and a continuous hedge.

Proposal: To waive three (3) understory trees.

Justification: The proposed trees will be sufficient to create the landscaping environment and look desired for this small site. Also a reduction of overcrowding plant material is necessary due to the presence of existing off-site canopy tree on the West elevation.

IV) Waiver to submit Irrigation Plans as required per Land Development Regulations Chapter 10, Section 10-3)k)2)

Proposal: Applicant will modify existing irrigation system during construction since there are no As-built plans for the current system. An automatic system design-built will be constructed to meet the Villages Specifications.

Justification: The accurate preparation of the irrigation system is not possible and will not be discernible until the time of construction; therefore the applicant requests a deferral for this submittal item at this time.

Notes:

- The applicant will be preserving an existing 40" Historic Oak Tree on the subject parcel.

Public Meetings:

The **Technical Review Committee** members individually reviewed the application on Thursday, August 28, 2014, and provided outstanding comments regarding the Site Plan application.

The applicant also proposed two (2) variance applications to go concurrent with the Citizen's First Bank Drive-through Facility site plan; however, it was determined that only one (1) really applies for the application. The Town Commission will review this variance application prior to the Site Plan application at the 10/06 regular Town Commission meeting for final consideration. At the September 8, 2014 **Planning and Zoning Board** meeting, recommendations were made for denial of the following variance:

1) **Resolution 2014-115**- Variance application is in accordance with the provisions of Chapter 7, Section 7-7).b). which states that the stacking area for financial institutions drive-through facilities be five (5) spaces per each service lane provided. The applicant is requesting the reduction of two (2) spaces per each service lane of the drive-through stacking area.

The **Parks, Recreation, and Tree Advisory Committee** reviewed this application at their regular meeting on Wednesday, September 10, 2014, at 5:30 p.m., recommending Site Plan approval with a vote of 5-0.

At the **Special Town Commission Meeting Conceptual Workshop** held on Tuesday, September 16, 2014, the Town Commission did not reach consensus for approval.

FISCAL IMPACT: $0 [ ] Capital Budget
[ ] Operating
[ ] Other

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget

[X] Other – Site Plan

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

DEPARTMENT HEAD [signature] Submitted 9/30/14 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: 10/6/14 Date 9/30/14

COMMISSION ACTION:

[ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely

[ ] Continued to Date Certain [ ] Approved with Modification

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

RECEIVED
JUL 22 2014

1. Applicant's Name: The Villages Operating Company, Martin L. Dzuro, Vice President

   Telephone/Email: 352-753-6260 marty.dzuro@thevillages.com

   Applicant is: Owner _x_ Developer _x_ Lessee ___ Agent ___ Optionee ___

2. Owner's Name: The Villages Operating Company, Martin L. Dzuro, Vice President

   Address: 1045 Lake Sumter Landing, The Villages, Fl 32162

   Telephone/Email: 352-753-6260 marty.dzuro@thevillages.com

3. Engineer's Name: Farner Barley & Associates, Inc., Jeffrey A. Head, P.E.

   Address: 4450 NE 83rd Road, Wildwood, Fl 34785

   Telephone/Email: 352-748-3126 jhead@farnerbarley.com

   Reg. Number: 58058

4. Architect's Name: KP Studio Architects, Ed Plaster Jr., V.P.

   Address: 537 NE 83rd Avenue, Ocala, Fl 34470

   Telephone/Email: 352-622-7163 eplaster@kpstudioarchitect.com

   Registration Number: _____

5. Landscape Architect: Mike Pape & Associates, Inc.

   Address: 2351 SE 17th Street, Ocala, Fl 34471

   Telephone/Email: 352-351-3500 mail@mpala.net

   Registration Number: _____

6. Project Name: Citizens First Bank Drive Thru at Spanish Springs

   Physical Location/Address: 1105 Caballero Court, The Villages, Fl

11. The property is located in the vicinity of the following streets:

    Caballero Court & Paige Place

8. Area of property 12,364 Square Feet 0.28 Acres

9. The exact legal description of the property as shown on the Tax Receipt or the Warranty Deed, or attach a separate sheet to the application form:

See plans

10. The property is currently zoned: PUD

11. Briefly describe the proposed project: 330 sf drive thru teller building with paved access lanes

If for storage, what type of material will be stored? N/A

12. Have any development reviews and/or approvals been granted to this property?
Yes ___ No X If yes, list the type, date and result:

13. Has any Variance been granted concerning this property? Yes ___ No X
If yes, list the Case Number and briefly describe the nature of the Variance.

14. The plans shall be drawn on 24" x 36" sheets as a minimum, at the largest scale feasible. The plans or any portion thereof involving engineering, shall be certified by a professional engineer or landscape architect as required by SJRWMD. The following information must be included on the site plan:

General Information

X a. Name of project.

X b. General statement of intended use of site.

X c. Legal description of the property and size of parcel in acres or square feet.

X d. Name and address of owner.

X e. Name, address and phone number of owner's agent.

X f. Name, address, signature and registration of the professionals preparing the plans.

X g. Date, north arrow and scale shall be designated and where appropriate, the same scale shall be used on all sheets.

X h. Vicinity map showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale no smaller than one inch equals five thousand two hundred eighty feet (1" = 5,280' or 1" = Mile).

X i. Linear dimensions of the site.

X j. Existing topography with a maximum of one (1) foot contour intervals for the proposed site.

X k. Finished grading elevations.

X l. Zoning of the site and of all adjacent parcels.

X m. All existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way and building setback lines).

X n. Percent of open space of site.

X o. Location of proposed signs.

Building and Structure

X a. Existing and proposed structures.

X b. Intended use.

X c. Number of stories.

X d. Height of building(s).

X e. Number of dwelling units and density.

N/A f. Projected number of employees, if applicable.

N/A g. If restaurant, show number of seats and occupancy load.

X h. Square footage for proposed development, i.e., gross square footage, nonstorage area, square footage of each story, gross square footage of sales area, etc.

X i. Photograph or sketch of proposed sign with dimensions and material type.

Street, Sidewalks, Driveways, Parking Areas and Loading Spaces

X a. Engineering plans and specifications for streets, alleys, sidewalks and driveways to include soil borings, if necessary.

X b. All parking spaces delineated.

X c. Number of parking spaces.

X d. Number and location of handicapped spaces.

X e. Number of square feet of paved parking and driveway area.

X f. Surface materials and cross-section of proposed paved areas.

N/A g. Fire lanes per the Standard Fire Prevention Code adopted in the Building and Fire Codes chapter.

X h. Description/location of proposed driveway(s) and median cut(s).

X i. Internal traffic control circulation plan, including directional arrows and signs to direct traffic flow, as necessary.

N/A j. Location of traffic-control signs and signalization devices, if required.

N/A k. Number and location of required loading spaces.

N/A i. Number and location of required bicycle spaces.

Drainage and Stormwater

N/A a. Soil classifications, cross-sections and details of proposed retention/detention ponds, swales, berms, etc., as required by SJRWMD.

N/A b. Size, material and location of stormwater structures and pipes.

X c. Indicate flood elevation for 100-year flood and any other information required in Environmental Regulations chapter.

Proposed Water, Sewer and Solid Waste Facilities

X a. Size, material, specifications and location of water mains, valves, services and fire hydrants.

X b. Size, material, specifications and location of sanitary sewer lines and laterals with submittal of a profile, if necessary.

N/A c. Size and location of septic tank and drainfield, if applicable.

N/A d. Grease separation system, if applicable: Size, location and materials.

X e. Location(s) and access provisions for refuse service, including pad, screening, fencing and landscaping, if applicable.

Landscaping

X a. Landscaping plan and provisions for maintenance including size, type and location of all landscaping, screens, walls, fences and buffers per the requirements in the Landscaping and Tree Protection chapter. If water efficient landscaping is used, the information required in that chapter should be included.

X b. Irrigation system plan.

Environmental Protection

N/A a. Natural features such as waterbodies, wetlands, native vegetative communities, etc., as required in the Environmental Regulations chapter.

N/A b. Conservation easements per the requirements.

X c. Provisions for the adequate control of erosion and sediment, including the location and description of the methods to be utilized during and after all phases of clearing, grading and construction.

ADDITIONAL INFORMATION TO BE PROVIDED

N/A a. Summary report of all concurrency data needed as noted in Chapter 4 of the Lady Lake Land Development Regulations.

X b. Drainage calculations as required in the Stormwater Management chapter.

N/A c. Fire flow calculations, if applicable.

N/A d. Lift station calculations, where required.

N/A e. Copy of HRS permit, where required.

N/A f. A construction cost estimate prepared by the engineer of record, which shall delineate any proposed improvements to be maintained by the Town.

N/A g. Environmental assessment per the requirements, if applicable.

N/A h. Any additional data, maps, plans or statements, as may be required, which is commensurate with the intent and purpose of the Code.

Signature of Applicant

PLEASE SUBMIT APPLICATION TO THE GROWTH DEVELOPMENT DEPARTMENT ACCOMPANIED BY EIGHT (8) COPIES OF THE SITE PLAN AND FOUR (4) 11 X 17 (SIGNED AND SEALED IF REQUIRED), APPROPRIATE REVIEW FEES, PROOF OF OWNERSHIP AND ALL APPLICABLE INFORMATION AND DOCUMENTATION AS REQUIRED BY LADY LAKE ORDINANCE 94-08, LAND DEVELOPMENT REGULATIONS, ADOPTED AUGUST 15, 1994.

Office Use:
Date Application Received: 07-22-14 Received by: Cathon

Fees Paid:
Site Development Plan - Minor
Site Development Plan - Major up to 100,000 sq. ft $4,975.00
Site Development Plan - Major 100,001 sq. ft. and up

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ~~LAKE~~ SUMTER

Before me, the undersigned authority, personally appeared Martin L. Dzuro, 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:

Citizens First Bank Drive Thru at Spanish Springs

(3) That he/she has appointed Jeffrey A. Head, P.E. 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 10th day of July, 2014, by Martin L. Dzuro, who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

Notary Public

RITA A. DEITRICH
MY COMMISSION # EE843615
EXPIRES: November 20, 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~~ SUMTER

Before me, the undersigned authority, personally appeared Martin L. Dzuro, 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:

Citizens First Bank Drive Thru at Spanish Springs

(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 10th day of July, 2014 by Martin L. Dzuro, who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

Notary Public

RITA A. DEITRICH
MY COMMISSION # EE843615
EXPIRES: November 20, 2016

PROPERTY RECORD CARD

General Information

Alternate Key:	3840565	**Parcel:**	06-18-24-300100001100
Owner Name:	VILLAGES OPERATING COMPANY	**Millage:**	FVCD (Lady Lake) : 17.3407
Owner Address:	1020 LAKE SUMTER LNDG THE VILLAGES, FL 32162	**Property Location:**	LADY LAKE FL 32159
Legal Description:	LADY LAKE, VILLAGE CENTER DOWNTOWN BUILDING AREA 11 BEING IN| 07-18-24 PB 55 PG 72-79 | ORB 3171 PG 1171 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	VACANT COMMERCIAL (1000)	0	0		13146	SF	$0.00	$262,920.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
3171 / 1171	5/1/2006	WD	M	V	$1.00

Value

Total Just Value:		$262,920.00
Assessed Value:	=	$262,920.00
Total Exempt Value:	-	$0.00
Total Taxable Value:	=	$262,920.00
Millage Rate:	x	0.0173407
Base Ad-Valorem Tax:	=	$4,559.21
Non-Exempt School Levies:	+	$0.00
Estimated Ad-Valorem Tax:	=	$4,559.21

* 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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FARNER BARLEY AND ASSOCIATES, INC
ENGINEERS ▲ SURVEYORS ▲ PLANNERS

VIA HAND DELIVERY
August 25, 2014

Ms. Wendy Then
Municipal Complex Town of Lady Lake
409 Fennell Boulevard
Lady Lake, FL 32159

RE: **CITIZENS FIRST BANK DRIVE THRU– MJSP 07 14-001 - SITE PLAN RAI #1 (FBA#921141.3223)**

Dear Ms. Then:

In regards to your email dated August 13, 2014 for the subject project, we offer the following responses:

Neel-Schaffer Comments:

Site Plan Comments

1. **The site plan should reflect a "STOP" sign opposite the "Do Not Enter" plaque to the right at the property drive-thru exit. Per the Lady Lake LDCR Sec. 15-55 Part 3 "All legs of an intersection which are to be regulated in a stop condition shall include a stop sign and a stop bar". Per the Manual of Uniform Traffic Control Devices (MUTCD) Section 3B.20 Part 14 "Except at the ends of aisles in parking lots, the word STOP shall not be used on the pavement unless accompanied by a stop line and stop sign".**

   Response: Plans have been revised as requested.

2. **A street name sign should be reflected in the site plan as to be mounted atop the STOP sign indicated in the comment above. Per the Lady Lake LDCR Sec. 15-55 Part 3 "All intersections shall include street name signs, the location of which is to be identified on the construction plans".**

   Response: Street name sign is not needed as this is a parking lot driveway.

3. **It should be noted that the drive entrance and exit are within 100 feet of an intersecting roadway (Paige Place).**

- **The East elevation has approximately 210 lineal feet, which requires four (4) canopy trees and six (6) understory trees.**

  - **Two (2) canopy trees were provided and five (5) understory trees were provided for this elevation.**

    Is the intention of the applicant to provide the additional canopy and understory trees or request a waiver for the remainder?

    Response: A waiver is requested for the tree requirement.

- **The West elevation has approximately 210 lineal feet, which requires four (4) canopy trees and six (6) understory trees.**

  - **Two (2) canopy trees were provided and an additional two (2) adjacent canopy trees can be counted for this elevation due to the proximity for a total of four (4) canopy trees. Three (3) understory trees were provided.**

  Is the intention of the applicant to provide the additional understory trees or request a waiver for the remainder?

  Response: A waiver has been requested.

- ***Commercial Design Standards***

- **The applicant proposes the Mission Architectural Style for the development. Town Staff needs information in the following:**

  - **Please provide color samples (color name and manufacturer). If any more than three (3) colors are proposed, then a waiver has to be requested.**

    Response: Please see attached color selections list.

- **Please provide hours of operation. A site lighting plan is needed if operating after dark. Also, will there be an ATM, and if so, available 24/7?**

  Response: The hours of operation are Monday – Thursday 8:30 AM to 5:00 PM & Friday 8:30 to 6:00 PM. Site lights have been added to the plan. ATM lighting will be shown on building plans at time of building permit.

- **Please provide Florida Department of Environmental Protection Water Main Extensions permit and/or exemption (if needed).**

  Response: No permit is needed per FDEP guidelines (single service to single building).

- **Please provide Florida Department of Environmental Protection Wastewater Collection/ Transmission System and/or exemption (if needed).**

  Response: No permit is needed per FDEP guidelines (single service to single building).

- ***Landscape & Tree Protection – Please provide the required***

  - **No irrigation plans were submitted for the project. Only Landscaping Plans consisting of two (2) pages.**

    Response: A waiver is requested for irrigation plans. .

  - **The South elevation has approximately 63 lineal feet, which requires two (2) understory trees.**

    - **No understory trees were provided for this elevation.**

    Is the intention of the applicant to provide the understory trees or request a waiver for the remainder?

    Response: A waiver is requested for the tree requirement.

This would cause a safety problem with our truck any vehicle traffic on the road. Please see if they can relocate the dumpster enclosure.

Response: No changes are needed per Mr. Beck since this is a parking lot driveway.

- **General Comments:**
  - **Under Site Data (Sheet 5 of 9), please change zoning from PUD to CP-Planned Commercial.**

    Response: Plans have been revised as requested.

  - **Please provide linear footage dimensions of the actual site.**

    Response: Plans have been revised as requested.

  - **Please establish location of any proposed entry/exit signs for the facility.**

    Response: Traffic signage is shown on Site Plan, see sheet 5 of 9 of the plan.

  - **Please provide location of any proposed monument sign, if any.**

    Response: No monument signs are proposed at this time.

  - **Since the depicted existing parking lot is not part of the delineated site, please provide note on site plan indicating that adjacent parking lot will accommodate needed regular and ADA parking spaces (2 regular parking spaces and 1 ADA parking space). Also, for required bicycle spaces (.03 per required parking space).**

    Response: All parking within Spanish Springs Town Center is an aggregate; no delineation is required for each use. We have included a parking count log for your use to see adequate parking is provided for all current uses.

Per the Lady Lake LDCR Section 15-52 a. 2. C, "No commercial driveway shall be permitted with its nearest edge closer than one hundred (100) feet, or if lot does not have one hundred (100) feet then at the furthest point, from the edge of the nearest right-of-way line of an intersecting road classified as collector or arterial." The proposed drive-thru entrance and exit should be moved as far as possible from the adjacent intersecting road Paige Place.

Response: A waiver has been requested for this request.

General Details

4. **In the top left of the general details sheet curb ramp detail, exposed aggregate is indicated as the method of construction for detectable warning of the intersecting driveway. Per the Lady Lake LDCR Section 15-54 a. 5. E, sidewalks must conform to ADA standards. Truncated domes should be used due to exposed aggregate concrete not being accepted by the Americans with Disabilities Act Accessibility Guidelines as a detectable warning. Only truncated domes are an acceptable means of detectable warning by ADA Guidelines R304.1. Also reference the Federal Highway Administration's Memorandum on detectable warnings at website http://www .fhwa.dot.gov / environmentlbicycle -lJedestriani guidance/accessibility guidance/ dwm.cfm.**

Response: We have removed detectable warning (DW) on the curb ramps to be consistent with other ramps within Spanish Springs Town Center. The 2012 Florida ADA code does not require any type of DW on non-FDOT projects.

Dallas Foss, Building Official Comments:

1. **Parking curbs or a type of protection between parking lot and building.**

Response: Existing wheel stops and curbing have been added to the plans.

2. **Protection around existing transformers from vehicular traffic.**

Response: Curbing is provided between vehicular traffic and existing transformers, which is typical throughout The Villages.

Chris Beck, Waste Management Comments:

1. After looking at the site plan it appears that the dumpster enclosure is too close to the road, meaning that while the truck is dumping the container the back of the truck would in the right-a-way of the road.

- **Please provide Glass Transparency for the Drive-Through window. In accordance to our Code:**
  - **Glass shall be transparent, without color, except for appropriate stained or art glass. The use of darkly tinted or reflective glass on windows or doors is prohibited. Reflective glass will be defined as having a visible light reflectance rating of fifteen (15) percent or greater and darkly tinted glass windows include glass with a visible light transmittance rating of thirty-five (35) or less. All plans submitted to the Town shall include the glass manufacturer's visible light reflectance and visible light transmittance ratings for evaluation. Glass block is not considered transparent and is not permitted in storefront windows**

    Response: The only window proposed is teller window; this will have a visible light transmittance above the required 35.

We trust these responses satisfy your concerns. Please feel free to call us if you have any questions or need additional information.

Sincerely,
Farner Barley and Associates, Inc.

Jeffrey A. Head, P.E.

cc: Mr. Ron Grant, Grant & Dzuro (w/encl.)

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

352-751-1500 FAX 352-751-1510 www.ladylake.org

August 28, 2014

Jeffrey Allen Head, P.E.
Farner Barley and Associates, Inc.
4450 NE 83rd Road
Wildwood, FL 34785

Re: The Villages Operating Company- Citizen's First Bank Drive-Through Facility Site Plan Application - AK# 3840565-1105 Caballero Ct.

Dear Applicant:

On 07/22/2014, Town Staff received a new Major Site Plan application proposing the construction of new Citizen's First Bank- Drive-Through Facility to be located at 1105 Caballero Court, within the Villages Downtown Center in Spanish Springs, identified by alternate key number 3840565. The applicant proposes the construction of a 330-square-foot Financial Institution Building with the provision a 3-service-lane Drive-Through Facility. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards. Our TRC Members reviewed the submitted application packets and determined that the application complete can move forward.

Please accept this communication as a confirmation that the Site Plan Application is ready to proceed to the Public Hearing process.

The following public hearing dates for your application has been scheduled as follows:

- PARKS, RECREATION, AND TREE ADVISORY COMMITTEE- Wednesday, September 10, 2014 at 5:30 p.m.
- SPECIAL TOWN COMMISSION WORKSHOP MEETING- Tuesday, September 16, 2014 at 3:00 p.m.
- TOWN COMMISSION MEETING- Monday, October 6, 2014 at 6:00 p.m.

Please be aware that the applicant and/or a designated representative of the property owner must be present during all meetings.

Let us know if you have any questions regarding the process and notify us should there be a conflict with your schedule and the scheduled meeting dates.

Respectfully Submitted,

Wendy Then, CFM
Growth Management Dept.
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
Phone-352-751-1582 Fax 352-751-1514

No Comments

8/4/14

MEMORANDUM

GROWTH MANAGEMENT DEPARTMENT
TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE, FL 32159
352-751-1512
352-751- 1514 (FAX)

Date: July 23, 2014

To: Butch Goodman, Public Works Utilities

From: Wendy Then, Town Planner

Re: Citizens First Bank Drive Thru- Major Site Plan

Please find enclosed a new site plan for the Citizens First Bank Drive Thru Facility. Enclosed is a copy of the application, Civil Engineering plans, Stormwater Calculation Data, Landscaping Plans and Architectural Exterior Building Elevations. There is the potential for a couple of variances for this application relating to:

- the minimum distance required for driveway entrance (100 feet) from an intersection and
- required stacking area for drive-through facilities

Please review and have comments to us on or before Tuesday, August 12, 2014.

Thank you for your expert assistance.

St. Johns River
Water Management District
Hans G. Tanzler III, Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
On the Internet at floridaswater.com.

August 12, 2014

The Villages Operating Company
1045 Lake Sumter Lndg
The Villages, FL 32162-2698

Re: Citizens First Bank Drive Thru at Spanish Springs
Letter Modification Number 4-069-19152-27
(Please reference the above number on any submittal)

The St. Johns River Water Management District is in receipt of your request for letter modification to Permit Number 4-069-19152-3. Based upon staff review of the information you submitted, the proposed modification qualifies for a letter modification pursuant to 40C-4.331(1)(b), Florida Administrative Code (F.A.C.). A copy of the modified permit is enclosed for your records.

Please be advised that the District has not published a notice in the newspaper to advise the public that it is issuing this letter of modification. If you do not publish a notice in the newspaper, a party's right to challenge the issuance of this letter modification extends for an indefinite period of time. If you wish to have certainty that the period of filing such a challenge is closed, then you may publish, at your own expense, such a notice in a newspaper of general circulation within the area that includes the project to which the modification applies. A copy of the form of the notice is attached for your use. If you have any questions, please contact Allyson Grosmaire at (407) 659-4860 or Sandra Joiner at (407) 659-4871

Sincerely,

M. Daniels

Margaret Daniels, Bureau Chief
Bureau of Regulatory Support

cc: District Permit File

GOVERNING BOARD

[illegible] [illegible] [illegible] [illegible]

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO. 4-069-19152-27 **DATE ISSUED:** August 12, 2014

PROJECT NAME: Citizens First Bank Drive Thru at Spanish Springs

A PERMIT AUTHORIZING:
Modification of an existing Surface Water Management System for Orange Blossom Gardens-Southside, Permit No. 4-069-19152-3, to include the construction and operation of a 0.28-acre project known as Citizens First Bank Drive Thru at Spanish Springs, as per plans received by the District on July 17, 2014.

LOCATION:
SECTION(S): 7 TOWNSHIP(S): 18S RANGE(S): 24E
Lake County

ISSUED TO:
The Villages Operating Company
1045 Lake Sumter Lndg
The Villages, FL 32162-2698

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated August 12, 2014

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory Engineering and Environmental Services

By: David Dewey

David Dewey
Service Center Director

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 4-069-19152-27
The Villages Operating Company, Martin L. Dzuro
DATED August 12, 2014

1. Prior to lot or unit sales, or upon completion of construction of the system, whichever occurs first, the District must receive the final operation and maintenance document(s) approved by the District and recorded, if the latter is appropriate. For those systems which are proposed to be maintained by county or municipal entities, final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final document will result in the permittee remaining personally liable for carrying out maintenance and operation of the permitted system.

2. All construction, operation and maintenance shall be as set forth in the plans, specifications and performance criteria as approved by this permit.

3. District authorized staff, upon proper identification, will have permission to enter, inspect and observe the system to insure conformity with the plans and specifications approved by the permit.

4. The permittee must implement and maintain all erosion and sediment control measures (best management practices) required to retain sediment on -site and to prevent violations of the water quality criteria and standards in chapters 17-4, 17-302, F.A.C. All practices must be in accordance with the guidelines and specifications in section 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988) unless a project - specific erosion and sediment control plan is approved as part of the permit in which case the practices must be in accordance with the plan. If site specific conditions require additional measures during any phase of construction or operation to prevent erosion or control sediment, beyond those specified in the erosion sediment control plan, the permittee must implement additional best management practices as necessary, in accordance with the specifications in section 6 of the Florida Land Development Manual: A guide to sound Land and Water Management (Florida Department of Environmental Regulation, 1988).

5. Stabilization measures shall be indicated for erosion and sediment control on disturbed areas as soon as practicable in or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.

6. The operation phase of the permit shall not become effective until a Florida registered Professional Engineer certifies that the system, or independent portion of a system, has been constructed in accordance with the permit issued by the District, and the permittee receives written notification by District staff that the construction, alteration or maintenance has been completed according to the permit. Within 30 days after completion of construction of the surface water management system, or independent portion of the system, the permittee shall submit the certification or one set of plans which reflect the surface water management system as actually constructed. This submittal shall serve to notify the District that the system is ready for inspection. The permit may not be transferred to an operation and maintenance entity approved by the District until the operation phase of the permit becomes effective.

7. If any other regulatory agency should require revisions or modification to the permitted project, the District is to be notified of the previsions so that determination can be made whether a permit modification is required.

8. The District must be notified, in writing, within 30 days of any sale, conveyance or other transfer of a permitted system or facility or within 30 days of any transfer of ownership or control of the real property at which the permitted system or facility is located. All transfers of a permit are subject to the requirements of section 40C-1.612, F.A.C.

9. The permittee must require the contractor to review and maintain a copy of this permit, complete with all conditions, attachments, exhibits, and modifications in good condition at the construction site. The complete permit shall be available for review upon request by District representatives.

10. Construction or alteration of each phase or independent portion of the permitted surface water management system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be complete in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to local government or other responsible entity.

11. To the extent permitted by Florida law, the permittee must hold and save the District harmless from any and all liability arising from property damage or personal injury as a result of the permitted, activities.

12. Nothing contained herein relieves the permittee from timely complying with applicable laws of other federal, state or local governments.

13. If and entity other than the permittee has been approved as the operation and maintenance entity the permittee may request transfer of the permit for a completed system or independent portion of a system to the District approved operation and maintenance entity at the time of submittal of the as - builts or Professional Engineer certification for construction of the permitted surface water management system.

14. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.

15. Prior to construction, the permittee must clearly designate the limits of construction on-site. The permittee must advise the contractor that any work outside the limits of construction, including clearing, may be a violation of this permit.

16. This permit for construction will expire two years from the date of issuance.

17. The proposed project shall be constructed and operated in accordance with the plans received by the District on July 17, 2014.

18. The permit does not authorize work in, on or over wetlands or other surface waters.

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.

2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.

3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

Notice Of Rights

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at floridaswater.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).

6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.

7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.

9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

Notice Of Rights

Certificate of Service

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent to the permittee:

The Villages Operating Company
1045 Lake Sumter Lndg
The Villages, FL 32162-2698

This 12th day of August, 2014.

M. Daniels

Margaret Daniels, Bureau Chief
Bureau of Regulatory Support
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177-2529
(386) 329-4570

Permit Number: 4-069-19152-27

NOTICING INFORMATION

Dear Permittee:

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to *compliancesupport@sjrwmd.com* (preferred method) **or** send a copy of the original affidavit to:

Margaret Daniels, Bureau Chief
Bureau of Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Bureau of Regulatory Support at (386) 329-4570.

Sincerely,

M. Daniels

Margaret Daniels, Bureau Chief

Bureau of Regulatory Support

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at floridaswater.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://floridaswater.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

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ST. JOHNS
St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
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300 North French Avenue
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CITIZEN'S FIRST BANK DRIVE THROUGH ADDITION

Basin #1

ORIGINAL POST - DEVELOPMENT WEIGHTED CURVE NUMBER

Lawn/ Landscaping (20% of total area)	22.91	ac. @	CN = 39	=	893.49
Pavement, Buildings, Lake, etc. (80% of total area)	91.66	ac. @	CN = 98	=	8982.68
	114.57	ac.			9876.17

$$CN = \frac{9876.17}{114.57} = 86.20$$

CURRENT POST - DEVELOPMENT WEIGHTED CURVE NUMBER (LAST UPDATED WITH CHURCH ON THE SQUARE BUILDING ADDITION (4-069-19152-21)

Lawn/ Landscaping	28.82	ac. @	CN = 39	=	1123.98
Existing Pavement, Buildings, Lake, etc.	85.75	ac. @	CN = 98	=	8403.50
	114.57	ac.			9527.48

$$CN = \frac{9527.48}{114.57} = 83.16$$

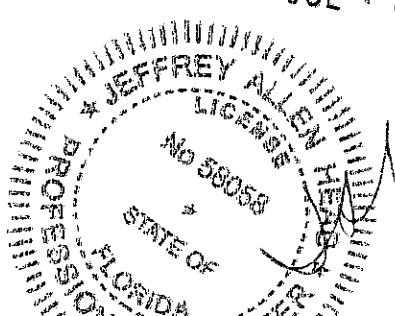
PROPOSED POST - DEVELOPMENT WEIGHTED CURVE NUMBER

Lawn/ Landscaping	28.68	ac. @	CN = 39	=	1118.52
Existing Pavement, Buildings, Lake, etc.	85.75	ac. @	CN = 98	=	8403.50
Proposed new Impervious	0.14	ac. @	CN = 98	=	13.72
	114.57	ac.			9535.74

$$CN = \frac{9535.74}{114.57} = 83.23$$

Since CN of 83.23 is less than permitted CN of 86.20, Compliance is achieved.

JUL 1 8 2014



BASIN #1

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Vista Lago Villas
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JEFFREY ALLEN HEAD * LICENSE No 58058 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

JUL 18 2014

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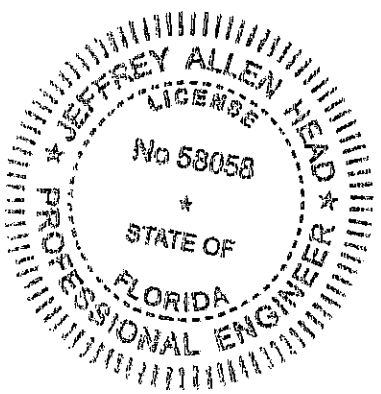

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Church on the Square Building Addition

Kimley»Horn

July 28, 2014

Ms. Wendy Then
Town Planner
Town of Lady Lake
409 Fennell Boulevard
Lady Lake, FL 32159

RE: *Citizens First Bank Drive Thru at Spanish Springs;*
The Villages, Town of Lady Lake, Florida
Kimley-Horn Project No. 040380022

Dear Ms. Then:

This letter is in response to your request for a traffic statement for the proposed Citizens First Bank Drive Thru site at the Spanish Springs Town Center. The trip generation potential for the site was calculated utilizing trip rates in the Institute of Transportation Engineer's (ITE) Trip Generation, 9th Edition for a Drive-In Bank. The PM peak hour trip generation potential for the site is 53 net new trips. The trip generation is summarized in the attached **Table 1.**

This site is included within the boundary of The Villages DRI. As part of our extensive previous DRI analyses and annual reporting, we were required to perform a detailed traffic analyses during the PM peak hour weekday period. For many of the Villages on-site "attractions" such as banks, ATM's, churches, recreation centers, and mail box locations, reviewing agencies agreed that these sites have mostly internal trip characteristics (i.e. internal to the Villages). These trips are mostly (if not all) accounted for in our modeling we have performed over the years. These would be included as non-home based trips in our model.

In summary, the proposed Citizens First Bank Drive Thru is included within the Villages DRI, and traffic impacts from the site have been accounted for in the previous transportation analysis for the Villages DRI.

Please feel free to contact me if you have any questions or comments.

Sincerely,

Amber L. Gartner, PE
Transportation Engineer

Attachment: Table 1 – Trip Generation

Cc: Richard Barr
Jeff Head
Marty Dzuro

\\ocafp01\data\Project\OCA_TPTO\040380\80002.2107 Planning\Citizens First Bank Spanish Springs\wt140728alg_CitizensFirstTrafficStatement.docx

Table 1: Trip Generation

Land Use	Intensity	Daily Trips	PM Peak Hour of Adjacent Street		
			Total	In	Out
Drive-In Bank	3 Drive-in lanes	418	100	49	51
Pass-By Traffic	47%	196	47	23	24
TOTAL NET NEW TRIPS		**222**	**53**	**26**	**27**

Notes:

1. Trip Generation was calculated using the following data from ITE's Trip Generation, 9th Ed

Drive-in Bank [ITE 912]

Daily	T = 139.25*(X); (X is No. of Drive-in Lanes; 50% in, 50% out)
PM Peak Hour of Adjacent St	T = 33.24*(X); (X is No. of Drive-in Lanes; 49% in, 51% out)
Pass-By Traffic	P = 0.47*(T); (T is Gross Trip; P is Pass-By Trip)

\\ocafp01\data\Project\OCA_TPTO\0403\80002.2107 Planning\Citizens First Bank Spanish Springs\[Trip Gen.xlsx]Tri 7/28/14

SPECIAL TOWN COMMISSION - CONCEPTUAL WORKSHOP AGENDA ITEM

REQUESTED SPECIAL COMMISSION MEETING DATE: September 16, 2014

SUBJECT: **Conceptual Presentation for the Citizen's First Bank Drive-through Facility Major Site Plan - MJSP 07/14-001- A Development consisting of a 330-square-foot Financial Institution Building with the provision a Three-Lane Service Drive-Through Facility proposed at 1105 Caballero Court (AK 3840565).**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDED MOTION:

Staff recommends advancing the site plan with the proposed waivers, as it has been designed to the best practicable extent to meet site specifications as required per Town of Lady Lake Land Development Regulations and the provisions of the Village Downtown Center Memorandum of Agreement.

Applicant, Martin L. Dzuro, on behalf of the Villages Operating Company, has submitted an application for the construction of new Citizen's First Bank- Drive-Through Facility to be located at 1105 Caballero Court, within the Villages Downtown Center in Spanish Springs, identified by Alternate Key number 3840565. The applicant proposes the construction of a 330-square-foot Financial Institution Building with the provision a Three-Lane Service Drive-Through Facility. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards.

The subject property is approximately .30 +/- acres and is located within The Villages Center Planned Commercial Master Plan also referenced as Spanish Springs. The property is zoned "CP" Planned Commercial which permits development and construction of the proposed facility and is in accordance with the Memorandum of Agreement adopted by the Village Center and the Tri-County Villages Development of Regional Impact (DRI). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

Commercial Design Standard

Attached are the site plan and façade elevations for the Citizen's First Bank- Drive-Through Facility:

In accordance with the Land Development Regulations, **Chapter 20, Section 20-3C).3).A).**, new buildings should adopt one of the four recommended architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.

The Citizen's First Bank Drive-Through Facility building features the Mission Architectural Style Design. The building exhibits:

- ✓ Shaped Mission Roof Parapet
- ✓ Drive-through facility supported by large square piers
- ✓ Symmetrical Façade
- ✓ Spanish Tile Roof
- ✓ Stucco Finish on Building Exterior Walls
- ✓ Mission Style Sconce (light fixtures) on facades
- ✓ Wide overhanging eaves
- ✓ Mission-style doors and faux windows

Tree Requirements:

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 48 tree caliper inches based on its .30-acre area (160"x .30). Please see the landscaping tree proposal breakdown:

Existing Trees to remain	48 tree caliper inches
Proposed Canopy & Understory Trees	21 tree caliper inches
Proposed Palms	13 tree caliper inches
Total tree caliper inches	82 tree caliper inches

The applicant is providing significantly more than the required on-site tree caliper inches.

The following four (4) waiver(s) to the Landscaping Regulations have been proposed by the applicant:

I) **Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for South Landscaping Buffer**

Minimum landscaping requirement (Buffer Class Requirement-Table 10-1):
Class "A": 10' width minimum with 2 Canopy Trees, 3 Understory Trees and a continuous hedge.

Proposal: To waive two (2) understory trees.

Justification: Space limitation and constrains unique to the subject parcel that cannot be accommodated on site. The South elevation will exhibit the commercial driveway entrance directing traffic to the service lane. Additionally, adjacent mature canopy trees lie alongside this elevation.

II) **Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for East Landscaping Buffer**

Minimum landscaping requirement (Buffer Class Requirement-Table 10-1):

Class "A": 10' width minimum with 2 Canopy Trees, 3 Understory Trees and a continuous hedge.

Proposal: To waive two (2) canopy trees and one (1) understory trees.

Justification: Space limitation and constrains unique to the subject parcel that cannot be accommodated on site. The preservation of the 40" Oak Tree on this elevation combined with the proposed trees will be sufficient to create the landscaping environment and look desired for this small site.

III) Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for West Landscaping Buffer

Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' width minimum with 2 Canopy Trees, 3 Understory Trees and a continuous hedge.

Proposal: To waive three (3) understory trees.

Justification: The proposed trees will be sufficient to create the landscaping environment and look desired for this small site. Also a reduction of overcrowding plant material is necessary due to the presence of existing off-site canopy tree on the West elevation.

IV) Waiver to submit Irrigation Plans as required per Land Development Regulations Chapter 10, Section 10-3)k)2)

Proposal: Applicant will modify existing irrigation system during construction since there are no As-built plans for the current system. An automatic system design-built will be constructed to meet the Villages Specifications.

Justification: The accurate preparation of the irrigation system is not possible and will not be discernible until the time of construction; therefore the applicant requests a deferral for this submittal item at this time.

Notes:

- The applicant will be preserving an existing 40" Historic Oak Tree on the subject parcel.

Public Meetings:

The **Technical Review Committee** members individually reviewed the application on Thursday, August 28, 2014, and provided outstanding comments regarding the Site Plan application.

The applicant also has proposed two (2) variance applications to go concurrent with the Citizen's First Bank Drive-through Facility site plan, which the Town Commission will review at the 10/06 regular Town Commission meeting for final consideration; at the September 8, 2014 **Planning and Zoning Board** meeting, recommendations were made for denial of both variances:

1) **Resolution 2014-114-** Variance application is in accordance with the provisions of Chapter 15, Article II, Section 15-52).a).2).C). which requires that no commercial driveway shall be permitted with its nearest edge closer than one hundred (100) feet from the right-of-way edge line. The applicant is requesting to allow the driveway to be constructed twenty-three (23) feet from the right-of-way edge line.

2) **Resolution 2014-115**- Variance application is in accordance with the provisions of Chapter 7, Section 7-7).b). which states that the stacking area for financial institutions drive-through facilities be five (5) spaces per each service lane provided. The applicant is requesting the reduction of two (2) spaces per each service lane of the drive-through stacking area.

At the time this packet was assembled, the **Parks, Recreation, and Tree Advisory Committee** regular meeting for Wednesday, September 10, 2014, hasn't taken place reviewing the Citizen's First Bank Site Plan application.

The **Town Commission** is tentatively scheduled to consider the Site Plan application on Monday, October 6, 2014 at 6:00 p.m.

FISCAL IMPACT: **$0** **[ ] Capital Budget**
[ ] Operating
[ ] Other

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

[X] Other – Site Plan

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

9-9-14

DEPARTMENT HEAD	**Submitted** 9/9/14	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 9/10/14	**Date** 9/9/14

COMMISSION ACTION:

TECHNICAL REVIEW COMMITTEE COMMENTS
FIRST REVIEW 09/15/2014

Project: The Villages Operating Company for Citizen's First Bank-Drive-Through Facility Site

Proposal: New Major Site Plan No. 07/14-001 Application– 3rd Round of Comments for Site

Description:

On 07/22/2014, Town Staff received a new Major Site Plan application proposing the construction of new Citizen's First Bank- Drive-Through Facility to be located at 1105 Caballero Court, within the Villages Downtown Center in Spanish Springs, identified by alternate key number 3840565. The applicant proposes the construction of a 330-square-foot Financial Institution Building with the provision a 3-service-lane Drive-Through Facility. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards.

The property is zoned "CP" Planned Commercial, which permits development and construction of the proposed facility and is in accordance with the Village Downtown Center Memorandum of Agreement adopted for this property. The Future Land Use Map designation for the site is RET (Commercial General-Retail Sales & Services). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

GENERAL INFORMATION

The engineering plans submitted, consisting of ten (10) sheets, are drawn on 24"x36" sheets and certified by Jeffrey Allen Head, Professional Engineer with Farner Barley and Associates, Inc., dated July 18, 2014. The landscaping plans submitted, consisting of two (2) sheets, are drawn on 24"x36" and certified by Suzanne M. Stanch, Registered Landscape Architect with Michael Pape and Associates, dated July 22, 2014.

Concurrent with the Site Plan, a Variance application will be reviewed with the Site Plan project:

1) Resolution 2014-115

Variance application is in accordance with the provisions of Chapter 7, Section 7-7).b). which states that the stacking area for financial institutions drive-through facilities be five (5) spaces per each service lane provided. The applicant is requesting the reduction of two (2) spaces per each service lane of the drive-through stacking area.

Below are staff comments from the Town of Lady Lake regarding your development project. A hard copy via hand delivery and an electronic copy via e-mail are provided to the applicant. Comments are organized by department and must be sufficiently addressed before the proposal may proceed. If a re-submittal is warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

Following submittal of any required revisions and responses, correspondence will be forwarded indicating the proposal's status, either: (1) requiring additional revision or documentations; or (2) ready for approval. Site plans are subject to public hearing, as well as plats, annexation requests, zoning requests, and comprehensive plan requests. When applicable, you will receive written notification that the item is scheduled for review by the Planning and Zoning Board or Town Commission. For additional information, contact Thad Carroll at (352) 751-1521.

GROWTH MANAGEMENT

Questions may be directed to Wendy Then, at wthen@ladylake.org

1. All comments addressed under the GM Review Report dated 09-15-2014.

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. No comments at this time from the Police Dept.

FIRE

Questions may be directed to Capt. Dan Hickey, Fire Marshall with the Villages Fire Dept. at 352-205-8280

1. All comments addressed at this time as per communication dated 09-15-2014.

BUILDING

Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com.

1. No comments at this time by the Building Official.

PUBLIC WORKS

Questions may be directed to Butch Goodman, Utilities Supervisor at bgoodman@ladylakepw.org

1. No comments at this time from the Lady Lake Public Works Dept.

ENGINEERING CONSULTANT

Questions may be directed to Chris Schultz, P.E., at chris.schultz@neel-schaffer.com

1. All comments addressed under Town Engineer communication dated 09-10-2014.

LAKE-SUMTER MPO

Questions may be directed to Olga Marcondes, P.E., at omarcondes@LakeSumterMPO.com or at 352-315-0170

1. Project satisfied by the Lake-Sumter MPO Office as per communication dated 08-26-2014.

SUBJECT: Citizen's First Bank Drive-Through Facility- MJSP 07/14-001

DATE: September 15, 2014

	General Requirements	Meets Criteria	Outstanding Issues
A)	Name of project.	X	
B)	General statement of intended use of site.	X	
C)	Legal description of the property and size of parcel in acres or square feet.	X	
D)	Name and address of owner.	X	
E)	Name, address and phone number of owner's agent.	N/A	
F)	Name, address, signature and registration of the professionals preparing the plans.	X	
G)	Date, north arrow and scale shall be designated and where appropriate, the same scale shall be used on all sheets.	X	
H)	Vicinity map showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale no smaller than one inch equals five thousand two hundred eighty feet (1" = 5,280' or 1" = Mile).	X	
I)	Linear dimensions of the site.	X	
J)	Existing topography with a maximum of one (1) foot contour intervals for the proposed site.	X	
K)	Finished grading elevations.	X	
L)	Zoning of the site and of all adjacent parcels.	X	
M)	All existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way and building setback lines).	X	
N)	Percent of open space of site.	X	
O)	Location of proposed signs and sign details	X	
	Building and Structure Requirements	**Meets Criteria**	**Outstanding Issues**
A)	Existing and proposed structures.	X	
B)	Intended use.	X	
C)	Number of stories.	X	
D)	Height of building(s).- See Architectural Plans	X	

E)	Number of dwelling units and density.	X	
F)	Projected number of employees, if applicable	X	
G)	If restaurant, show number of seats and occupancy load.	N/A	
H)	Square footage for proposed development, i.e., gross square footage, non-storage area, square footage of each story, gross square footage of sales area, etc.	X	
I)	Photograph or sketch of proposed sign with dimensions and material type. (if a monument sign will be proposed)	X	
J)	Compliance with Commercial Design Standards (Chapter 20).	X	
	Street, Sidewalks, Driveways, Parking Areas and Loading Spaces	**Meets Criteria**	**Outstanding Issues**
A)	Engineering plans and specifications for streets, alleys, sidewalks and driveways to include soil borings, if necessary.	1	
B)	All parking spaces delineated including bicycle (see below under General Comments).	X	
C)	Number of parking spaces (see below under General Comments)	X	
D)	Number and location of handicapped spaces (see below under General Comments)	X	
E)	Number of square feet of paved parking and driveway area.	1	
F)	Surface materials and cross-section of proposed paved areas **(Please see ADA Related Comment #4 by Town Engineer Report).**	1	
G)	Fire lanes per the Standard Fire Prevention Code adopted in the Building and Fire Codes chapter.	1	
H)	Description/location of proposed driveway(s) and median cut(s).	1	
I)	Internal traffic control circulation plan, including directional arrows and signs to direct traffic flow, as necessary.	1	
J)	Location of traffic-control signs and signalization devices, if required **(please see comment #1 & #2 by Town Engineer's Report- Disregard Comment #3 as a variance has been submitted for this item)**	1	
K)	Number and location of Loading Zones. Show the truck turning template for delivery and garbage trucks. **(Please see comment by Waste Management.)**	X	
L)	Site Lighting Plan	X	
	Drainage and Storm water	**Meets Criteria**	**Outstanding Issues**

A)	Soil classifications, cross-sections and details of proposed retention/detention ponds, swales, berms, etc., as required by SJRWMD.	1	
B)	Size, material and location of storm water structures and pipes.	1	
C)	Indicate flood elevation for 100-year flood and any other information required in Environmental Regulations chapter.	1	
D)	**Drainage**		
	Proposed Water, Sewer, and Solid Waste Facilities	**Meets Criteria**	**Outstanding Issues**
A)	Size, material, specifications and location of water mains, valves, services and fire hydrants.		
B)	Size, material, specifications and location of sanitary sewer lines and laterals with submittal of a profile, if necessary.	N/A	
C)	Size and location of septic tank and drainfield, if applicable.	N/A	
D)	Grease separation system, if applicable: Size, location and materials.	N/A	
E)	Location(s) and access provisions for refuse service, including pad, screening, fencing and landscaping, if applicable. **(See Waste Management comments)**	1	
	Landscaping (Chapter 10)	**Meets Criteria**	**Outstanding Issues**
A)	Landscaping plan and provisions for maintenance including size, type and location of all landscaping, screens, walls, fences and buffers per the requirements in the Landscaping and Tree Protection chapter. If water efficient landscaping is used, the information required in that chapter should be included. **(outstanding comments addressed-landscaping waivers requested)**	X	
B)	Irrigation system plan **(outstanding comments addressed-irrigation plan waiver requested))**.	X	
	Environmental Protection	**Meets Criteria**	**Outstanding Issues**
A)	Natural features such as water bodies, wetlands, native vegetative communities, etc., as required in the Environmental Regulations chapter.	N/A	
B)	Conservation easements per the requirements.	N/A	
C)	Provisions for the adequate control of erosion and sediment, including the location and description of the methods to be utilized during and after all phases of clearing, grading and construction.	X	
	Additional Information	**Meets Criteria**	**Outstanding Issues**

1)	A certificate of concurrency or evidence of application for a certificate.	X	
2)	Drainage calculations as required in the Storm water Management chapter.	1	
3)	Fire flow calculations, if applicable.-**TBA by Village Fire Dept.**		
4)	Lift station calculations, where required.	N/A	
6)	A construction cost estimate prepared by the engineer of record, which shall delineate any proposed improvements to be maintained by the Town.	N/A	
7)	Environmental assessment per the requirements, if applicable.	N/A	
8)	Any additional data, maps, plans or statements, as may be required, which is commensurate with the intent and purpose of the Code.	X	

- **General Comments:**

  - ***Landscape & Tree Protection – Please provide the required***
    - Applicant will be requesting waivers for plant material for landscaping buffers to the South, East, and West Elevations and for the submission of Irrigation Plans to be deferred during construction.

NEEL-SCHAFFER
Solutions you can build upon

engineers
planners
surveyors
environmental scientists
landscape architects

September 10th, 2014

Mrs. Wendy Then
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

REFERENCE: CITIZEN'S FIRST BANK DRIVE THRU - REVIEW NO. 3

Dear Mrs. Then;

Pursuant to your request, Neel-Schaffer, Inc. (NSI) has reviewed the revised plans for the proposed Citizen's First Bank Drive Thru. Documents reviewed were comprised of the Updated Site Lighting Plan. Our review was centered on the standards provided in the Land Development Code Regulations (LDCR) of the Town of Lady Lake.

Based on our review of the updated plans provided by your office, NSI has found the development plans to be satisfactory and in compliance with the Lady Lake LDCR. Should you need additional information, please do not hesitate to contact me at 407-647-6623.

Sincerely,

Christopher Schultz, P.E.
Project Manager

2301 Lucien Way, Suite 300 • Maitland, FL 32751 • 407-647-6623 fax: 407-539-0575

Villages Public Safety

Villages Center Community Development District.
3035 Morse Blvd
The Villages, Florida 32162
(352)205 8280
(352) 2058290 fax

Date: September 15, 2014

Citizens 1st bank drive thru @ Spanish Springs Town Center.

The Villages Public Safety has no comments on this project.

Capt. Daniel Hickey.
Fire Safety Inspector II
117980

Wendy Then

From: Beck, Christopher [CBeck2@wm.com]
Sent: Thursday, August 07, 2014 3:05 PM
To: Wendy Then
Subject: FW: Citizen's 1st Bank-Drive-Through Facility

From: Beck, Christopher
Sent: Thursday, August 07, 2014 2:55 PM
To: 'Wendy Then'
Subject: RE: Citizen's 1st Bank-Drive-Through Facility

Wendy,

After looking at the site plan it appears that the dumpster enclosure is too close to the road, meaning that while the truck is dumping the container the back of the truck would in the right-a-way of the road. This would cause a safety problem with our truck any vehicle traffic on the road. Please see if they can relocate the dumpster enclosure.

Thanks,

Chris Beck
Wildwood Hauling
352-330-4546
352-267-9356

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Wednesday, August 06, 2014 4:25 PM
To: Beck, Christopher
Subject: Citizen's 1st Bank-Drive-Through Facility

Good Afternoon Mr. Beck,

I would like to provide you with a copy of the submitted site plan for a new Drive-Through facility to be located at the corner of Paige Place and Caballero Court (within the Village Downtown Center-Spanish Springs). Please see location for dumpster and provide any comments.

Thanks.

Wendy Then
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax

Wendy Then

From: Dallas Foss [dfoss@usanova.com]
Sent: Tuesday, August 26, 2014 1:37 PM
To: Wendy Then
Subject: RE: FW: Citizen's First Bank- Drive-Through Facility- Variances Application

I have reviewed the plans and have no additional comments

Dallas Foss
City of Lady Lake
Building Official

Sent from Samsung RUGBY® Smart.

-------- Original message --------
Subject: RE: FW: Citizen's First Bank- Drive-Through Facility- Variances Application
From: Wendy Then <wthen@ladylake.org>
To: Dallas Foss <dfoss@usanova.com>
CC: RE: FW: Citizen's First Bank- Drive-Through Facility- Variances Application

Good Afternoon Dallas,

Please see revised plans for the Citizen's First Bank-Drive-Through Facility-Site Plan.

Thanks.

Wendy Then, CFM
Town Planner
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
352-751-1582
352-751-1514- Fax
Wthen@ladylake.org

Note: Beginning October 7, 2013, our office hours will be Monday - Thursday 7:30 am - 6:00 pm
Fla. Stat. 668.6076 "Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

Please think before you print.

From: Dallas Foss [mailto:dfoss@usanova.com]
Sent: Sunday, August 10, 2014 8:11 AM
To: Wendy Then
Subject: RE: FW: Citizen's First Bank- Drive-Through Facility- Variances Application

Wendy,

Wendy Then

From: Marcondes, Olga [omarcondes@lakecountyfl.gov]
Sent: Tuesday, August 26, 2014 4:19 PM
To: Wendy Then
Cc: Thad Carroll; Franco, Francis; Fish, TJ
Subject: Citizen's First Bank - Tier 1 Review
Attachments: Lady Lake - Citizens First Bank (LOS Inquiry).pdf

Good Afternoon Wendy;

The MPO has reviewed the Request for Exemption from submitting a full Traffic Impact Study submitted by Kimley-Horn and Associates, Inc. dated 7/28/14. The traffic analysis is in support of the proposed Citizen's First Bank and I offer the following comments:

* The project is a proposed 530 SF bank with 3 drive-in lanes located in the Spanish Springs area of The Villages in the northeast corner of the intersection of Caballero Court & Paige Place. Accesses to the proposed development are located on Caballero Ct (Inbound traffic only) and Paige Place via a shared driveway (Outbound traffic only). Build out of the project is anticipated to be completed by 2015.

* Trip generation was determined using the ITE Land Use Code 912 - Drive-in Bank from the ITE Trip Generation, 9th Edition. The project is estimated to generate 418 daily trips, with 100 pm peak hour trips (49 entering and 51 exiting).

* The applicant should have used the Lake County's Transportation Impact Fee Study to estimate pass-by trips. The percentages of new trips for a bank w/ drive-in lanes land use is estimated to be 55%. With the pass-by trips reduction of 45%, the net trip generation for this project is 230 new daily trips with 55 pm peak hour trips (27 entering and 28 exiting). Trip distribution, which was estimated using a manual method, was reviewed and adjusted to account for all the new trips.

* A segment analysis was conducted and available capacity on each impacted roadway segment was verified with the exception of Rolling Acres Rd (from US 27 to CR 466) which is currently operating at 146% capacity. Please note that most of the trips for this project are internal to The Villages and no project trips are expected to use Rolling Acres Rd. I have enclosed a copy of the capacity analysis for your files.

The applicant has provided all necessary information to support the project and no further analysis is required. If you have any questions regarding my comments, please do not hesitate to contact me. Please let us know if or when this project is approved so that we can record it and update the TMS database.

Regards,

Olga V. Marcondes
Transportation Planner

LAKE~SUMTER MPO

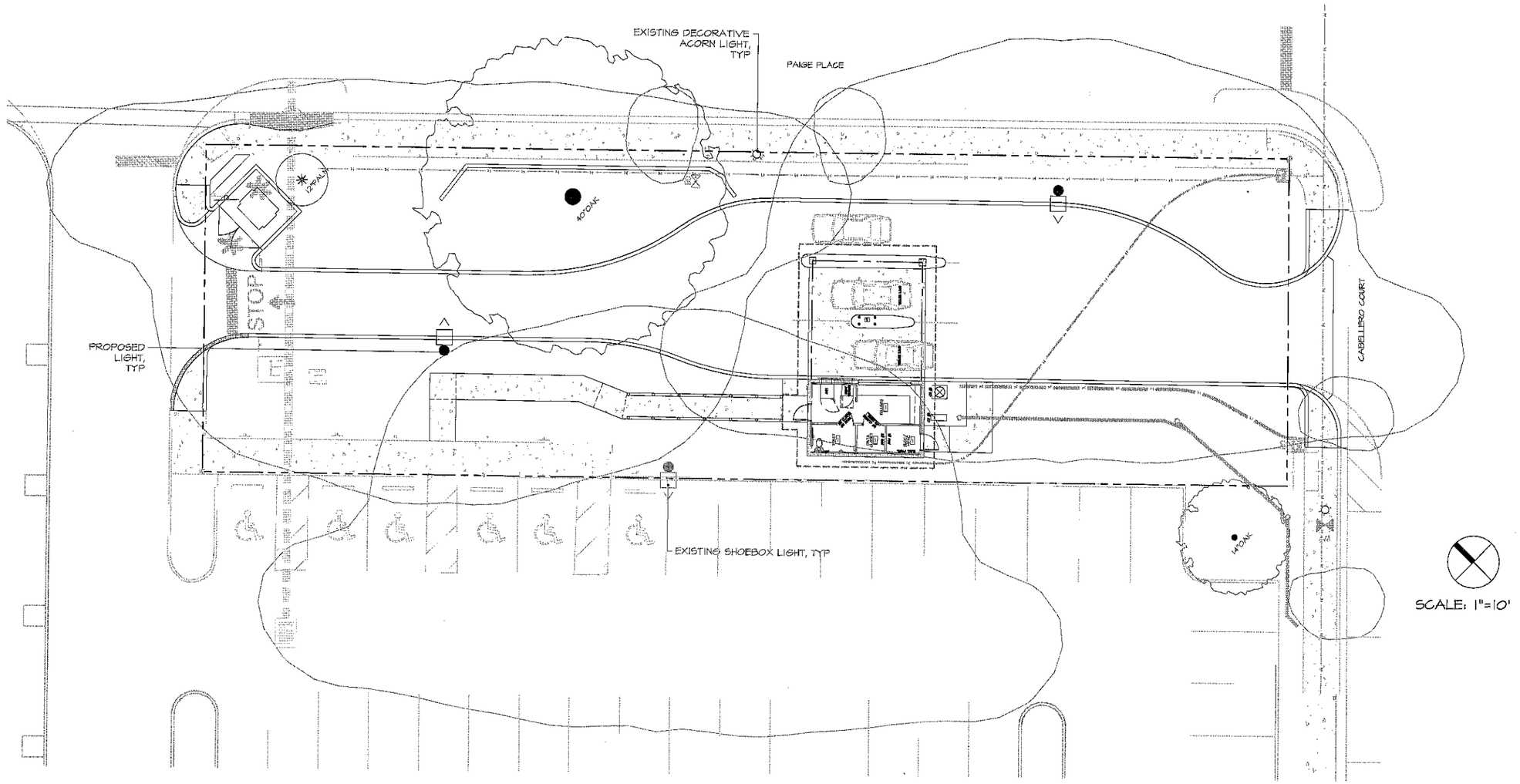
Project Name: Citizen's First Bank

Jurisdiction: Town of Lady Lake

LEVEL OF SERVICE (LOS) - PROJECT CAPACITY INQUIRY

Segment ID	Roadway	Segment From	Segment To	Adopted LOS	Adopted Capacity	Pk Hr/Pk Dir Volume Capacities A	B	C	D	E	Existing + Committed PM Peak Hour/Peak Direction NB/EB	Project	Total	LOS	SB/WB	Project	Total	LOS	V/C Ratio	Available Capacity	Project Trip Distr (%)	Project Impact (%)
1970	GRIFFIN AVENUE	US 27 / US 441	CR 25	D	572	0	0	540	572	572	266	0	266	C	450	0	450	C	0.79	122	5%	0.00%
2750	ROLLING ACRES ROAD	US 27 / US 441	OAK STREET	D	572	0	0	540	572	572	816	0	816	F	691	0	691	F	1.43	-244	0%	0.00%
2700	ROLLING ACRES ROAD	OAK STREET	CR 466	D	572	0	0	540	572	572	680	0	680	F	833	0	833	F	1.46	-261	0%	0.00%
3670	US 27/US441	SUMTER COUNTY LINE	GRIFFIN AVENUE	D	3,020	0	0	2,940	3,020	3,020	1,314	7	1,321	C	1,398	7	1,405	C	0.47	1,615	25%	0.23%
3680	US 27/US441	GRIFFIN AVENUE	ALT US 441 / ALT US 27	D	2,000	0	0	1,910	2,000	2,000	1,094	4	1,098	C	1,201	4	1,205	C	0.60	795	15%	0.20%
3690	US 27/US441	ALT US 441 / ALT US 27	CR 466	D	2,000	0	0	1,910	2,000	2,000	1,117	4	1,121	C	1,208	4	1,212	C	0.61	788	15%	0.20%

Note: Existing + Committed Volumes are based on the Lake County TMS Report dated January 28, 2014.



NOTES:

1. Architectural lighting is required for areas around the building to maintain adequate lighting for safety and security, and such lighting is not addressed or shown on this plan.
2. Light installations for off site roadways and/or adjoining properties shown on this plan have been included in the calculations.

KEY

DUKE ENERGY SINGLE SHOEBOX TRI42SR4-8FU0024 TRIBUTE BY LUMARK, TYPE III FORMED DISTRIBUTION, 400W, HPS, 30' MOUNTING HEIGHT; ROUND, BRONZE, TAPERED CONCRETE POLE BY AMERON, MODEL HER-4/B23 (2 TOTAL)

ALL LIGHT FIXTURES/POLES AVAILABLE THROUGH DUKE ENERGY, AND ARE TO MATCH PREVIOUS VILLAGE INSTALLATIONS

Patti Page
8/21/14

REVISIONS

DATE	

MPA
MICHAEL PAPE & ASSOCIATES, P.A.
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE. 17TH STREET • OCALA, FLORIDA 34471 • (352) 351 - 3300

CITIZENS FIRST BANK DRIVE THRU
SPANISH SPRINGS TOWN CENTER

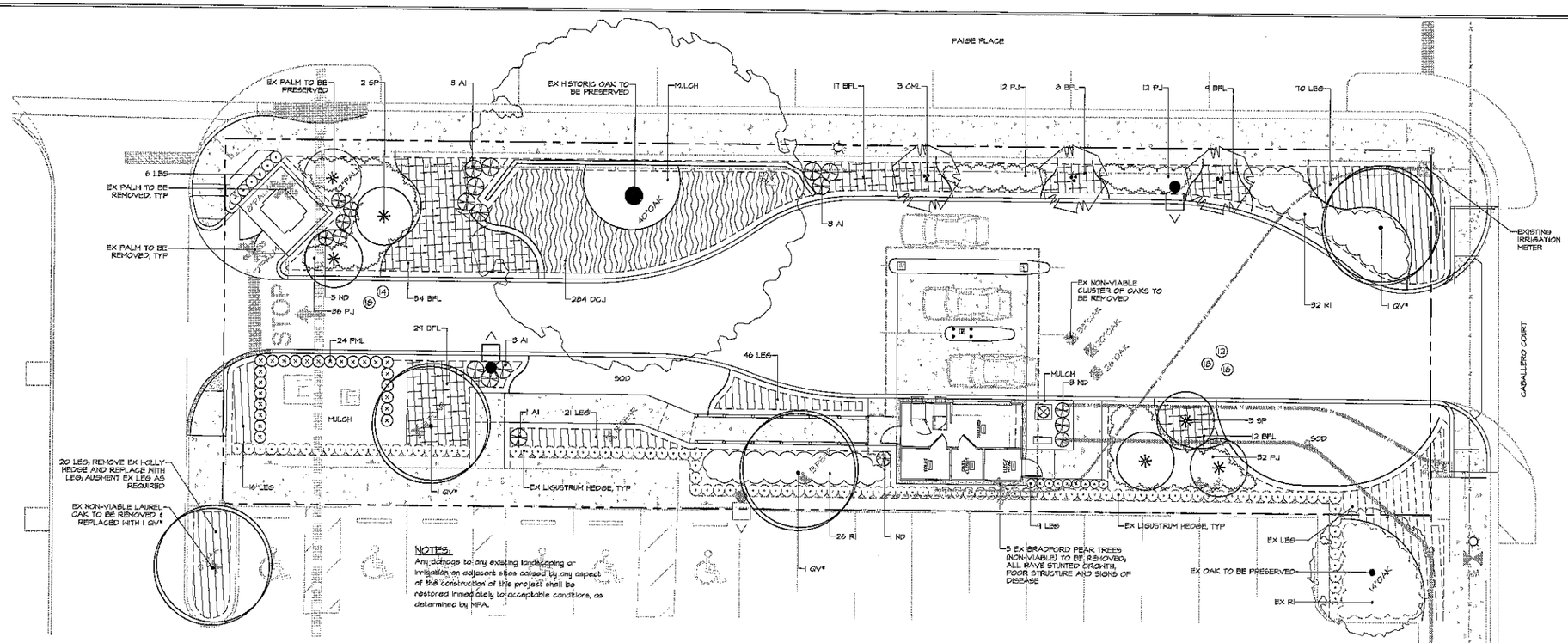
The Villages

SITE LIGHTING PLAN

DATE 08/20/14
JOB NO. 2045
DWG. NO. 2045
DWN. BY SS
CHKD. BY MP

SHEET 1 OF 1

LTG-1



NOTES:
Any damage to any existing landscaping or irrigation on adjacent sites caused by any aspect of this construction of this project shall be restored immediately to acceptable conditions, as determined by MPA.

SCALE: 1"=10'

IRRIGATION SPECIFICATIONS

1. The Contractor shall be entirely responsible for proper coverage and operation of the system. The Contractor shall be responsible for getting all locates and for any repairs to existing improvements damaged by his work.
2. The Contractor shall be responsible for providing all labor, material, and accessories required for a complete and properly operating irrigation system meeting the performance requirements outlined herein prior to installation. submittals shall be provided for approval by the Landscape Architect, including cutsheets for all irrigation components.
3. All irrigation components shall be installed in accordance with the manufacturer's specifications. No components of the irrigation system shall be installed outside of the property limits.
4. All work shall be installed in accordance with the regulations of the local, county, or other governing authorities. Fees for all permits, inspections, and impact fees shall be included as work required.
5. The water source shall be the 3" irrigation Meter at the corner of Paige Place and Caballero Court.
6. The controller shall be Hunter or Rainbird and mounted in an unobstructed location. Confirm location for controller and rain sensor with the Owner. The controller shall be hard-wired, not plugged into a receptacle.
7. 2 spare control wires shall be run from the controller both clockwise and counterclockwise to the farthest valves. These 4 spare wires shall be bagged and labeled as such, and coiled neatly in the respective valve boxes.
8. All PVC pipe in the system shall be purple Class 160 PSI Polyvinyl Chloride solvent weld pipe conforming to the ASTM-D2241, Type I, requirements, NSF approved, unless otherwise noted.
9. Flexible pipe connections to gear-driven and spray heads shall be approved flexible pipe (funny pipe), threaded into a barb x thread PVC fitting. Length of funny pipe shall be at least 6" longer than the depth of the zone lateral and a minimum of 22". Kat-Flex and glued connections may be acceptable with approval by the Landscape Architect prior to bidding.
10. The use of barbed insertion type fittings (couplings, tees, ells, etc.) between the sprinkler and the PVC service is prohibited.
11. Drip irrigation and risers are prohibited.
12. All PVC fittings shall be purple Schedule 40, Type I, NSF approved conforming to the ASTM-D2466 requirements.
13. Ball valves 2 inches and smaller shall meet Federal Specification WH-V-54 Type I, Class A. Valves shall be threaded, bronze, rough bodied, and have finished linkwings. Ball valves shall be Nibco T-585-70-IC or approved equal.
14. Separation of zones covering turf areas and bed areas shall be required, even where such areas are spray zones. All trees shall have coverage provided by a separate zone, using MaxiJets, or by using Hunter APB adjustable head bubblers on a rotor zone. Zones shall be properly balanced.
15. Gate valves 2 inches and over in size shall be resilient-seat with cast iron bodies meeting AWWA C509 - latest. Valves shall have either threaded or mechanical joint connections, non-rising stems, and 2" square operating nuts. Resilient-seated gate valves shall be American-Darling CRS 80, Kennedy 1500 Series, Clow F6103, or approved equal.
16. The remote control valves shall be Hunter or Rainbird. All valves shall be installed in a rectangular Ametek-type valve box, amply sized for access. Valves shall be placed in unobtrusive turf areas rather than bed areas. All valve box covers shall be branded with a heat branding kit with two inch letters/numbers to identify their respective components and zone designations (as applicable). All valves shall be labeled with plastic tags with the zone designations either preprinted or labeled with indelible ink. Refer to the Details for additional installation requirements.
17. A rain sensor, Mini-Click II, or approved equal, shall be installed in an unobstructed location per the manufacturer's specifications.
18. All PVC piping shall be installed in the trenches with a minimum of 12" of cover, and a maximum of 24", except where specific permission is obtained from the Landscape Architect for less cover due to existing conditions. Trenches shall be fully compacted to allow no settling. Hand trenching and alternative routing of piping may be required to preserve roots of existing trees when encountered. Coord with MPA as needed.
19. Any pipe installed and subsequently removed shall not be reinstalled.
20. There shall be no or minimal overspray onto walkways, and there shall be no overspray onto buildings, walls, or structures. Adjustable heads shall be used where possible for this purpose.
21. 100% overlapping head-to-head coverage shall be required in all areas requiring spray and rotor coverage, as reasonably possible.
22. The Contractor shall be responsible for adjusting and balancing the system for proper operation and coverage, including moving heads, changing head size, or nozzle, etc. The Landscape Architect shall have the right to inspect the work to insure that the system conforms with the specifications, as a condition for final payment to the Contractor.
23. All lines being tested shall be subjected to 150 psi pressure and maintained for at least 2 hours with no loss of pressure. Any defects or leaks revealed will be located and repaired and another pressure test run before backfilling.
24. Warranty: The Contractor shall warrant the installation workmanship for a period of one year from date of completion and acceptance of the job. The Contractor shall further see to the fulfillment of all manufacturer's warranties and shall provide manufacturer warranty and operational information to the Owner. Recyclable as-builts copied from the original plan showing dimensioned locations of all system components shall be required for final payment.

LANDSCAPE SPECIFICATIONS

1. The Contractor shall be responsible for getting all locates and for any repairs to existing improvements damaged by his work.
2. All plants shall be Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industries, State of Florida, current edition.
3. All work shall be performed in accordance with standard and accepted nursery practices in a workmanlike manner. The Contractor shall be responsible for notifying the Landscape Architect of any conditions which would adversely affect the completed work.
4. The Contractor shall be responsible for fine grading, ±4", in all areas of the site to be landscaped. The Contractor is responsible for ensuring that surface drainage is not affected or hindered in any manner due to any reason.
5. The Contractor shall be responsible for the thorough removal of existing vegetation and grass in the areas to be planted, including applications of appropriate herbicides before and after plant installation. A pre-emergent herbicide approved by the Landscape Architect shall be applied in accordance with the manufacturer's instructions for all plant beds.
6. Limerock, debris, and other unsuitable materials shall be removed from the planting areas, and clean sandy fill used to bring all areas to proper grade. Soil used for planting shall consist of two parts of the existing soil and one part domestic peat moss for sandy (fill in heavy soils). Fertilizer shall be Agriform tablets, incorporated into all shrub and tree planting pits per the manufacturer's instructions. Backfill shall consist of equal parts clean sandy fill and potting soil etc, well raked.
7. Refer to the Details for plant installation requirements. Care shall be taken to insure that all plants are set properly and the finish grade conforms to adjacent lawns, walks, pavement, etc. All plant beds shall be lap-dressed with 3" pine straw mulch.
8. The Landscape Architect reserves the right to field locate or review flagged locations of any or all proposed plantings. Locations of trees and plants shall be coordinated with irrigation head locations to insure proper coverage, including minor adjustments of plant and head locations as needed.
9. Sod shall be clean, weed-free Zoysia 'Empire', as indicated in the areas shown on the plan. Sod shall be installed in a level, clean manner without noticeable grade differences, rough edges, or gaps. Sod shall be rolled, and staked as necessary to prevent erosion.
10. No substitutions shall be permitted without prior approval from the Landscape Architect.
11. All site areas which are not built upon or paved shall be landscaped, sodded, seeded, and/or mulched, unless left in a natural, undisturbed state.
12. The Contractor shall be responsible for surveying any property lines, easements, or other boundaries if required to control the proper location of work within the project.
13. The Contractor shall be responsible for the thorough repair of existing grade, turf, landscaping, etc. damaged in the course of work.
14. The Contractor is entirely responsible for the work until the job is in full and exact compliance and conformity with provisions expressed or implied in the plans and specifications and as otherwise directed and determined by the Landscape Architect. The Landscape Architect will inspect the work to insure that it complies as a condition for final payment to the Contractor.
15. The Contractor is responsible for maintenance of the project during construction and shall bear all risk of loss, theft or damage to the project until all punchlist items are satisfactorily resolved and the job is officially turned over. Plantings shall be maintained by watering, removing dead branches, resetting plants to proper grades and upright positions, staking to ensure vertical growth, weeding, mowing, and any other operations necessary to complete maintenance, including the replacement of any material that exhibits visible and unsightly evidence of "shocking" without full recovery prior to job completion and final inspection.
16. Warranty: All new plant material, except trees, shall be guaranteed for 90 days, and shall be alive and in satisfactory growth for each specific plant at the end of the guaranty period. Trees, Palms, and specimen plants shall be guaranteed for a period of 1 year. The guaranty period shall commence upon the date of release of the retainage for the job, or for any defined phase of the job.
17. At the end of the warranty period, and at any time during that period, any plant material that has died or is not in satisfactory condition as determined by the Owner and the Landscape Architect, shall be removed and replaced with new healthy material of the original specified size and type within 10 calendar days. Excluded are replacements of plants due to acts of God, theft, vandalism, or acts of negligence on the part of others, and due to deleterious soil and/or drainage conditions which the Contractor documented to the attention of the Owner and Landscape Architect at the time of installation. The new material shall be guaranteed as outlined above, commencing the date that the job is accepted. The Contractor shall be responsible for the cost of all material and labor.

Patti Pape 8/21/14

PLANT SCHEDULE

NOTE: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan.

Key	Qty	Plant Name	Size and Spacing	Maintenance
AI	12	African Iris, white Dietes vegeta	#1; full; 3-4 ppp min; 3' oc	30" ht x full mass; remove dead flower stalks
BFL	128	Blueberry Flax Lily Dianella tasmanica	#3; full; 30" oc	24" ht x full mass
CML	3	Crape Myrtle, lavender Lagerstroemia indica 'Muskogee'	#30/B+B; 9'+ ht. x 5'+ spr; multi-trunk	25' ht x 20' spr; prune no more than 1/2" wood
DGJ	284	Dwarf Confederate Jasmine Trachelospermum asiaticum 'Minima'	#1; full; 15"+ runners; 5-7 runners min; 18" oc	10-15" ht, full mass; prevent intrusion into other plants
LEG	188	Emerald Goddess Liriope Liriope muscari 'Emerald Goddess'	#1; full; 5-7 ppp min; 2' oc	18" ht x full mass
ND	9	Heavenly Bamboo Nandina domestica	#7; 28"+ ht x 2'+ spr; 5 canes min	Allow natural growth
PJ	92	Parson's Juniper Juniperus chinensis 'Parsonii'	#3; 8-10"+ ht x 18"+ spr; 3' oc	30" ht x full mass; maintain informally do not shear
PML	24	Japanese Yew, large Podocarpus macrophyllus	Cont; 5'+ ht x 30"+ spr; bnchd, full and vigorous; 2' oc	6' ht x 6', full hedge; may be sheared
QV	4	Live Oak Quercus virginiana	Cont/B+B; 14-16' ht x 7-9' spr; 4" cal min	Allow natural growth; prune only for form or dead wood
RI	58	Indian Hawthorn, white Raphiolepis indica 'Alba'	#3; 12"+ ht x 18"+ spr; 3' oc	30" ht x full mass; maintain informally do not shear
SP	5	Sabal Palm Sabal palmetto	B.R.; hurricane cut; See plan for CT heights	Allow natural growth; prune only dead fronds
SOD		Zoysia 'Empire' Zoysia japonica 'Empire'		
MULCH		Pine Straw	3" depth	Refresh annually, or as needed

* Denotes Required Root Barrier (See Sheet L-2 for Root Barrier Detail)

SEE SHEET L-2 FOR ADDITIONAL DETAILS

IMPORTANT! NOTICE TO CONTRACTORS:

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Details about this process shall be obtained by contacting Michael Pape & Associates PA.

LANDSCAPE DATA

SITE AREA: .30 AC. (13,146 SF)

TREE REQUIREMENTS: 30 ACRES X 160" = 48" REQUIRED

EXISTING TREES PRESERVED: 48" *
PROPOSED TREES:
CANOPY AND UNDERSTORY: 21"
PALMS: 13" (40" TOTAL COUNTED AS 13" FOR 25% MAX)

TOTAL EXISTING + PROPOSED: 82" PROVIDED

* EXISTING TREES LOCATED OUTSIDE OF PROJECT AREA IN PARKING LOT TO THE WEST ARE NOT INCLUDED IN THIS CALCULATION.

REQUESTED WAIVERS:

1. LANDSCAPE BUFFERS
   Due to the location of this site within Spanish Springs, and to maintain a high level of landscaping consistent with this area of The Villages, we are requesting waivers for all buffering along property boundaries. The preservation of existing trees combined with the proposed trees far exceed the minimum required per Town of Lady Lake code for this site.
2. IRRIGATION PLAN
   This site currently has an irrigation system in place that will require modifications and additions to irrigate the proposed landscape. No irrigation as-builts exist for the current system and each information will not be discernible until the time of construction, therefore, the preparation of an accurate Irrigation Plan is not possible at this time and a waiver is requested for this submittal item. The final irrigation system shall be an Automatic system design-built to meet The Villages Specifications:
   - 100% overlapping head-to-head coverage shall be required in all areas requiring spray and rotor coverage, as reasonably possible. Separation of zones covering turf areas and bed areas shall be required to the maximum extent possible, even where such areas are spray zones. Zones shall be properly balanced.
   - All trees and specimen material 50 gallon size and larger shall have coverage provided by low volume popups on a separate zone, or where necessary bubblers on rotor zones. Heads shall be set specifically to cover the trees' root zones.
   - Where sprays are in turf, they shall be 6" popups; all popups in groundcover and dwarf shrub masses shall be 12" popups. Only in unique situations where necessary may risers be used, and then only if approved by the Landscape Architect.
   - There shall be no or minimal overspray onto walkways, and there shall be no overspray onto buildings, walls, or structures. Adjustable heads shall be used where possible for this purpose.

GENERAL NOTES:

1. NO CONSTRUCTION OR DEMOLITION IS PROPOSED FOR THIS SITE BEYOND WHAT IS SHOWN ON THIS PLAN.
2. ALL EXCAVATED SOIL, DEBRIS, AND YARD WASTE SHALL BE PROPERLY DISPOSED OF OFF SITE.
3. ALL TREES, SHRUBS, AND SOD SHALL BE WATERED BY A 100% AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE PURSUANT TO F.S. CHAPTER 373. LANDSCAPING SHALL CONFORM GENERALLY TO WATER-EFFICIENT DESIGN PRINCIPLES, INCLUDING THE USE OF NATIVE AND/OR DROUGHT TOLERANT SPECIES. ALL IRRIGATION ZONES SHALL BE "MODERATE WATER USE".
4. THE IRRIGATION WATER SOURCE SHALL BE THE 3/4" WATER METER LOCATED AT THE CORNER OF PAIGE PLACE AND CABALLERO COURT.
5. ALL SITE AREAS WHICH ARE NOT BUILT UPON OR PAVED SHALL BE LANDSCAPED, SODDED, SEEDED, AND/OR MULCHED, UNLESS LEFT IN A NATURAL, UNDISTURBED STATE.
6. ALL PLANT MATERIAL USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA #1 AS PER "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, LATEST EDITION.
7. ALL LANDSCAPING SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING ACCEPTABLE NURSERY PRACTICES AS SET BY THE FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION, FNGLA.
8. THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING ON-SITE AND THE GRASSED RIGHTS-OF-WAY.
9. THE OWNER RESERVES THE RIGHT TO ADD NONREQUIRED LANDSCAPING, UPGRADE MINIMUM SIZES, AND MAKE OTHER IMPROVEMENTS TO THE INSTALLED LANDSCAPING.

DATE	REVISIONS

MPA
MICHAEL PAPE & ASSOCIATES, P.A.
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 S.E. 17TH STREET • OCALA, FLORIDA 34471 • (352) 351 - 3500

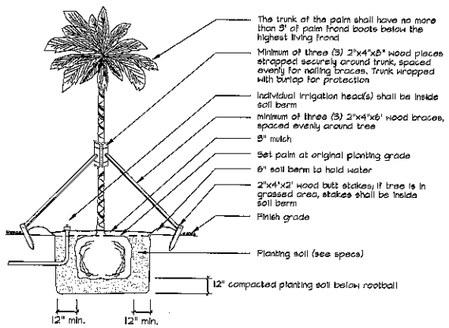
CITIZENS FIRST BANK DRIVE THRU
SPANISH SPRINGS TOWN CENTER
The Villages

LANDSCAPE PLAN

DATE: 08/20/14
JOB NO.: 2045
DWG. NO.: 2045
DRN. BY: SS
CHKD. BY: MP

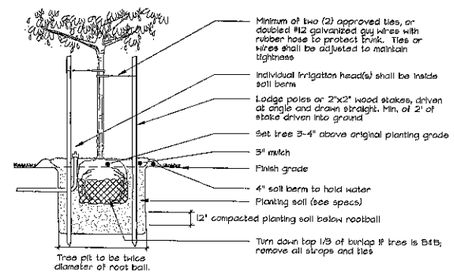
SHEET 1 OF 2

L-1



ALL WOOD SHALL BE PRESSURE-TREATED PINE, OR BETTER

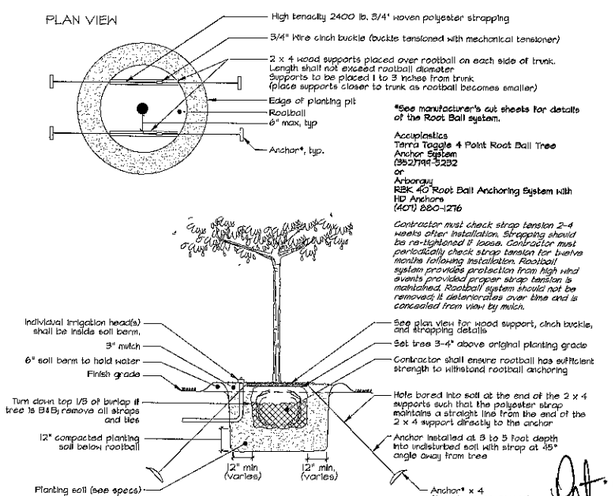
PALM INSTALLATION DETAIL



ALL WOOD SHALL BE PRESSURE-TREATED PINE, OR BETTER.

TREE INSTALLATION DETAIL

FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 30 GAL.



TREE INSTALLATION DETAIL

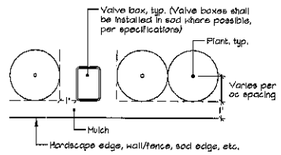
FOR 3-4" CAL., 45-100 GAL. TREES OR B&B TREES UP TO 40" DIAMETER ROOTBALL

Individual or continuous barricade to be constructed of 2x4 timber, 4' ht. to protect existing trees to remain during clearing of trees and underbrush to be removed.

Locate barrier to protect Critical Protection Zone (that area surrounding a tree within a circle described by a radius of one foot for each inch of the tree's diameter).

TREE PROTECTION DETAIL

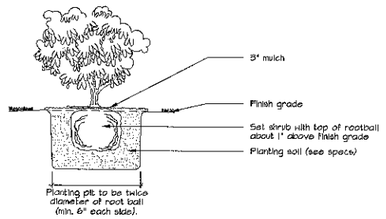
NOT TO SCALE



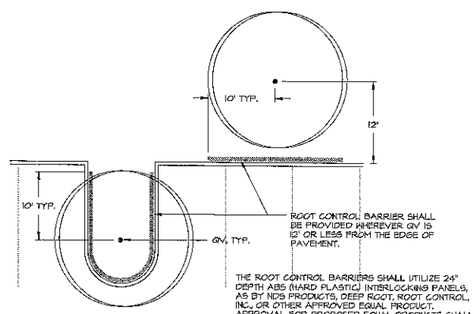
As shown on plan, all shrubs and groundcovers adjacent to curb/pavement, rec trail, wall/fence, building foundation, valve box/utility vault, sod, etc., shall be installed with the plant center spaced an additional 1' from the edge, unless otherwise noted.

OFFSET DETAIL

N.T.S.



SHRUB INSTALLATION DETAIL



THE ROOT CONTROL BARRIERS SHALL UTILIZE 24" DEPTH ABS (HARD PLASTIC) INTERLOCKING PANELS, AS BY NDS PRODUCTS, DEEP ROOT, ROOT CONTROL, INC., OR OTHER APPROVED EQUAL PRODUCT. APPROVAL FOR PROPOSED EQUAL PRODUCTS SHALL BE SECURED FROM MPA PRIOR TO BIDDING.

ROOT CONTROL BARRIER DETAIL

1" = 10'

IRRIGATION NOTES (REFER TO THE DETAILED SPECIFICATIONS)

1. The Irrigation Contract shall generally include the following work:
   - A. All equipment, materials, and labor to provide a complete and properly operating irrigation system meeting the performance specifications and the requirements of the landscape plan.
   - B. Documentation and submittal of actual water supply performance prior to commencing installation.
   - C. Separation of zones covering annuals for independent operation where applicable.
   - D. Adjustment of pipe, head or valve locations or depths to allow for landscaping.
   - E. Adjustment of nozzle pattern or relocation of heads to minimize overthrow onto pavement or structures and to provide satisfactory coverage to all plant material.
   - F. Programming of and labeling of controller(s) and submittal of separate zone schedule and Controller Operations Manual to the Landscape Architect.
   - G. Submittal of two Owner's Manuals with contents as described in the specifications.
   - H. Submittal of as-built plans illustrating dimensioned locations of all major components and any changes to the bid plan.
   - I. Provision of a written guarantee.
2. The Irrigation Contractor shall be responsible for:
   - A. Observing and reporting any conditions which would affect the performance of the system.
   - B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
   - C. Providing competent supervision of the work at all times.
   - D. Reporting and repairing any damage caused by his work or actions.
   - E. Maintaining the jobsite in a clean, professional, and workmanlike manner.
   - F. Coordination of or with landscape installation in order to achieve proper coverage, including adjustments of head locations if required.
   - G. Prosecuting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
   - H. Following all administrative and technical requirements of the bid documents.
3. Michael Pape & Associates, P.A. is responsible for insuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.

READ AND FOLLOW THE SPECIFICATIONS.

LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

1. The Landscape Contract shall generally include the following work:
   - A. Finish grading 4"± in all areas of the work.
   - B. Thorough removal of existing vegetation in all areas of the work, including application(s) of post-emergent herbicide at least two weeks prior to planting, and use of pre-emergent herbicide during planting.
   - C. Stocking of plant material of the specified type, size, and quality.
   - D. Proper location, layout, and orientation of trees and planting beds.
   - E. Proper amendment of the soil used for planting, preparation of bed areas, sizing of planting pits, and correct planting procedures.
   - F. Installation of sod within the limits shown on the plan, in a neat, finished manner meeting specified requirements.
   - G. Watering and maintaining all plantings per the specified requirements until final completion and acceptance.
   - H. Observing and following any special requirements beyond the specifications as noted on the plans.
2. The Landscape Contractor shall be responsible for:
   - A. Observing and reporting any detrimental soil, drainage, or other any conditions which would affect the health and performance of the landscaping.
   - B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
   - C. Providing competent supervision of the work at all times.
   - D. Reporting and repairing any damage caused by his work or actions.
   - E. Maintaining the jobsite in a clean, professional, and workmanlike manner.
   - F. Coordination of or with irrigation installation in order to achieve proper coverage, including adjustments of plant locations if required.
   - G. Coordination with all other aspects of the job affecting the finished character of the landscaping -particularly the drainage system- to achieve proper results, including adjustments to plant locations if required.
   - H. Prosecuting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
   - I. Following all administrative and technical requirements of the bid documents.
3. Michael Pape & Associates, P.A. is responsible for insuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.

READ AND FOLLOW THE SPECIFICATIONS.

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Details about this process shall be obtained by contacting Michael Pape & Associates PA.

Patricia Pape 8/21/14

REVISIONS	DATE

MPA
MICHAEL PAPE & ASSOCIATES, P.A.
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 S.E. 17TH STREET • OCALA, FLORIDA 34471 • (352) 351 - 3500

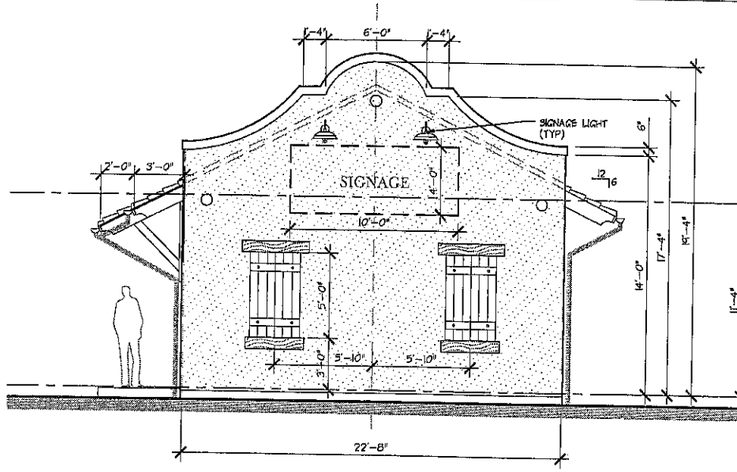
CITIZENS FIRST BANK DRIVE THRU
SPANISH SPRINGS TOWN CENTER
The Villages

LANDSCAPE PLAN

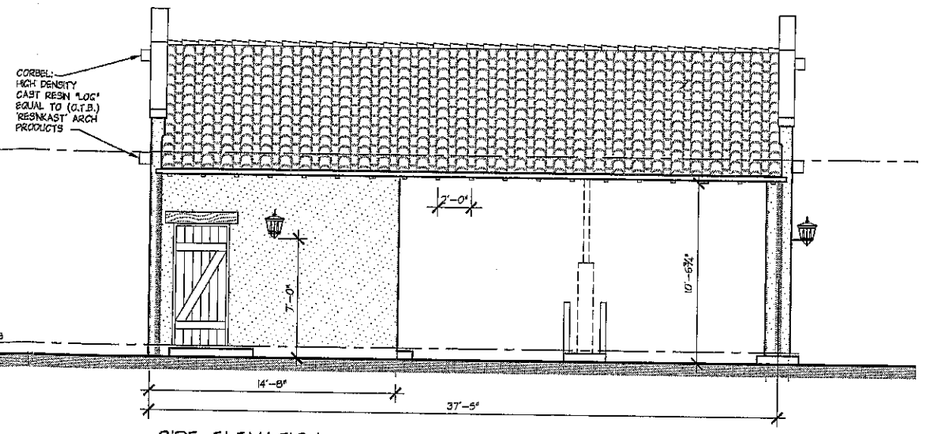
DATE 08/20/14
JOB NO. 2045
DWG. NO. 2045
DRN. BY SS
CHKD. BY MP

SHEET 2 OF 2

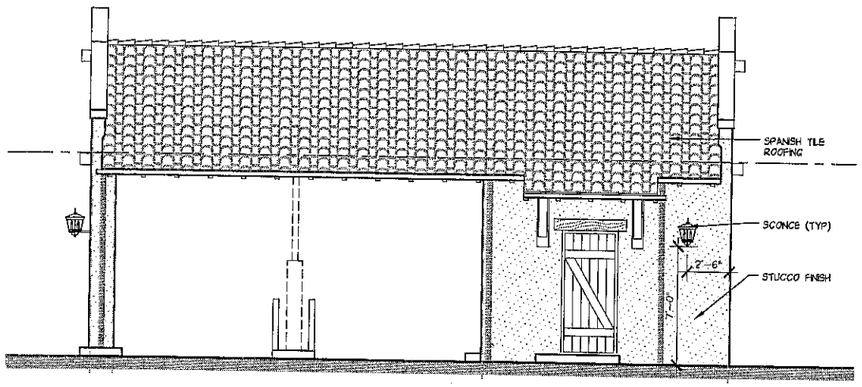
L-2



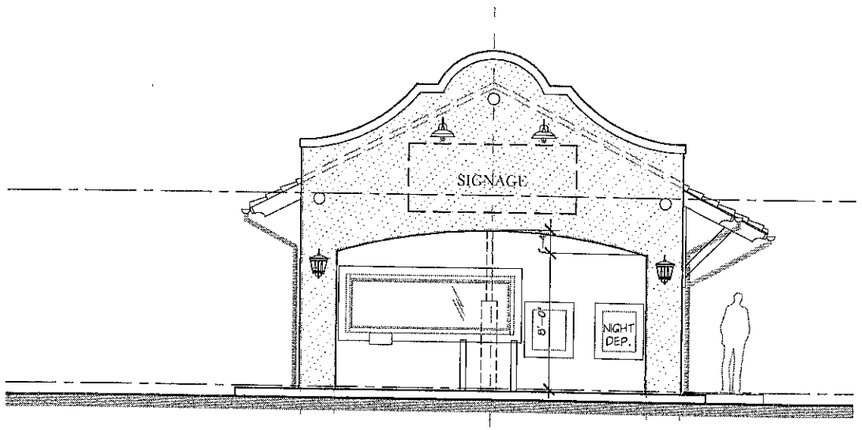
FRONT ELEVATION
1/4" = 1'-0"



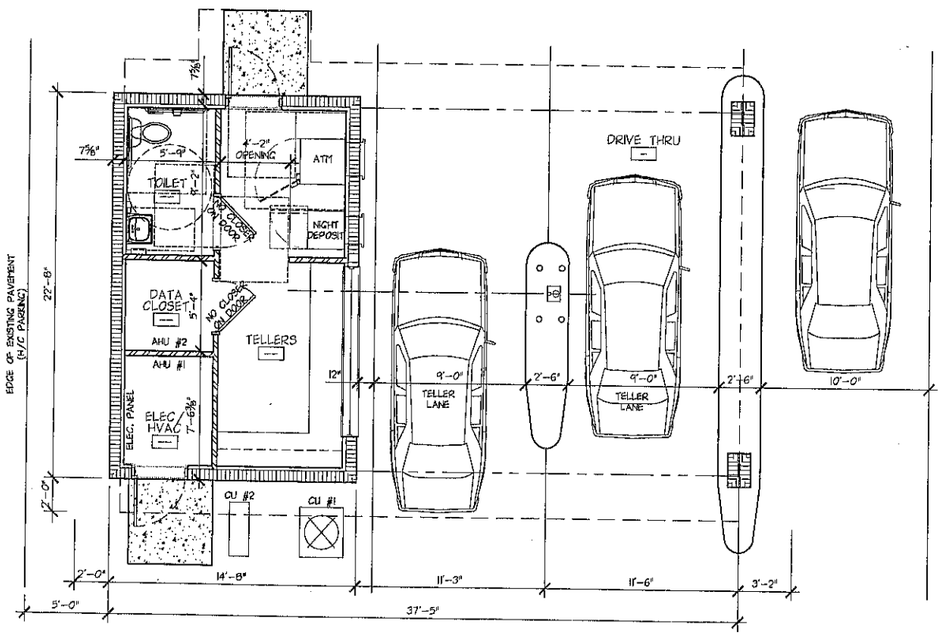
SIDE ELEVATION
1/4" = 1'-0"



SIDE ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



FLOOR PLAN – DRIVE THRU
@ SPANISH SPRINGS TOWN CENTER
07/09/2014

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. KP Studio Architect P.A. shall be notified immediately in writing of any variation from the dimensions and conditions shown on these drawings. Field verify all conditions prior to the fabrication and installation of any work. Any discrepancies found between the drawings and existing conditions on the job must be reported to KP Studio Architect P.A. in writing immediately. Do not proceed with the work in any area of discrepancy until all such discrepancies have been resolved. Contractor shall be responsible for any and all corrections required and all costs incurred as a result of his failure to report discrepancies. Contractor shall coordinate all work between trades and shall verify all dimensions and conditions of the site and shall be responsible for the same. Contractor shall supervise and direct the work and be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the contract, unless otherwise provided for under the specific contractual agreement between the architect and client. KP Studio Architect P.A. expressly reserves its common law, statutory and other reserved rights, including the copyright, in these plans, drawings, documents and models. Unauthorized use of these documents without the written permission of KP Studio Architect P.A. is prohibited. Visual contact with these documents shall constitute prima facie evidence of acceptance of these restrictions. Submission or distribution of these documents to meet official regulatory requirements or for other purposes in connection with the project is not to be construed as publication in derogation of KP Studio Architect P.A.'s reserved rights. Any changes made to these documents without the written permission of KP Studio Architect P.A. shall relieve KP Studio Architect P.A. of all responsibility for the resulting documents and any reuse of these documents on extensions of the project or on any other project shall be at the user's sole risk and without liability to KP Studio Architect P.A. and the user shall indemnify and hold harmless KP Studio Architect P.A. against all claims, costs, damages, losses and expenses arising out of or resulting therefrom. Submission of these documents by electronic media shall be subject to the mutual execution of an appropriate agreement between KP Studio Architect P.A. and the intended recipient governing the rights and responsibilities of the parties with respect to the use of such documents. Any verification of the information contained in these documents shall be the responsibility of the party performing such verification and KP Studio Architect P.A. assumes no responsibility for information contained in these documents that has been altered or otherwise modified by others after the documents have been released by KP Studio Architect P.A. Any such alteration or modification is done at the sole risk of the party performing the same. By use of any of these documents, the user agrees to indemnify and hold harmless KP Studio Architect P.A. from any and all claims that may arise from any such alteration or modification by the user or persons working through the user. If there is any conflict between the terms of these boilerplate provisions and any proposal, contract, or license pertaining to the use of these documents, the terms of such proposal, contract, or license shall govern. Unless otherwise agreed to in writing by KP Studio Architect P.A., no third party shall have access to these documents via any medium for any purpose whatsoever and any use or possession by any third party without such written permission shall be at such party's sole risk and without liability to KP Studio Architect P.A. Any such third party agrees to release KP Studio Architect P.A. from any and all claims that may arise from the unauthorized use or possession of these documents and to indemnify KP Studio Architect P.A. for all loss or damage, including but not limited to attorney's fees and costs, suffered by KP Studio Architect P.A. as a result of the unauthorized use or possession of these documents.

kp studio architect
KP STUDIO ARCHITECT P.A.
537 NE 8th Avenue
Ocala Florida 34470
Phone: 352.622.7163
Fax: 352.622.6556
mailbox@kpstudioarchitect.com
Web site: kpstudioarchitect.com
License No. #AA0002357
CONSULTANT

PROJECT

CITIZENS FIRST BANK
DRIVE THRU TELLER AT
SPANISH SPRINGS TOWN SQUARE
THE VILLAGES
LADY LAKE, FLORIDA

SEAL

REGISTRATION
LICENSE NUMBER: AA0001078
HOT FOR CONSTRUCTION CONCEPTUAL DRAWING 7-09-2014
LARRY CRAIG KRIETEMEYER

MARK	DATE:	DESCRIPTION:	BY:
1			

DRAWN BY:	DM
CHECKED BY:	EP
DATE:	-2014

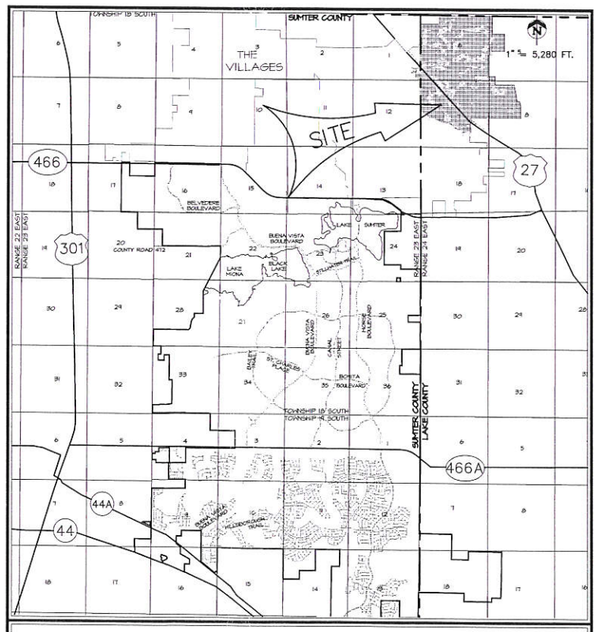
SHEET:
FIRST FLOOR PLAN TARGETING
A-201
JOB No. 14062

The Villages®

SITE PLAN OF
CITIZENS FIRST BANK DRIVE THRU
@ SPANISH SPRINGS TOWN CENTER

LEGAL DESCRIPTION

BUILDING AREA II, VILLAGE CENTER DOWNTOWN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 55, PAGES 72 THROUGH 79, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



VICINITY MAP

SECTIONS 7, TOWNSHIP 18 SOUTH: RANGE 24 EAST
LAKE COUNTY, FLORIDA

SHEET INDEX

1 COVER SHEET
2 AERIAL PHOTOGRAPH
3 MASTER DEVELOPMENT PLAN
4 DEMOLITION PLAN
5 SITE PLAN
6 GRADING & DRAINAGE PLAN
7 UTILITY PLAN
8 GENERAL DETAILS
9 DUMPSTER PAD AND ENCLOSURE DETAILS
E1 EROSION CONTROL PLAN

THIS PLAN HAS BEEN APPROVED BY THE VILLAGES AND NO CHANGES SHALL OCCUR TO THE LAYOUT, DESIGN OR ANY OTHER ASPECT OF THE PLAN, WITHOUT RESUBMITTAL AND SUBSEQUENT APPROVAL OF ANY REQUESTED REVISIONS. UPON COMPLETION OF THE SITE WORK, THE VILLAGES RESERVES THE ABSOLUTE RIGHT TO REVIEW THE FINISHED CONSTRUCTION AND TO DETERMINE WHETHER THE COMPLETED JOB MEETS THE APPROVED SUBMITTAL PLANS AND SPECIFICATIONS. THE PARCEL DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE VILLAGES TO SPECIFICALLY REQUEST A FINAL INSPECTION. ANY DEFICIENCIES FOUND BY THE VILLAGES WILL BE IDENTIFIED IN WRITING TO THE PARCEL DEVELOPER, WHO SHALL IMMEDIATELY TAKE ALL CORRECTIVE ACTION NECESSARY TO REMEDY ANY DEFICIENCIES. FINAL APPROVAL FROM THE VILLAGES SHALL BE OBTAINED PRIOR TO SUBMITTAL OF THE FINAL CERTIFICATION OF COMPLETION TO THE TOWN OF LADY LAKE BY THE PROJECT ENGINEER.

THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION DETAILS MANUAL, DATED MARCH 1, 2014", PREPARED BY GRANT & DZURO.

NOTE: ELEVATIONS SHOWN ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.

JEFFREY ALLEN HEAD
LICENSE
No 58058
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ENGINEER/SURVEYOR:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FL 34785
JEFFREY A. HEAD, P.E.
FLA. LIC. NO. 58058

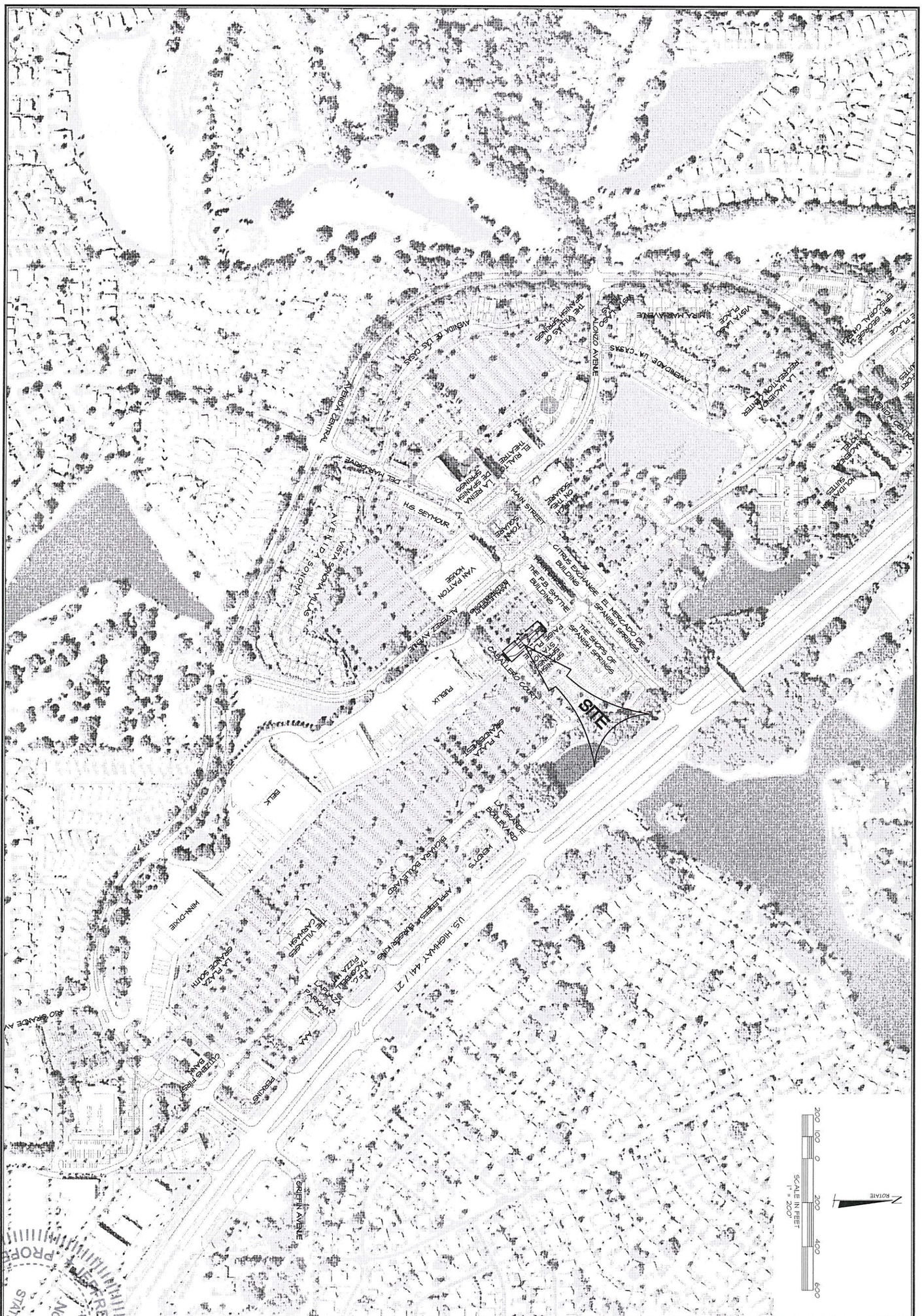
OWNER/DEVELOPER:
THE VILLAGES OPERATING COMPANY
1045 LAKE SUMTER LANDING
THE VILLAGES, FL 32162
MARTIN L. DZURO, VICE PRESIDENT

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3126

AUG 22 2014

S:\LAKES\SITEPLANS\Spanish Springs Town Center\CITIZENS FIRST BANK DRIVE THRU\CIVIL\CONSTRUCTION\001 CFB DRIVE THRU COVER.dwg, 8/21/2014 3:49:52 PM, BRP

S:\LAKE\SITEPLANS\Spanish Springs Town Center\CITIZENS FIRST BANK DRIVE THRU\CIVIL\CONSTRUCTION\002 CFB DRIVE THRU AERIAL.dwg, 8/21/2014 3:50:49 PM, BRP



SHT. 2 OF 9	DATE 8/14/14 DRAWN BY BRP CHKD BY JAH FILE NAME JOB NO. 92141.3223	VILALGES OF LAKE CITIZENS FIRST BANK DRIVE THRU ● SPANISH SPRINGS TOWN CENTER The Villages AERIAL PHOTOGRAPH	FARNER BARLEY AND ASSOCIATES, INC. ▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS Certificate of Authorization Number: 4709 4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3126

DATE	REVISIONS	BY

PROFESSIONAL ENGINEER
JEFFREY ALLEN
LICENSE No 58058
STATE OF FLORIDA
AUG 2014

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3126

BY
REVISIONS
DATE

The Villages
Florida's Friendly Hometown

VILLAGES OF LAKE
CITIZENS FIRST BANK DRIVE THRU
@ SPANISH SPRINGS TOWN CENTER

MASTER DEVELOPMENT PLAN

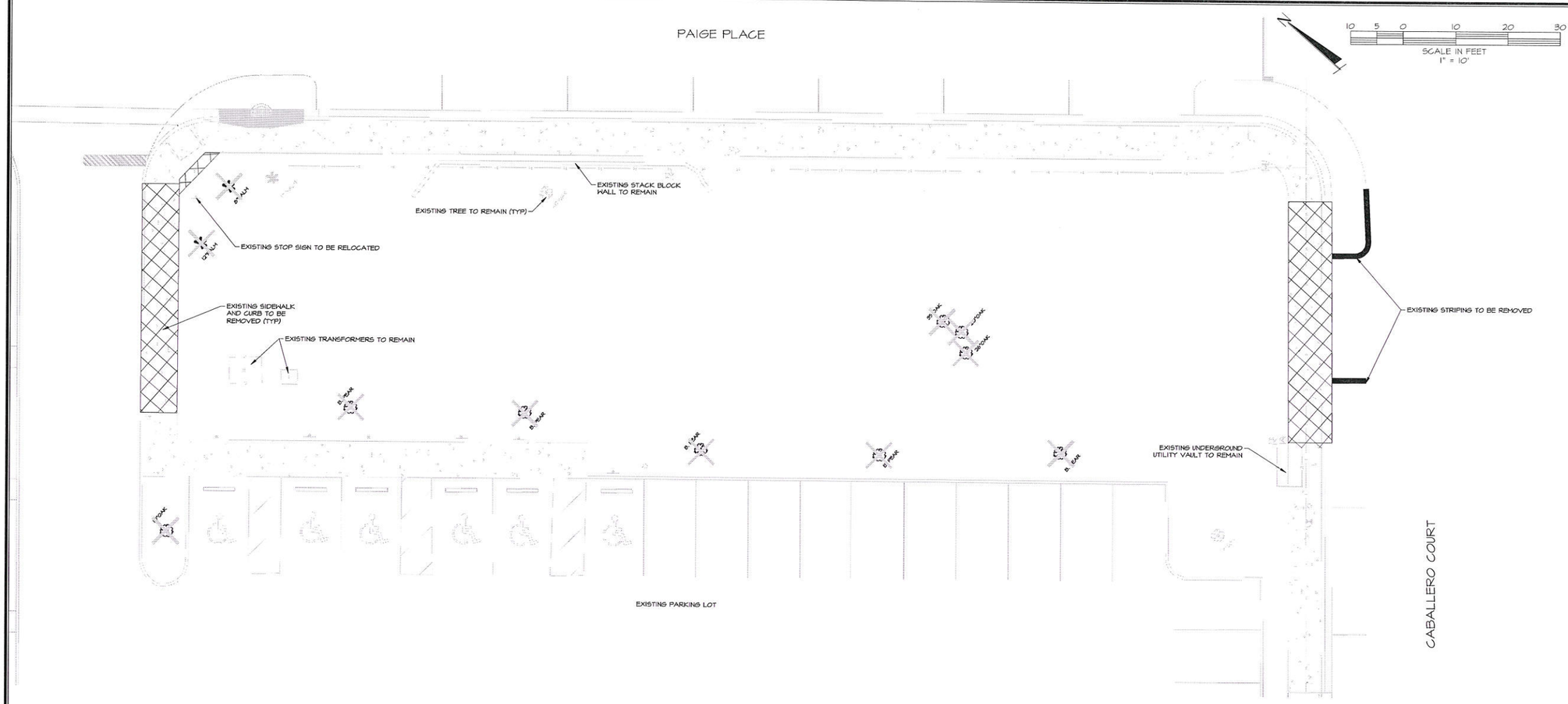
DATE 8/14/14
DRAWN BY BRP
CHKD BY JAH
FILE NAME (2014)\2014-145.dgn
JOB NO. 92141.3223

SHT 3 OF 9

JEFFREY ALLEN BARLEY
LICENSE No 58058
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AUG 2 2 2014

S:\LAKES\SITEPLANS\Spanish Springs Town Center\CITIZENS FIRST BANK DRIVE THRU\CIVIL\CONSTRUCTION\003 CFB DRIVE THRU MOD\Y.dwg, 8/21/2014 3:51:48 PM, BRP



DEMOLITION NOTES:

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY OWNER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
7. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC.. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
8. ALL CONCRETE TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
9. EXISTING SITE FEATURES LOCATED WITHIN THE AREA OF DEMOLITION IDENTIFIED TO REMAIN SHALL BE PROTECTED DURING THE COURSE OF CONSTRUCTION; FEATURES AFFECTED BY GRADING SHALL BE ADJUSTED TO MEET DESIGN GRADES.
10. SEE EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION PREVENTION.
11. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF ABUTTING ROADS SHALL BE BACK FILLED IN ACCORDANCE WITH FDOT STANDARDS OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTOR'S EXPENSE.
12. THE CONTRACTOR SHALL ENSURE THAT THE MAINTENANCE OF TRAFFIC FOR THE PROJECT CONFORMS WITH FDOT STANDARDS FOR WORK BEING PERFORMED. ACCESS TO ADJACENT PROPERTIES TO BE MAINTAINED DURING CONSTRUCTION.
13. CONTRACTOR SHALL COORDINATE DEMOLITION WITH CONSTRUCTION OF IMPROVEMENTS WITHIN THE ROAD RIGHT-OF-WAY TO MINIMIZE TRAFFIC DISRUPTION.
14. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES. ALL EXISTING UTILITY CONNECTIONS TO BE DISCONNECTED AND REMOVED TO SERVICE POINT OR METER UNLESS NOTED TO REMAIN. CONTRACTOR IS RESPONSIBLE IN MAINTAINING AND PROTECTING UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED DURING CONSTRUCTION AND SHALL REPAIR SAID DAMAGES AT HIS/HERS EXPENSE.
15. EXISTING SURVEY MONUMENTATION SHALL NOT BE DISTURBED; ANY DISTURBED OR REMOVED MONUMENTATION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
16. CLEAR AND GRUB ALL DISTURBED AREAS PRIOR TO CONSTRUCTION.

= EXISTING CONCRETE SIDEWALK AND CURB TO BE REMOVED

= EXISTING TREE TO BE REMOVED

= EXISTING PALM TREE TO BE REMOVED

DATE	REVISIONS	BY

FARNER BARLEY AND ASSOCIATES, INC.
ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ◇ Wildwood, Florida 34785 ◇ (352) 748-3126

The Villages
VILAGES OF LAKE
CITIZENS FIRST BANK DRIVE THRU
@ SPANISH SPRINGS TOWN CENTER

DEMOLITION PLAN

DATE 8/22/14
DRAWN BY BRP
CHKD BY JAH
FILE NAME [illegible]
JOB NO. 921141.3223

JEFFREY ALLEN HEAD
LICENSE
No 58058
STATE OF FLORIDA
PROFESSIONAL ENGINEER
AUG 22 2014

SHT 4 OF 9

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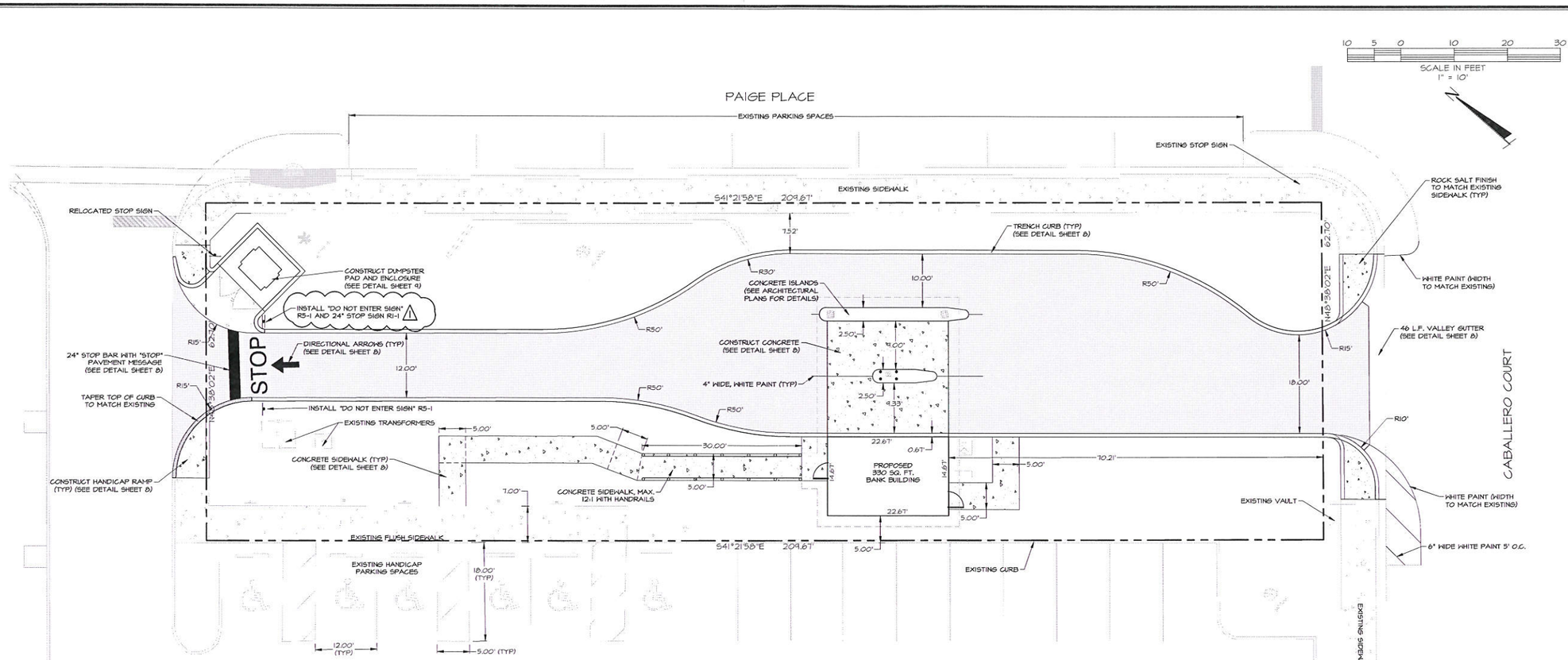

SITE DATA

1. PROJECT AREA = 0.28 AC. (12364 SQ. FT.)
2. ZONING = CP
3. PROJECT ADDRESS - TO BE ASSIGNED
4. BUILDING TYPE:
   1 STORY, CONCRETE BLOCK.
5. ENGINEER/SURVEYOR ~ FARNER BARLEY & ASSOCIATES, INC.
   4450 N.E. 83RD ROAD
   WILDWOOD, FLORIDA 34785
   (352) 748-3126
6. SOIL TYPE - 4 CANDLER FINE SANDS RAPIDLY PERMEABLE SOILS
7. PERMITTING AGENCIES,
   -TOWN OF LADY LAKE -SJRWMD
8. WATER AND SANITARY SEWER PROVIDED BY VILLAGES CENTER COMMUNITY DEVELOPMENT DISTRICT.
9. UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY DUKE ENERGY
10. SOLID WASTE BY LOCAL FRANCHISE.
11. TELEPHONE SERVICE BY CENTURYLINK.
12. GAS PROVIDED / SERVICED BY: TECO
13. LOCATED IN SECTIONS 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LADY LAKE, LAKE COUNTY, FLORIDA.
14. MONUMENT SIGN SETBACKS PER TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS.
15. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED BUILDING	= 330 SQ. FT. (0.01 AC.) 2.7%
PROPOSED CONCRETE	= 605 SQ. FT. (0.01 AC.) 4.96%
PROPOSED ASPHALT	= 5116 SQ. FT. (0.12 AC.) 41.94%
TOTAL NEW IMPERVIOUS AREA	= 6051 SQ. FT. (0.14 AC.) 49.60%
OPEN AREA	= 6313 SQ. FT. (0.14 AC.) 50.40%
PROJECT AREA	= 12364 SQ. FT. (0.28 AC.) 100%

BUILDING SETBACKS

- 0 FT. FROM PAIGE PLACE.
- 0 FT. FROM CABALLERO COURT

NOTICE TO CONTRACTOR.

1. BEFORE DIGGING IT IS THE CONTRACTORS RESPONSIBILITY TO HAVE UNDERGROUND UTILITIES LOCATED FOR PROTECTION, SO AS NOT TO DISTURB ANY UTILITIES REMAINING ON AND OFF SITE.

NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN, AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDERS.
2. ALL RADII ARE 5' UNLESS INDICATED OTHERWISE.
3. ALL DIMENSION SHOWN ARE TO BOP UNLESS INDICATED OTHERWISE.
4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SEPARATION CENTERLINES SHALL BE LEAD-FREE PAINT.
6. REFUSE DISPOSAL BY ON-SITE DUMPSTER.
7. ALL HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE WITH A MAXIMUM RUN SLOPE OF 5% NOT TO EXCEED 12:1 WITHOUT THE ADDITION OF HANDICAP HANDRAIL SYSTEM ALONG THE WALK PATH IN AREA OF MAX SLOPE (GREATER THAN 5% BUT LESS THAN 12:1). IF DURING FINAL BUILDING CERTIFICATION ANY OF THESES AREAS ARE FOUND EXCEEDING ACCESSIBILITY LIMITS (MAXIMUM 2.00% CROSS SLOPE) FOR CERTIFICATE OF OCCUPANCY IT SHALL BE BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR DESIGNERS.
8. ALL SIDEWALKS TO HAVE A ROCK SALT FINISH TO MATCH EXISTING SIDEWALKS.

= PROPOSED ASPHALT

= PROPOSED CONCRETE

JEFFREY ALLEN HEAD
LICENSE
No 58058
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AUG 22 2014

DATE	REVISIONS	BY
8/20/14	REVISED PER THE TOWN OF LADY LAKE COMMENTS DATED 8/20/14	BRP

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3126

The Villages
VILLAGES OF LAKE CITIZENS FIRST BANK DRIVE THRU @ SPANISH SPRINGS TOWN CENTER

SITE PLAN

DATE 8/22/14
DRAWN BY BRP
CHKD BY JAH
FILE NAME 05 UTILITY PLAN.DWG
JOB NO. 921141.3223

SHT. 5 OF 9

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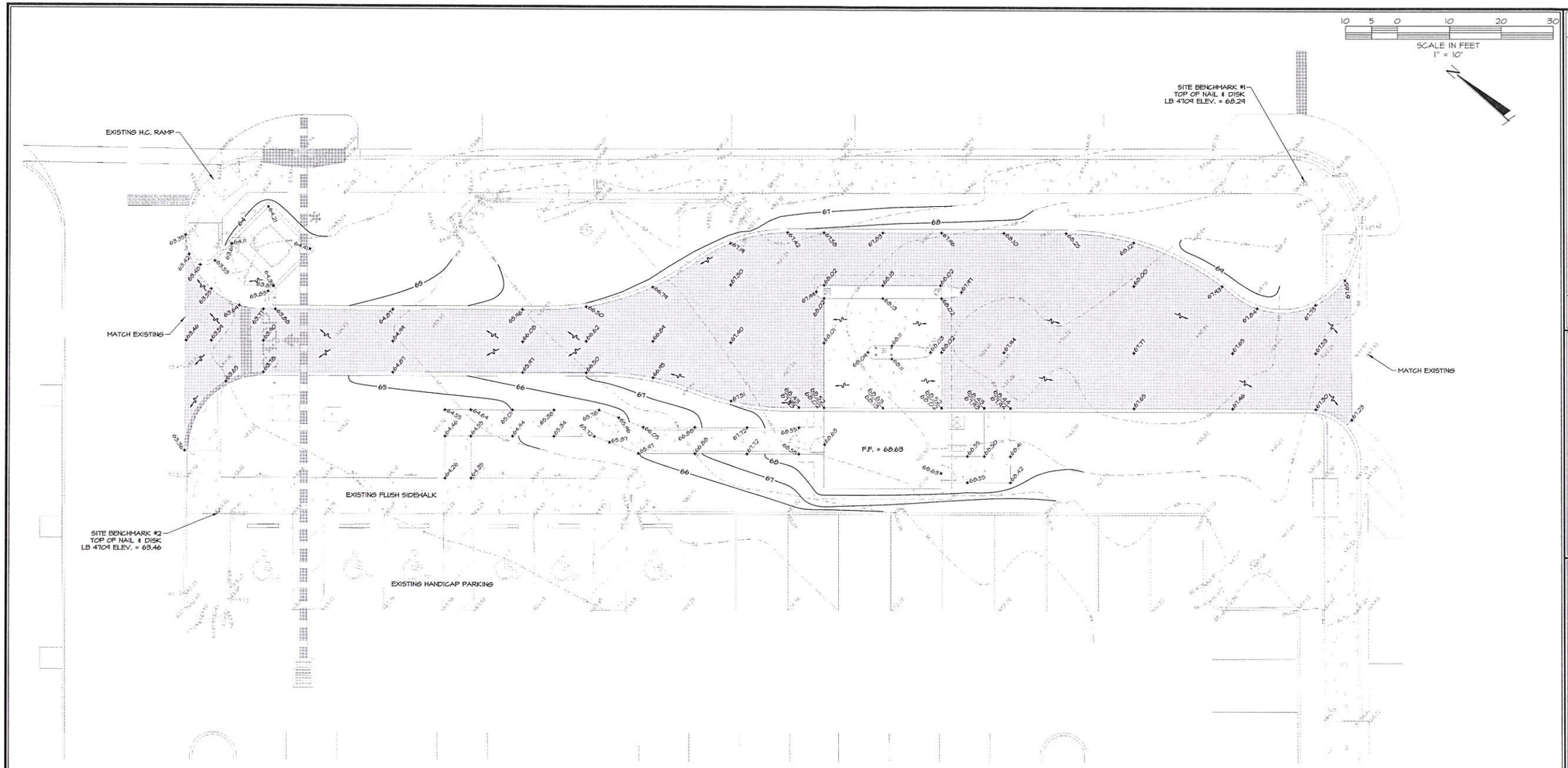
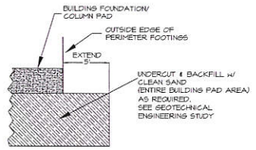


NOTES:

1. ELEVATIONS SHOWN ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.
2. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION DETAILS, DATED "MARCH 1, 2014" PREPARED BY GRANT & DZURO OR AS AMENDED BY THESE PLANS.
3. GENERALIZED BERM INFORMATION NOT PROVIDED. FINAL GRADING SHALL BE DONE UNDER THE DIRECTION OF LANDSCAPE ARCHITECT. SEE LANDSCAPE PLAN FOR BERM LOCATIONS AND SIZE.
4. ALL HANDICAP ACCESSIBLE PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE. ALL SIDEWALKS ARE NOT TO EXCEED 5.00% LONGITUDINAL SLOPE, EXCEPT AT CURB RAMPS OR UNLESS OTHERWISE SHOWN. ALL HANDICAP PARKING SPACES ARE NOT TO EXCEED 2.00% LONGITUDINAL SLOPE. IF DURING FINAL BUILDING CERTIFICATION ANY OF THESES AREAS ARE FOUND EXCEEDING ACCESSIBILITY LIMITS (MAXIMUM 2.00%) FOR CERTIFICATE OF OCCUPANCY IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR DESIGNERS.
5. TOP OF SLAB ELEVATION SHALL BE ADJUSTED BASED ON "AS-BUILT" ELEVATIONS OF EXISTING PAVEMENT. BEFORE CONSTRUCTION OF PROPOSED BUILDING, THE BUILDING CONTRACTOR SHALL COORDINATE WITH SITE ENGINEER ON THE SLAB ELEVATION. SHOULD THE CONSTRUCTION OF THE BUILDING SLAB OCCUR FIRST, THE SITE CONTRACTOR SHALL COORDINATE WITH THE SITE ENGINEER AND BUILDING CONTRACTOR FOR THE "AS-BUILT" TOP OF SLAB ELEVATION. PAVEMENT AND SIDEWALK GRADES MAY NEED TO BE ADJUSTED PRIOR TO SITE CONSTRUCTION.



BUILDING PAD SECTION

LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED PAVEMENT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED PAVEMENT ELEVATION
- EXISTING ELEVATION
- DIRECTION OF DRAINAGE

JEFFREY ALLEN BARLEY LICENSE No 58058 STATE OF FLORIDA PROFESSIONAL ENGINEER

AUG 22 2014

BY | DATE | REVISIONS

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3126

The Villages
VILLAGES OF LAKE
CITIZENS FIRST BANK DRIVE THRU
@ SPANISH SPRINGS TOWN CENTER

GRADING & DRAINAGE PLAN

DATE 8/21/14
DRAWN BY BRP
CHKD BY JAH
FILE NAME [illegible]
JOB NO. 92141.3223

SHT 6 OF 9

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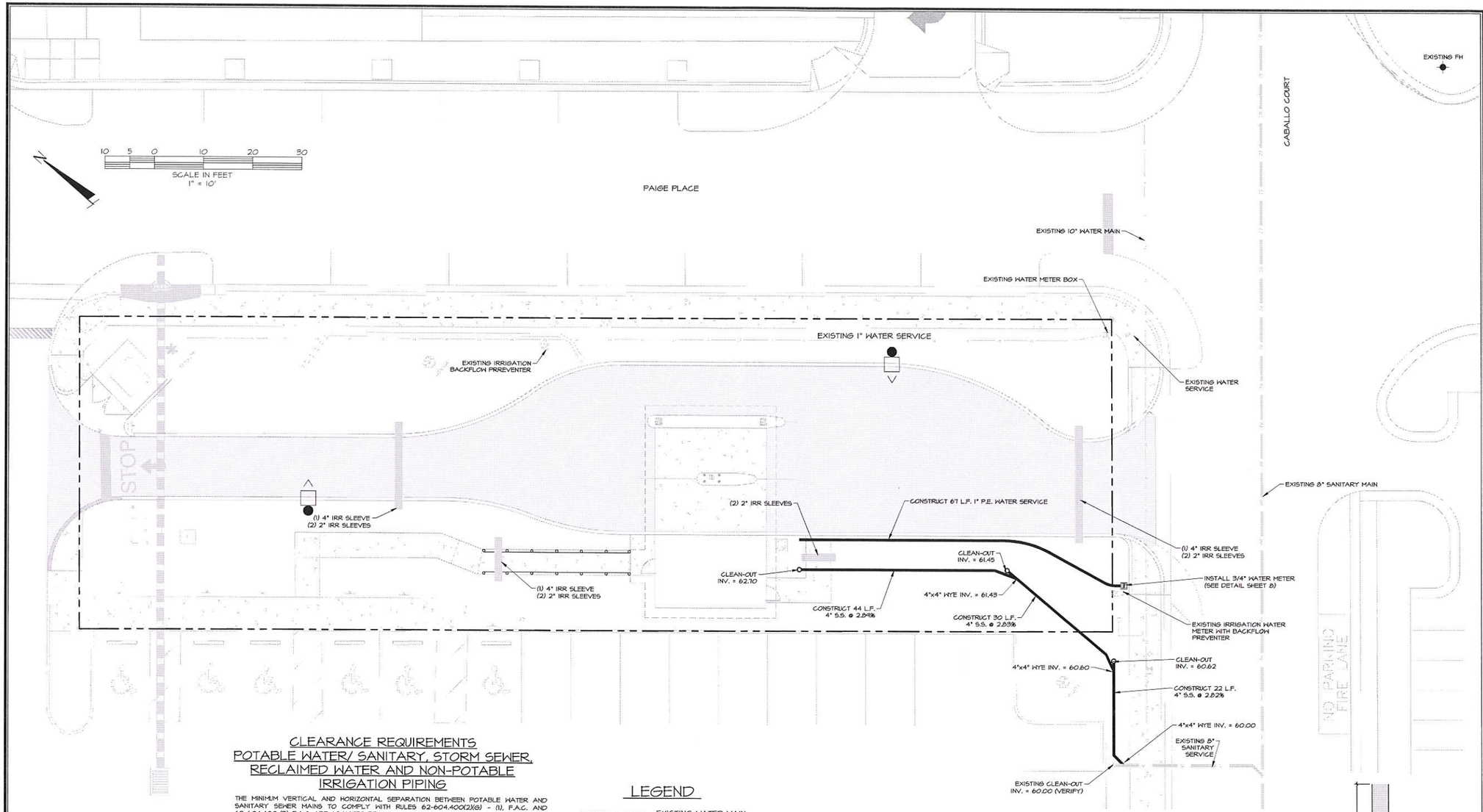
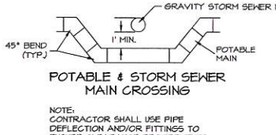


CLEARANCE REQUIREMENTS
POTABLE WATER/ SANITARY, STORM SEWER, RECLAIMED WATER AND NON-POTABLE IRRIGATION PIPING

THE MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER AND SANITARY SEWER MAINS TO COMPLY WITH RULES 62-604.400(2)(6) - (1), F.A.C. AND 62-604.400 (3), F.A.C. ARE AS NOTED BELOW.

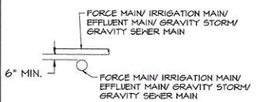
1. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

2. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A. C.



POTABLE & STORM SEWER MAIN CROSSING

NOTE:
CONTRACTOR SHALL USE PIPE DEFLECTION AND/OR FITTINGS TO ENSURE CLEARANCE REQUIREMENTS



NON-POTABLE PRESSURE MAIN CROSSING DETAIL

LEGEND

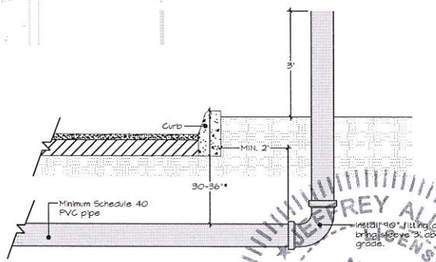
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT

NOTE:
IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO CONSTRUCT ALL WATER SERVICES, WATER AND FIRE MAINS, AND SANITARY SEWER TRUNKS AND LATERAL SERVICES AS SHOWN ON THESE PLANS TO WITHIN 5 FT OF THE EXTERIOR WALL OF THE BUILDING STRUCTURES AS SHOWN ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO CONNECT PROPOSED FIRE MAINS AND WATER MAINS TO BACK FLOW PREVENTER LOCATED INSIDE THE PROPOSED BUILDING. THE SITE CONTRACTOR WILL COORDINATE WITH ARCHITECT AND CIVIL ENGINEER TO VERIFY LOCATION AND SIZE OF BUILDING CONNECTIONS OF PROPOSED WATER, FIRE AND SANITARY SERVICES.

KEY

DUKE ENERGY SINGLE SHOEBOX TRU42SWW3FU0024 TRIBUTE BY LUMARK, TYPE III FORMED DISTRIBUTION, 400W, HPS, 30' MOUNTING HEIGHT; ROUND, BRONZE, TAPERED CONCRETE POLE BY AMERON, MODEL MER-9/323.

ALL LIGHT FIXTURES/POLES AVAILABLE THROUGH DUKE ENERGY, AND ARE TO MATCH PREVIOUS VILLAGE INSTALLATIONS



*If edge of pavement is not curbed, sleeve shall be 30-36" below pavement.

SLEEVE INSTALLATION DETAIL
N.T.S.

REVISIONS	BY	DATE

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3126

The Villages
VILLAGES OF LAKE
CITIZENS FIRST BANK DRIVE THRU
@ SPANISH SPRINGS TOWN CENTER

UTILITY PLAN

DATE 8/22/14
DRAWN BY BRP
CHKD BY JAH
FILE NAME [illegible]
JOB NO. 9211413223

SHT. 7 OF 9

JEFFREY ALLEN HEAD
LICENSE
No 58058
PROFESSIONAL ENGINEER
STATE OF FLORIDA

AUG 22 2014

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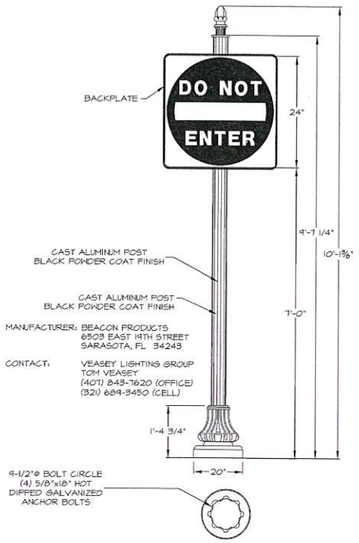
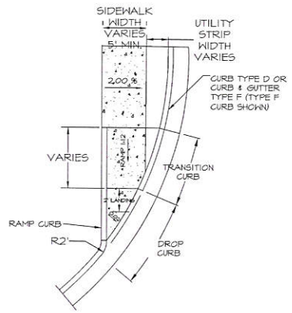


NOTES:
1. SIGN BACKPLATE IS BOLT ON. CAST ALUMINUM BACK PLATE- BLACK POWDER COAT FINISH.
2. ALL FASTENERS SHALL BE STAINLESS STEEL.
3. ALL MOUNTED HEIGHTS ARE MEASURED TO BOTTOM OF SIGN.

DECORATIVE POST AND SIGN DETAIL
NTS



CURB CUT RAMP DETAIL
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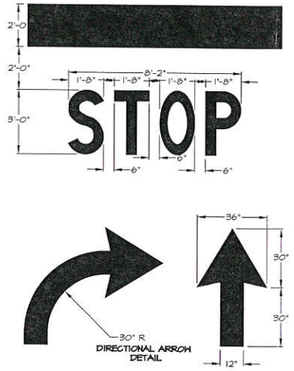
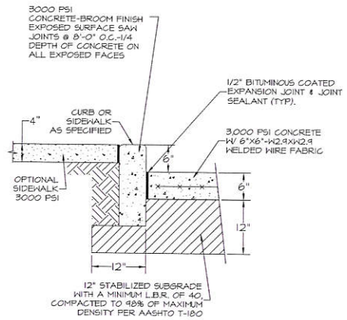
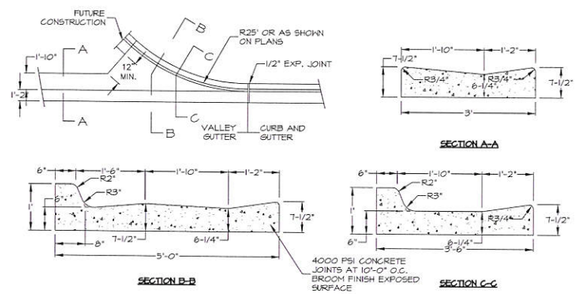


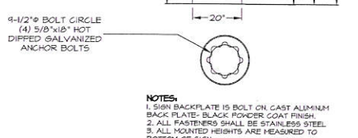
PAVEMENT MESSAGE, STOP BAR AND DIRECTIONAL ARROW DETAILS
NTS



CONCRETE PAVEMENT DETAIL
NTS



VALLEY GUTTER DETAIL
NTS



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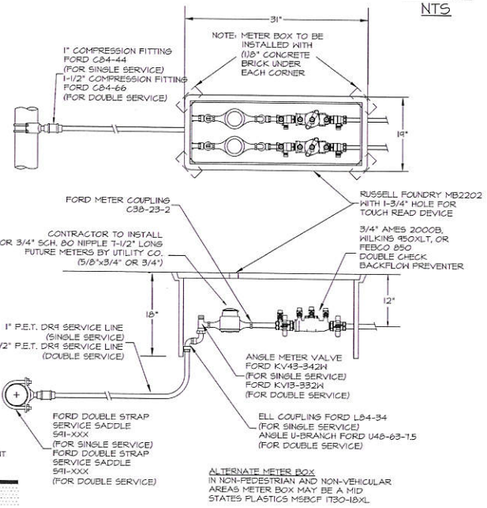
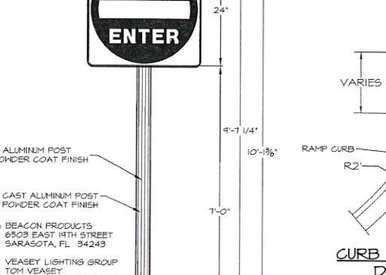
DECORATIVE POST AND SIGN DETAIL
NTS

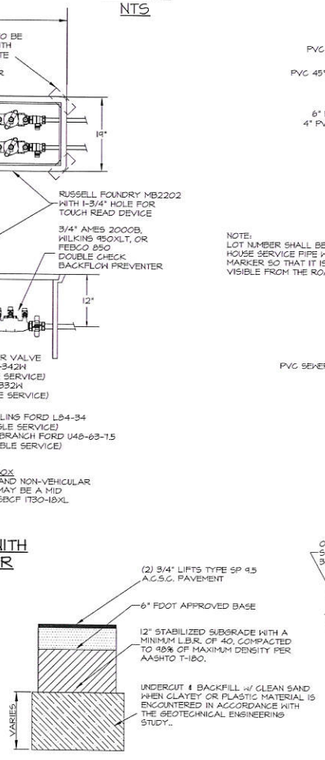


3/4" WATER METER WITH BACKFLOW PRENTER
NTS

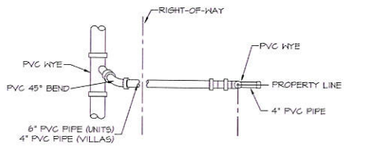


NOTE: IN PAVED AREAS INSTALL CONCRETE PAD AFTER PAVING IS COMPLETE.

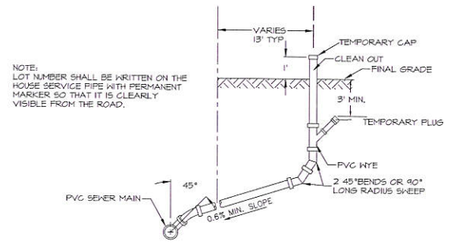
CLEAN-OUT DETAIL (6" AND SMALLER MAINS)
NTS



PAVEMENT SECTION
NTS



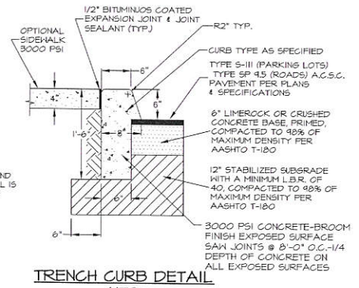
PLAN VIEW



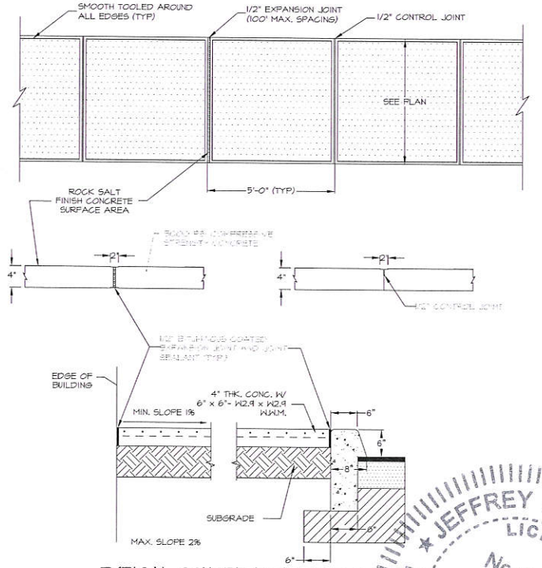
NOTE:
LOT NUMBER SHALL BE WRITTEN ON THE HOUSE SERVICE PIPE WITH PERMANENT MARKER SO THAT IT IS CLEARLY VISIBLE FROM THE ROAD.

SIDE VIEW

SANITARY SEWER SINGLE SERVICE DETAIL
NTS



TRENCH CURB DETAIL
NTS



TYPICAL CONCRETE SIDEWALK DETAIL

FARNER BARLEY & ASSOCIATES, INC.
ENGINEERS
SURVEYORS
PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3126

The Villages

VILLAGES OF LAKE
CITIZENS FIRST BANK DRIVE THRU
@ SPANISH SPRINGS TOWN CENTER

GENERAL DETAILS

DATE 8/20/14
DRAWN BY BRP
CHKD BY JAH
FILE NAME
JOB NO. 12114.3223

SHT. 8 OF 9

REVISIONS | BY | DATE

JEFFREY ALLEN HEAD
LICENSE
No 58053
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AUG 22 2014

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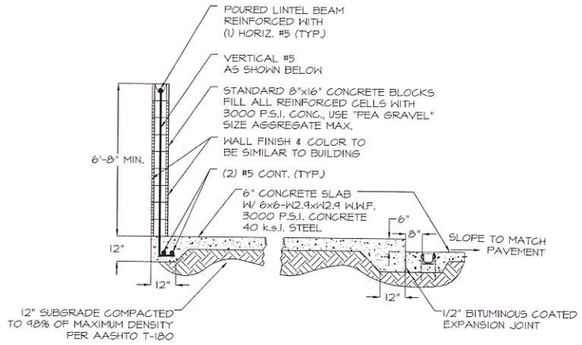
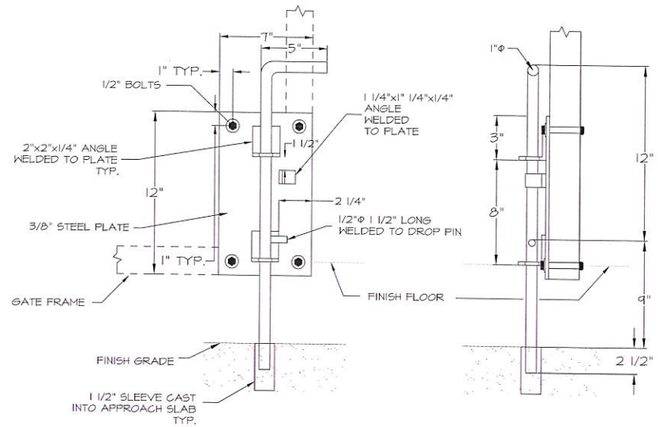
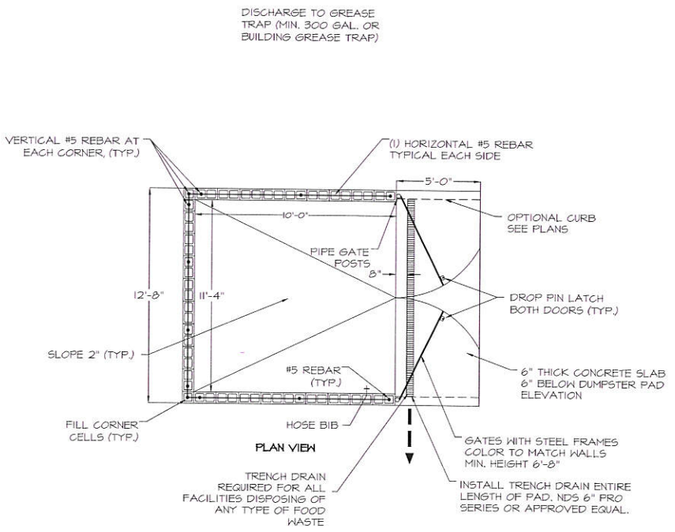


WALL & PAD SECTION

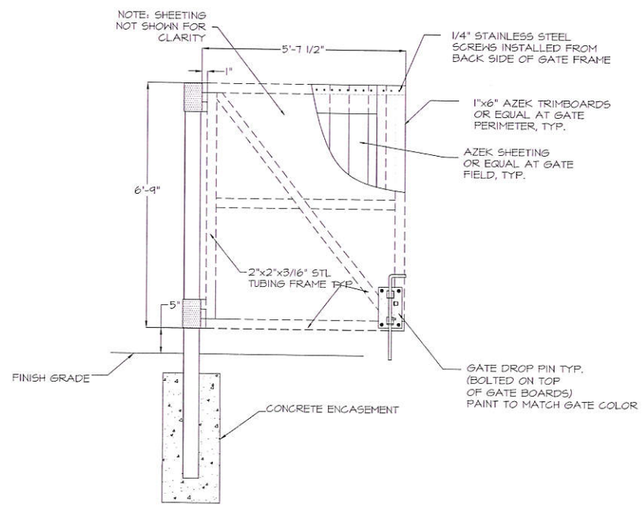


GATE DROP PIN

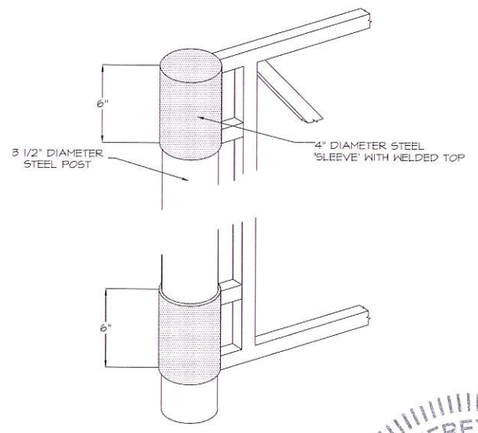


DUMPSTER ENCLOSURE DETAIL

N.T.S.



GATE FRAME



GATE HINGE

JEFFREY ALLEN HEAD
LICENSE
No 58058
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
AUG 22 2014

BY | DATE | REVISIONS

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3126

The Villages

VILAGES OF LAKE
CITIZENS FIRST BANK DRIVE THRU
@ SPANISH SPRINGS TOWN CENTER

DUMPSTER PAD AND ENCLOSURE DETAILS

DATE 8/20/14
DRAWN BY BRP
CHKD BY JAH
FILE NAME [illegible]
JOB NO. 92141.3223

SHT. 4 OF 9

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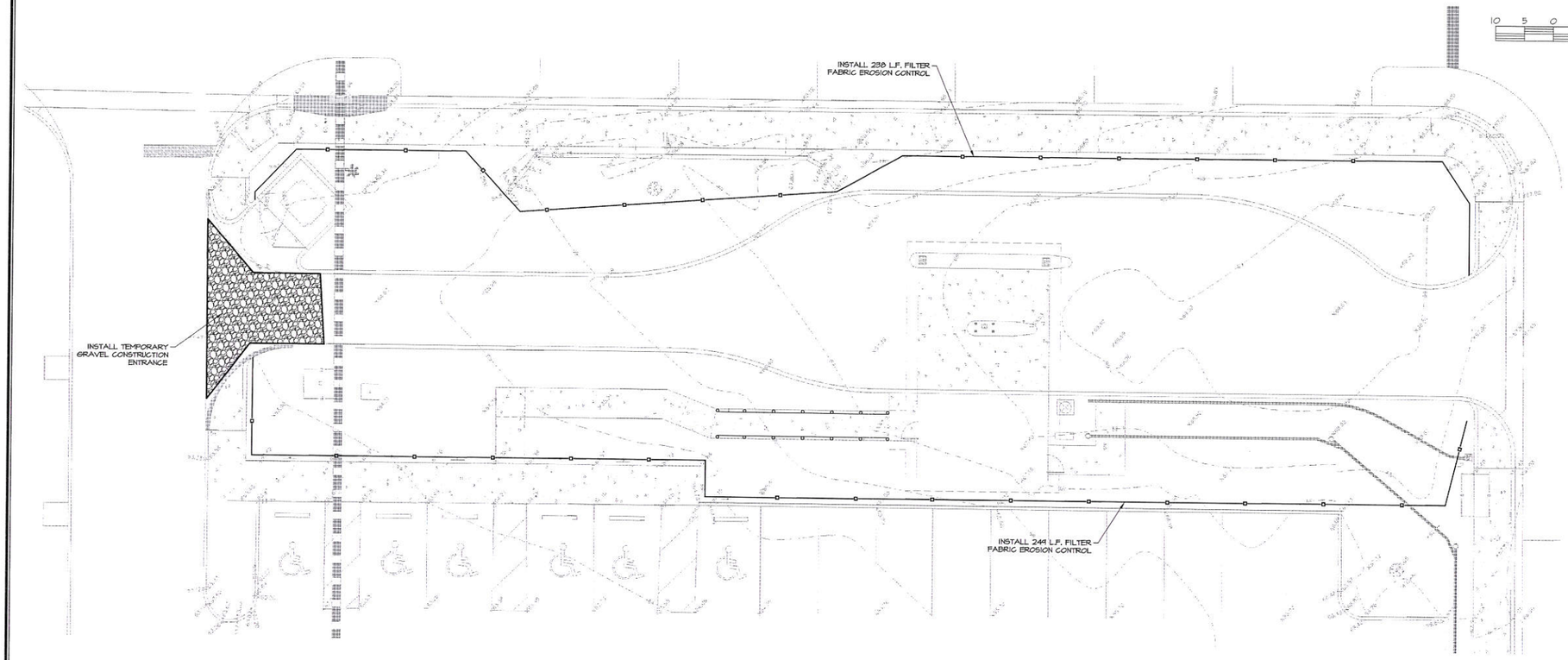
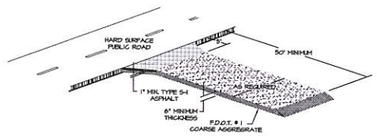
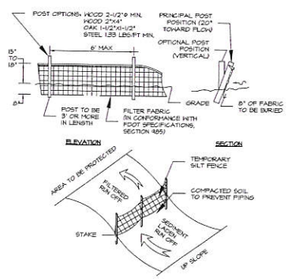




GRAVEL CONSTRUCTION ENTRANCE
N.T.S.



FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL

NOTES:

1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE OWNER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F).
11. SILT FENCE TO REMAIN IN PLACE UNTIL FINISH GRADING FOR THE LANDSCAPING IS UNDER WAY.
12. PROTECT ALL CURB INLETS & GRATE INLETS AS SHOWN IN DETAILS SD-26 & SD-27 OF THE VILLAGES CONSTRUCTION & DEVELOPMENT MANUAL, LATEST EDITION.

NOTE:
THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.

JEFFREY A. HEAD, P.E.
REGISTERED ENGINEER NO. 58058
STATE OF FLORIDA

MARTIN L. DZURO
VICE PRESIDENT
THE VILLAGES OPERATING COMPANY

JEFFREY ALLEN HEAD LICENSE NO. 58058 STATE OF FLORIDA PROFESSIONAL ENGINEER
AUG 22 2014

DATE	REVISIONS	BY

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3126

The Villages

VILLAGES OF LAKE
CITIZENS FIRST BANK DRIVE THRU
@ SPANISH SPRINGS TOWN CENTER

EROSION CONTROL PLAN

DATE 7/16/14
DRAWN BY BRP
CHKD BY JAH
FILE NAME 08 29 2014 MG ESSON
JOB NO. 92141.3223

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MINUTES OF THE TOWN OF LADY LAKE
REGULAR PLANNING AND ZONING BOARD MEETING
LADY LAKE, FLORIDA

September 8, 2014
6:00 p.m.

The Planning and Zoning Board Meeting was held in the Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake, Florida.

CALL TO ORDER: John Gauder, Chairperson

PLEDGE OF ALLEGIANCE: John Gauder, Chairperson

ROLL CALL Gil Pierson, Member
Alfred Monteleone, Member
William Sigurdson, Vice Chairperson/Member
John Gauder, Chairperson

ABSENT: Mike McKenzie, Member

STAFF MEMBERS PRESENT: Thad Carroll, Growth Management Director; Wendy Then, Town Planner; and Julia Wolfe, Staff Assistant to Town Clerk

Also Present: Mayor/Commissioner Ruth Kussard

OPEN FORUM:

Chairperson Gauder asked if anyone in the audience had any comments or questions. There were no comments or questions.

NEW BUSINESS:

1. **Approval of Minutes** – August 11, 2014 Regular & August 27, 2014 Special Meetings

Upon a motion by Vice Chairperson/Member Sigurdson and a second by Member Monteleone, the Planning and Zoning Board approved the minutes of the Planning and Zoning Board Meeting of August 11, 2014 and August 27, 2014 as presented by the following roll call vote.

MONTELEONE	*YES*
PIERSON	*YES*
SIGURDSON	*YES*
GAUDER	*YES*

2. **Resolution No. 2014-114 –Villages Operating Company – Pursuant to Chapter 15, Article II, Section 15-52).a).2).C)., Citizen's First Bank Drive-Through Facility – Variance Request for Commercial Driveway Distance to Right-of-Way – Located at 1105 Caballero Court (Wendy Then)**

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk's Office). She stated applicant, Martin L Dzuro, on behalf of The Villages Operating

DRAFT

Company, has submitted an application for a variance from Chapter 15, Article II, Section 15-52).a).2).C). She stated the applicant is requesting to allow the driveway to be constructed 23 feet from the right-of-way edge line rather than the minimum 100 foot distance requirement on the property owned by The Villages Operating Company located at 1105 Caballero Court, within the Villages Downtown Center in Spanish Springs, identified by alternate key number 3840565, within the Town of Lady Lake, Florida.

Ms. Then stated no vehicles will be coming out of the facility onto Caballero Court in close proximity to the intersection. Also, the four-way stop should control traffic in a manner that does not cause a problem entering the drive-through, therefore, Town staff is in support of the request.

Aerial views of the property and photos of the property and postings were shown.

Ms. Then stated as required of the application, a Justification Statement has been submitted. The site is proposed to be home to a new Citizen's First Bank drive-through facility. The new project is considered in-fill development within The Villages Downtown Center in Spanish Springs and due to space limitations and constraints unique to this narrow parcel, the driveway has been placed in the most practical location to the best extent possible. She stated the site in itself is located within The Villages Center Planned Commercial Master Plan and the area has been developed primarily instituting Urban Design principles.

Lastly, the applicant pointed out that Spanish Springs has low speed limits; therefore, the incoming traffic via that driveway into the proposed drive-through facility would not have an adverse effect and would follow similar traffic patterns to the ones currently experienced on the western parking lot area. Additionally, proposed entry and exit signs have been proposed throughout the facility to maximize external and internal traffic circulation.

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.

Ms. Then stated the subject property lies in Section 06, Township 18, Range 24, 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 application is complete and ready to be reviewed by the Planning and Zoning Board for their recommendation. Resolution No. 2014-114 was reviewed by Town Attorney Derek Schroth on Monday, August 11, 2014, and was determined to be correct in form.

Ms. Then noted that notices to inform the surrounding property owners (3) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 25, 2014 and the property was also posted this same day. She reported that of the three

notices sent out, three return receipts were received back, and there have been no phone calls, e-mails or written statements thus far on the matter.

The members of the Technical Review Committee individually reviewed the application for Resolution No. 2014-114 and provided all comments by Wednesday, August 13, 2014. The TRC report was included in the packet. The Town Commission will review the application for Resolution No. 2014-114 for first and final consideration at its regular Meeting on Monday, October 6, 2014 at 6:00 p.m.

Ms. Then stated the applicant was present to answer any questions.

Member Monteleone referred to the Justification Statement and asked the definition of stacking.

Ms. Then replied that stacking is addressed in the next variance application and asked if the Board would like for her to address it now or wait for the next item, Resolution No. 2014-115.

Chairperson Gauder stated they would like to hear it now.

Ms. Then explained that stacking is required for any drive-through facility, and that stacking is the car length of each vehicle in a service lane that has a drive-through facility. She stated a drive-through is required to have up to five stacking areas for vehicles.

Member Monteleone asked how the building would be installed without removing some trees. He also asked if the one large tree would be affected.

Ms. Then stated some pear trees will be removed as part of the site plan application, however, the 40" historic oak tree closest to the east boundary will be saved. She stated no large trees have been proposed to be removed at this time, just a few understory trees. Ms. Then stated no historic trees will be affected and they would have to go through the variance process before the Board if they were. She stated any tree less than 36 inches in diameter can be removed through the site development process which has to be approved by Town Commission.

Vice Chairperson Sigurdson asked if The Villages Operating Company owns all of the Citizen's First Banks in The Villages area.

Marty Dzuro of The Villages replied that The Villages Operating Company owns this parcel of land and will be leasing it to the Citizen's First Bank.

Vice Chairperson Sigurdson asked if that particular drive-through serves all of the Citizen's First Banks in The Villages.

Mr. Dzuro replied that all of the Citizen's First Bank drive-throughs, branch or main offices are connected.

Vice Chairperson Sigurdson stated there is another bank just to the west at the corner of Main Street, and another to the east of the development which has multiple drive-throughs. He stated this is going to be crowded into a parking lot and parking there is already a hazard, and now there are going to be more vehicles in and out of the area just for adding another minor drive-through service.

Mr. Dzuro stated this portion of The Villages is Building Area 11 which is part of the approved Village Center Plat and it has been always designated to be developed as Commercial. He stated it

is one of the last of two remaining vacant parcels in the Village Center. He stated when they did the traffic studies during the DRI process and the Memorandum of Agreement process for the Village Center, they accounted for traffic on that parcel as well as the other vacant parcel. Mr. Dzuro stated it has been approved by the local, state and regional government. He stated this will provide customers in the immediate downtown area a good place to go through and do their drive-through banking rather than go all the way to Publix or Winn-Dixie.

Mr. Dzuro asked the Board to remember that 75% of the internal traffic is golf carts, and stacking lanes in the Town are designed for cars, trucks, etc., and that is why they are asking for a variance for stacking and the entry way. He stated 75% of that will be golf carts traffic and they do not need the 10' x 20' long stacking spaces.

Chairperson Gauder clarified that the entrance will be off Caballero and the exit will be over by the existing bank.

Mr. Dzuro replied he is correct. He stated when they go through the drive-through and they come out, they can either turn right and go out the existing bank entrance, or go left and go through the parking lot and come out at the entrance where the pizza place use to be.

Chairperson Gauder asked what the width of the lane is leading out to the stop sign.

Mr. Dzuro stated it was 12 ft., then it goes into the radius required to make the turn out. He stated the original plan would have required the removal of the historic tree, but staff advised that the Town has strict tree ordinances. As a result, the applicant actually flipped the site and it saved the tree and worked better with traffic flow.

Member Monteleone read from the justification statement as follows:

3. "Denial of the permit would result in unnecessary hardship to the owner." Applicant's Response: Yes, denial of the permit would result in the owner having to remove the existing 40" historical tree on site to allow the stacking.

Member Monteleone stated he has seen the tree and cannot see how they are going to have to take that tree out, because it is a big beautiful tree.

Mr. Dzuro reiterated that the original plan called for taking the tree out, but it worked out that it was not necessary by flipping the site plan. He stated they are going to plant more trees than required when they build, as they always do in The Villages.

Chairperson Gauder asked if the packet includes the site plan that has been flipped.

Ms. Then replied that was correct; what is being presented is what will be proposed.

Chairperson Gauder asked if there was anyone in the audience who wished to speak on this matter. There was no one.

Upon a motion by Vice Chairperson/Member Sigurdson, and a second by Member Pierson, the Planning and Zoning Board recommended transmittal of Resolution No. 2014-114 to the Town Commission with a recommendation of denial by the following roll call vote:

MONTELEONE YES

DRAFT

PIERSON	***YES***
SIGURDSON	***YES***
GAUDER	***NO***

Prior to the roll call vote, Marty Dzuro asked the reason for the motion of denial and he was told that the vote needed to be completed before his question was answered.

3. Resolution No. 2014-115 – Villages Operating Company – Pursuant to Chapter 7, Section 7-7).b)., Citizen' First Bank Drive-through Facility – Variance Request for Stacking Area Reduction – Located at 1105 Caballero Court (Wendy Then)

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk's Office). She stated applicant, Martin L Dzuro, on behalf of The Villages Operating Company, has submitted an application for a variance from Chapter 7, Section 7-7).b). She stated the applicant is requesting the reduction of two spaces per each service lane of the drive-through stacking area rather than the required five spaces on the property owned by The Villages Operating Company located at 1105 Caballero Court, within The Villages Downtown Center in Spanish Springs, identified by alternate key number 3840565, within the Town of Lady Lake, Florida.

Ms. Then stated as required of the application, a Justification Statement has been submitted. The site is proposed to be home to a new Citizen's First Bank drive-through facility. The new project is considered infill development within The Villages Downtown Center in Spanish Springs and due to space limitations and constraints unique to this narrow parcel, the site can only accommodate three (3) spaces per each proposed service lanes. She stated the site in itself is located within The Villages Center Planned Commercial Master Plan and the area has been developed primarily instituting Urban Design principle; therefore, in order to compensate for the reduction in spaces within the stacking area, the site plan design includes three service lanes.

Lastly, the applicant pointed out that in order to save an existing 40" historic oak tree, the drive-through facility is limited to provide the required stacking lengths because of the existing tree, therefore, Town staff is in support of the request.

Aerial views of the property and photos of the property and postings were 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:

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 06, Township 18, Range 24, 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 application is complete and ready to be reviewed by the

Planning and Zoning Board for their recommendation. Resolution No. 2014-115 was reviewed by Town Attorney Derek Schroth on Monday, August 11, 2014, and was determined to be correct in form.

Ms. Then reported that notices to inform the surrounding property owners (3) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, August 25, 2014 and the property was also posted this same day.

The members of the Technical Review Committee individually reviewed the application for Resolution No. 2014-115 and provided all comments by Wednesday, August 13, 2014. The TRC report was included in the packet. The Town Commission will review the application for Resolution No. 2014-115 for first and final consideration at its regular meeting on Monday, October 6, 2014 at 6:00 p.m.

Ms. Then stated the applicant was present to answer any questions.

Member Pierson asked how many parking spaces would be removed.

Ms. Then replied a service lane would require five, but the applicant is proposing three, so they are reducing two.

Thad Carroll, Growth Management Director, stated he thinks the question is are any parking spaces in the current lots going to be removed in the site plan.

Ms. Then replied there is no proposal to remove any parking, but the proposal is to shorten the stacking area from what is normally required in a drive-through facility.

Member Monteleone clarified where the building would be located and asked how they would put the whole pad in without having to remove those trees.

Ms. Then replied the site plan shows six pear trees to be removed, along with some shrubbery trees, but the main 40 inch oak tree will be saved. Ms. Then reviewed the Site Plan of the development with Mr. Monteleone.

Chairperson Gauder asked if there was anyone in the audience who wished to speak on this matter.

Marty Dzuro of The Villages stated the Town's Land Development Code and the Tree Ordinance protects historic trees which is what is being done on this site. He stated the code also allows for tree removal, but it does require replacement diameter inches for what you take out. He stated they are taking out mature oaks in the area, but as always, The Villages will require landscaping and they are replacing three times as many diameter inches as the Town of Lady Lake requires in the Town Center and throughout the whole project. Mr. Dzuro stated they are very sensitive about the trees and the landscaping, and they are in compliance with the Land Development Code and the tree ordinance.

Upon a motion by Member Pierson, and a second by Vice Chairperson/Member Sigurdson, the Planning and Zoning Board recommended transmittal of Resolution No. 2014-115 to the Town Commission with the recommendation of denial by the following roll call vote:

MONTELEONE	***YES***
PIERSON	***YES***

SIGURDSON	*YES*
GAUDER	*NO*

4. O'Hanrahan Farms Subdivision – Preliminary Plat of a 28-Unit Single-Family Residential Subdivision on 9.12 +/-Acres – Located at 1310 Wildwood Street, Approximately 1,962 Ft. West of the Intersection at Arlington Avenue (Wendy Then)

Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk's Office). She stated applicant, Dr. Sheikh M. Hasan, with Planning & Engineering Resources, Inc., on behalf of property owner Edward O'Hanrahan Jr., has submitted plans for Preliminary Plat Approval of a subdivision which proposes the construction of 28 single-family residential units on approximately 9.12 +/- acres. She stated the property is located at 1310 Wildwood Street, approximately 1,962 ft. west of the intersection at Arlington Avenue (Alternate Key Numbers 1819580). The Preliminary Plat was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs). Attached are the following items in the packet:

1. Preliminary Plan Review completed by Public Works dated 08/27/2014 (Satisfied).
2. Fire Review No. 3 for the Preliminary Plat completed by Kerry Barnett dated 08/21/2014 (Satisfied).
3. Review No. 3 for Preliminary Plat completed by Neel-Schaffer Engineering, dated 08/26/2014. (Satisfied).
4. Lake County Public Works Review completed by Seth Lynch dated 7/2/2014 (Satisfied).
5. Lake County School District-School Concurrency Review by Dawn McDonald dated 6/26/2014 (Satisfied).
6. Lake Sumter MPO Traffic Analysis review dated 7/2/2014 (Satisfied).
7. Lady Lake Building Official comments dated 08/26/2014 (Satisfied).

The property Future Land Use designation is Single Family Medium Density (SF-MD). The Zoning designation is Single Family Medium Density allowing up to six dwelling units per acre.

Aerial views of the property and photos of the property and postings were shown.

The Preliminary Plan meets the design requirements of the Town of Lady Lake Land Development Regulations, Chapter 8 – Subdivision and Plats, and adheres to the requirements of the Comprehensive Plan of the Town of Lady Lake. The preliminary plat plans, consisting of six sheets, are drawn in 24"x36" pages and have been certified by Dr. Shiekh M. Hasan, Professional Engineer of Planning & Engineering Resources Inc.

Ms. Then stated the applicant is proposing a 60 feet right-of-way with sidewalks on both sides. She stated the subdivision proposes to connect to Town's water, sewer, and reuse; therefore, the applicant will be required to execute a water, sewer, and reuse utilities agreement reserving capacity for 28 ERU's, which will be done at the very end after the final plot process is completed.

The O'Hanrahan Farms residential subdivision will be providing the required Open Space area for activity-based recreation facilities, as provided by the following matrix:

Zoning District	Open Space Percentage	Activity-Based Recreation Area*
RS-6	25%	5%

9.12 +/- Site Acreage	2.32 +/- Acres to be provided	Minimum 15,000 Sq. Ft. to be provided

In accordance with the provisions of Chapter 8, Section 8-5).f).1), the applicant has provided the dimensional acreage for activity-based recreation areas on the plans, meeting the required 5% of the 25% Open Space.

The applicant has proposed the following amenities for the Activity-based Recreation Area:

- ✓ Swing Sets (minimum of four)
- ✓ Picnic Tables
- ✓ Built-In Grill

All comments have been satisfied for this application.

To be submitted at the Time of Improvement Plans Submittal:

1) In accordance with the provisions of Chapter 8, Section 8-6).e).1, the applicant shall submit copies of all jurisdictional agency approved permits and/or exemption letters (when applicable), including:

   - Lady Lake Right-of-Way Utilization Permit
   - Lake County Right-of-Way Utilization Permit
   - Florida Department of Environmental Protection Water Main Extensions permit and/or exemption.
   - Florida Department of Environmental Protection Wastewater Collection/Transmission System and/or exemption.
   - St. John's River Water Management District ER Permit

2) The applicant will be required to submit the Articles of Incorporation for the Home Owner's Association for the subdivision at the time of Improvement Plans submittal.

3) The applicant will be required to submit the Street Lighting Plan for the subdivision at the time of Improvement Plans submittal.

4) A tree survey will be required at the time of submittal of improvement plans. Removal of any trees 36" in diameter at breast height shall require a variance and mitigation of $100 per caliper inches for the Tree Bank.

5) All utilities (gas, water, sewer, electric, telephone, cable) for new construction shall be underground as per Chapter 9, Section 9-6).a).1).

Preliminary Plat Approval does not permit the construction of any improvements. All permits from other agencies with jurisdiction must be completed before a development order may be issued.

The Technical Review Committee members individually reviewed the application on Tuesday, August 26, 2014, and provided comments regarding the Preliminary Plat Plan application, those

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comments have been satisfied. The Town Commission is scheduled to consider the Preliminary Plat for final consideration at their regular meeting on Monday, October 6, 2014.

Ms. Then stated the applicant was present to answer any questions.

Vice Chairperson Sigurdson stated the drainage retention area at the entrance has a culvert, and asked if that was going to the recreation area.

Ms. Then stated some of the details will be tightened up in the improvement plans part, which they are working on, so they may be able to elaborate more on that.

Aneash Tiwari with Planning and Engineering Resources stated the drainage retention area is on the northeast corner.

Ms. Then stated it shows the typical section of what the road would look like with the sidewalks on page four. She stated there is an area that is going to be grassy with mulch.

Vice Chairperson Sigurdson stated his concern is the retention area looks a little small area-wise compared to the whole area, and he is concerned it will drown out the recreational area if it gets filled up.

Ms. Tiwari stated they are required to submit an application to St. Johns Water Management District (SJWMD), and they have not done the detailed calculation, but they will. She stated to help the grassy area, the seed and mulch is actually swales, so that helps in the percolation of the water below the surface.

Vice Chairperson Sigurdson stated there is going to be a lot of water coming down as there is a 35 ft. drop from the southwest corner to the northeast corner.

Ms. Tiwari stated the site development will take care of some of that, and the Civil Engineering work will make sure. She stated they are just going through the Preliminary Plat process and there is a lot more work to be done when the final plat and the development is ready for construction.

Ms. Then stated the Town has instituted regulations for the illicit discharge when it comes to storm water and that is something that will be thoroughly reviewed through the improvement plan process. She stated anything to do with culverts and such will be covered.

Ms. Tiwari thanked the Growth Management and Public Works staff for their patience with all their questions. She stated they are working very closely with them to address all the issues.

Chairperson Gauder asked if there was anyone in the audience who wished to speak on this matter.

Upon a motion by Vice Member Monteleone, and a second by Member Pierson, the Planning and Zoning Board recommended transmittal and approval of Preliminary Plat to the Town Commission for consideration by the following roll call vote:

MONTELEONE	***YES***
PIERSON	***YES***
SIGURDSON	***YES***
GAUDER	***YES***

CHAIRPERSON/MEMBERS' REPORT:

Member Monteleone stated a comment was made regarding the possibility of having the meetings a little earlier.

Mr. Carroll stated there was discussion at the last meeting about changing the meeting to 5:30 p.m. He stated he has spoken with the Town Manager on the issue, and visited the Land Development Regulations, and there is nothing specifically written regarding the time the meeting would convene. He stated it does not need to be changed through the ordinance process, however, it needs to be formally taken back to the Planning and Zoning Board to get the Board's recommendation. Mr. Carroll stated staff will get a formal recommendation at the next meeting and then carry it forward to the Town Commission for their approval. He stated staff's work schedule will be voted on at the next meeting of the Town Commission, and if it does change from the four ten hour days, he did not know if the Board wanted to go to a 5:30 p.m. meeting as one of the issues brought up was that it could save staff time.

Mr. Carroll stated during the course of the discussion on Resolution No. 2014-114, the issue of stacking was brought up and it is certainly purview of the Board to ask those questions. He stated when you have multiple ordinances or resolutions on the same piece of property, sometimes conversations that are more pertinent to one variance come forth in the first variance and staff tries to keep those separate so the judgment is made based on what the variance is actually for. He stated the first variance was for a 23 ft. separation requirement and although stacking was discussed before the vote on the 23 ft. separation variance was made, it should not factor into the decision by the Board or sway the position of the vote, when that is not the variance being considered. He stated he wanted to explain why the variance applications are separate.

ADJOURN:

With nothing further to discuss, the meeting was adjourned at 6:52 p.m.

Julia Wolfe, Staff Assistant to Town Clerk

John Gauder, Chairperson

Minutes transcribed by Julia Wolfe, Staff Assistant to Town Clerk

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MINUTES OF THE SPECIAL MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
September 16, 2014

The Special 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 3:00 p.m.

1. CALL TO ORDER

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

ABSENT: Paul Hannan, Commissioner Ward 4

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; and Nancy Slaton, Deputy Town Clerk

Also Present: Martin Dzuro of The Villages and Jeff Head of Farner-Bailey

3. Public Comment

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

4. <u>Conceptual Presentation of Citizen's First Bank Drive-Through Facility Major Site Plan</u> – MJSP 07/14-001 – A Development Consisting of a 330 Sq. Ft. Financial Institution Building with the Provision a Three Service Lane Drive-Through Facility - Located at 1105 Caballero Court (within The Villages Downtown Center in Spanish Springs) (Thad Carroll)

Thad Carroll, Growth Management Director, gave the background summary from the agenda item cover sheet which is on file in the Town Clerk's office. He stated that the applicant, Martin L. Dzuro, on behalf of The Villages Operating Company, has submitted an application for the construction of a new Citizen's First Bank drive-through facility to be located at 1105 Caballero Court, within The Villages Downtown Center in Spanish Springs (identified by Alternate Key No. 3840565). The applicant proposes the construction of a 330 sq. ft. financial institution building with the provision a three-lane service drive-through facility. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards.

Mr. Carroll stated that the subject property is approximately .30 +/- acres and is located within The Villages Center Planned Commercial Master Plan, also referenced as Spanish Springs. The

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property is zoned "CP" Planned Commercial which permits development and construction of the proposed facility and is in accordance with the Memorandum of Agreement adopted by The Village Center and the Tri-County Villages Development of Regional Impact (DRI). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

Mr. Carroll reviewed aerial views of the subject property as well as drawings depicting the building area and the proposed site plan. Area photos of the property at present were also shown.

Mr. Carroll noted that the applicant will be preserving an existing 40" historic oak tree and several Sabal Palms on the subject parcel, but will be removing three live oak trees that are not historic. A drawing of the landscaping plan was shown. He stated the landscape architect has provided comments of the key points of the landscape plan as follows:

- Preserves and enhances character of adjacent roads-Paige Place and Caballero Court.
- Reflects consistent landscape design quality and character of the Spanish Springs area of The Villages.
- Blends with scale and theme of setting.
- Uses customary Florida-Friendly design principals.

Mr. Carroll reviewed photos showing the proposed plant materials to be used in the landscape design for trees, shrubs and groundcover.

Tree Requirements: In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 48 tree caliper inches based on its .30-acre area (160"x .30). The landscaping tree proposal breakdown is as follows:

Existing trees to remain	48 tree caliper inches
Proposed canopy & understory trees	21 tree caliper inches
Proposed palms	13 tree caliper inches
Total tree caliper inches	82 tree caliper inches

It was noted that the applicant is providing significantly more than the required on-site tree caliper inches.

Mr. Carroll reviewed the following four waivers to the Landscaping Regulations that have been proposed by the applicant:

I. Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for South Landscaping Buffer Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' width minimum with two canopy trees, three understory trees and a continuous hedge.

Proposal: To waive two understory trees.

Justification: Space limitation and constrains unique to the subject parcel that cannot be accommodated on site. The south elevation will exhibit the commercial driveway entrance

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directing traffic to the service lane. Additionally, adjacent mature canopy trees lie alongside this elevation.

II. Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for East Landscaping Buffer Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' width minimum with two canopy trees, three understory trees and a continuous hedge.

Proposal: To waive two canopy trees and one understory trees.

Justification: Space limitation and constrains unique to the subject parcel that cannot be accommodated on site. The preservation of the 40" oak tree on this elevation, combined with the proposed trees, will be sufficient to create the landscaping environment and look desired for this small site.

III. Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for West Landscaping Buffer Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' width minimum with two canopy trees, three understory trees and a continuous hedge.

Proposal: To waive three understory trees.

Justification: The proposed trees will be sufficient to create the landscaping environment and look desired for this small site. Also, a reduction of overcrowding plant material is necessary due to the presence of an existing off-site canopy tree on the west elevation.

IV. Waiver to submit Irrigation Plans as required per Land Development Regulations Chapter 10, Section 10-3)k)2)

Proposal: Applicant will modify the existing irrigation system during construction since there are no as-built plans for the current system. An automatic system design will be constructed to meet The Villages specifications.

Justification: The accurate preparation of the irrigation system is not possible and will not be discernible until the time of construction, therefore the applicant requests a deferral for this submittal item at this time.

Commercial Design Standard: In accordance with the Land Development Regulations, Chapter 20, Section 20-3C).3).A)., new buildings should adopt one of the four recommended architectural styles: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission. The site plan and façade elevations for the Citizen's First Bank drive-through facility were included in the packet.

Mr. Carroll stated that the Citizen's First Bank drive-through facility building features the Mission Architectural Style Design, which is consistent with other development in this area. The building exhibits:

- ✓ Shaped Mission roof parapet
- ✓ Drive-through facility supported by large square piers
- ✓ Symmetrical façade

- ✓ Spanish tile roof
- ✓ Stucco finish on building exterior walls
- ✓ Mission style sconce (light fixtures) on facades
- ✓ Wide overhanging eaves
- ✓ Mission-style doors and faux windows

Mr. Carroll reported that the application was received on July 22, 2014. The Technical Review Committee members individually reviewed the application on Thursday, August 28, 2014, and provided outstanding comments regarding the Site Plan application. He stated that the applicant has also proposed two variance applications to go concurrent with the Citizen's First Bank drive-through facility site plan, and they went before the Planning and Zoning Board on September 8, 2014, where recommendations were made for denial of both variances.

Mr. Carroll disclosed that since that meeting, Resolution No. 2014-114 has been deemed not to be applicable to this site plan. He stated the adjacent streets of Caballero Court and Paige Place are local roads, and the referenced section of the code that merited the variance was for arterial and collector roadways, and since these are local streets, the separation requirement does not need to be 100 feet.

Town Manager Kris Kollgaard asked if staff has checked with the Town's land use attorney on this issue.

Mr. Carroll stated that Town Attorney Derek Schroth verified that because the code specifically states it is for collectors and arterials and this is deemed a local street, it is not applicable.

Commissioner Richards asked what the code states for residential areas as far as placement of driveways in relation to the corner.

Mr. Carroll replied that you must keep the line of sight free and clear and that is all that is needed, along with the engineer's comments to make sure that the turn radiuses are satisfied to insure a safe provision of access into the property for purposes of commercial, but residential code will have to be referenced. He stated the local street is a slower design speed and that it why the 100 ft. separation is not required, but staff recognizes that it is advisable to put a separation distance in the code for commercial on the local streets.

Mr. Carroll stated the second variance request regarding stacking is still in play.

The variance resolutions were presented as follows:

1) Resolution No. 2014-114 - Variance application is in accordance with the provisions of Chapter 15, Article II, Section 15-52).a).2).C). which requires that no commercial driveway shall be permitted with its nearest edge closer than 100 feet from the right-of-way edge line. The applicant is requesting to allow the driveway to be constructed 23 feet from the right-of-way edge line.

2) Resolution No. 2014-115 - Variance application is in accordance with the provisions of Chapter 7, Section 7-7).b). which states that the stacking area for financial institutions drive-through facilities be five spaces per each service lane provided. The applicant is requesting

the reduction of two spaces per each service lane of the drive-through stacking area.

Mr. Carroll reported that the Parks, Recreation, and Tree Advisory Committee met on Wednesday, September 10, 2014, to review the landscaping waivers for the Citizen's First Bank Site Plan application, and they voted 5-0 to approve the plan. He stated the Town Commission is tentatively scheduled to consider the Site Plan application on Monday, October 6, 2014 at 6:00 p.m.

Mr. Carroll turned the presentation over to Martin Dzuro, stating staff is also available if there are any other questions.

Martin Dzuro of The Villages Operating Company stated that the stacking variance request that the Planning and Zoning Board recommended denial of calls for a stacking space of 22 ft. per Town code. He stated the applicant could not accommodate five 22 ft. spaces on the site with three drive-through lanes, for a total of 15 vehicles. Instead, the applicant has requested a variance for three stacking spaces, and proposes that at least seventeen mixed type vehicles could use them when you consider a mix of different sized vehicles such as SUV's, standard size autos, and golf carts.

Mr. Dzuro stated other comments by the Planning and Zoning Board members were regarding the removal of the three live oak trees, and although it was not mentioned at that meeting, all three of those trees are diseased.

Commissioner Richards stated his concern was from a traffic engineering standpoint; whether there is criteria for deciding where a driveway can be in relation to a corner.

Mr. Carroll stated that the code does not address the driveway specifically, but reads residential as one foot from the property line, and seven and a half feet from the property line for collectors.

Commissioner Holden stated the site seems extremely tight.

Mayor Kussard stated she has some concerns and that she has received a number of calls and emails in opposition to this plan. Some of the reasons given are that there is already a drive-through at Avenida Central, and since they have closed the main bank building there, people have to use the one on Main Street or an inconvenient one at the Spanish Plaines shopping area. She stated another concern is that the traffic in that area is very busy even though Caballero Court is a short street.

Mr. Dzuro stated they do not have the space for five 22 ft. long stacking spaces, and that is why they are requesting three. He stated the average length of vehicles is 18 to 19 ft. long, and they considered that three spaces would be enough considering golf cart use as well.

Mayor Kussard stated that she has been the fourth or fifth vehicle in a drive-through, and she is concerned there will be a back-up in traffic considering the busy traffic on the area streets and those going in and out of the drive-through.

Mr. Dzuro stated he does not believe there will be a back-up. He stated that the applicant flipped the plan after a preliminary meeting with staff because they suggested that the entrance was too

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close to the intersection with the traffic signal. Mr. Dzuro also commented that he understands that the closing of the interior of the Avenida Central branch is inconvenient, but that the drive-through lanes will be closing sometime in the future as well. He stated this project is an effort to continue drive-through services to compliment the Main Street branch and is a business decision by the bank.

Mayor Kussard asked when the drive-through lanes on Avenida Central will close.

Mr. Dzuro replied that he has been told they will close, but not when.

Commissioner Richards stated that he will not be voting for this as he has traffic and safety concerns. He stated there is a four-way stop there which was put in because of problems at that intersection, and it is not as good as a traffic light. He stated he has no objections to the plan in regard to flora and fauna, just traffic and safety concerns.

Commissioner Holden agreed with Commissioner Richards, stating there seems to be other sites that could better accommodate this facility in the area, as this is very tight.

Commissioner Vincent also agreed the site is too congested with traffic for this type of facility, and seems too tight.

It was the consensus of the Commission that they were not in favor of the variance requested for the Citizen's First Bank Drive-Through Facility Major Site Plan as presented.

6. ADJOURN: There being no further discussion; the meeting was adjourned at 3:22 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

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J-12

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: October 6, 2014

SUBJECT: **Resolution 2014-118- Request for Special Permit Use (SPU) for Electronic Message Board/Marquee Sign for the Veterans Memorial Post 347 of the American Legion, Inc.**

DEPARTMENT: **GROWTH MANAGEMENT**

STAFF RECOMMENDED MOTION:

Staff recommends approval of Resolution No. 2014-118- Request for a Special Permit Use (SPU) to allow an Electronic Message Board/Marquee Sign on a proposed freestanding sign at property located at 699 West Lady Lake Blvd. (AK# 3861851).

SUMMARY

Applicant, Timothy J. Tierney, Appointed Commander of the Veterans Memorial Post 347 of the American Legion, Inc., has submitted a Special Permit Use application proposing the installation of an Electronic Message Board/Marquee Sign on new freestanding sign on the property located at 699 West Lady Lake Blvd. (AK# 3861851).

The Lady Lake American Legion is the largest American Legion post in our country. The Veterans Memorial Post 347 of the American Legion has over 4,900 members, and keeps growing along with our area's population. With that, the proposed sign is expected to help with community events for our veterans and the general public in the community.

The new freestanding sign is proposed to be 11 feet 6 inches in height and 7 feet 6 inches in width with a digital LED copy area of 14 square feet. Since the sign is proposed to be installed within the embankment where the topography declines significantly, even though sign height is proposed to be 11 feet 6 inches, the visible part of the sign from the sidewalk is proposed not to exceed eight (8) feet in height above grade which is in compliance with the land development code. In 2007 as part of Highway 466 improvement widening efforts, a permanent grading and construction easement was executed for the southeastern corner of Rolling Acres

Road and Highway 466, so Lake County has cleared the sign project to move forward. Lake County has provided specific locations for the sign placement that would be met with visibility triangle requirements.

A statement of adherence to the guidelines of the Electronic Message Board/Marquee Sign has been submitted indicating that the applicant will follow most standards outlined under the provisions of Town of Lady Lake Land Development Regulation, Chapter 17, Section 17-3).e).(4)., including dimming features and capabilities for the light-emitting diode (LED) sign.

The future land use and zoning designations of the adjacent properties are as follows:

Future Land Use

Subject Property	Other Institutional Facilities (OIF)
Future Land Use of Adjacent Properties	
West	ROW/ Lady Lake- Commercial Retail Sales & Services (RET) & Multi-Family High Density (MF-HD)
East	Other Institutional Facilities (OIF) & Religious Facilities (RF)
North	ROW/Commercial Tourist (CT)
South	Lady Lake- Commercial Retail Sales & Services (RET)

Zoning

Subject Property	Public Facilities District (PFD)
Zoning of Adjacent Properties	
West	ROW/Heavy Commercial (HC) & Multi-Family High Density (MF-18)
East	Public Facilities District (PFD)
North	ROW/Light Commercial (LC) & Commercial Tourist (CT)
South	Planned Commercial (CP)

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.

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South	Lady Lake- Commercial Retail Sales & Services (RET)

Zoning

Subject Property	Public Facilities District (PFD)
Zoning of Adjacent Properties	
West	ROW/Heavy Commercial (HC) & Multi-Family High Density (MF-18)
East	Public Facilities District (PFD)
North	ROW/Light Commercial (LC) & Commercial Tourist (CT)
South	Planned Commercial (CP)

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:

Notices to inform the surrounding property owners (5) within 150' of the subject property of the proposed Special Permit Use were mailed by certified mail return receipt by Monday, September 22, 2014. The property was also posted on Monday, September 22, 2014.

Past Actions:

The members of the **Technical Review Committee** individually reviewed the application for Resolution 2014-118 and provided all comments by Thursday, September 25, 2014. Please find TRC Report attached.

The **Planning and Zoning Board** does not review Special Permit Use applications.

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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DEPARTMENT HEAD Submitted 9/29/14 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER Approved Agenda Item for: 10/6/14 Date 9/29/14

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

RESOLUTION NO. 2014-118

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 AN ELECTRONIC MESSAGE BOARD/MARQUEE SIGN TO BE LOCATED ON A FREESTANDING SIGN PROPOSED ON THE PROPERTY OWNED BY VETERANS MEMORIAL POST 347 OF THE AMERICAN LEGION INC., LOCATED AT 699 WEST LADY LAKE BOULEVARD (ALT. KEY 3861851), WITHIN THE TOWN LIMITS OF THE TOWN OF LADY LAKE, FLORIDA.

WHEREAS, Veterans Memorial Post 347 of the American Legion Inc., 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 an Electronic Message Board/Marquee Sign on a permitted freestanding sign proposed to be erected on the property owned by the Veterans Memorial Post 347 of the American Legion Inc., located at 699 West Lady Lake Boulevard, 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 an Electronic Message Board/Marquee Sign on a permitted freestanding sign proposed to be erected on the property owned by the Veterans Memorial Post 347 of the American Legion Inc., located at 699 West Lady Lake Boulevard, 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 _____ day of _____, **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:

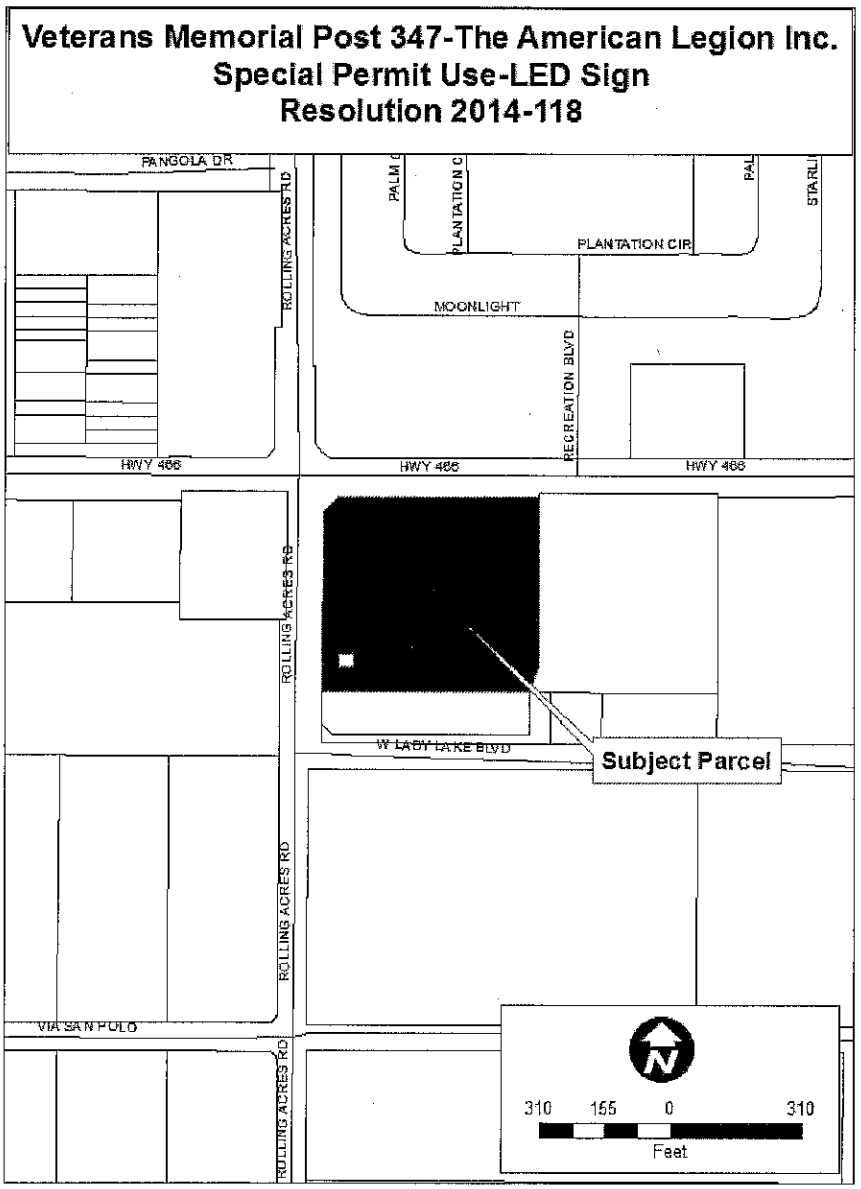
The undersigned land owner by the execution hereof agrees to comply with the conditions of the special permit use as established herein.

_____
Veterans Memorial Post 347 of the American Legion
Property Owner/Representative

Exhibit A – Legal Description

Section 20 Township 18 South Range 24 East

LADY LAKE, LEE & STEVENS ADD FROM NW COR OF SEC 20-18-24 RUN S 0-19-22 W 85.07 FT, S 89-40-38 E 60 FT FOR POB, RUN N 45-13-12 E 50 FT TO A LINE LYING 50 FT S OF & PARALLEL WITH THE N LINE OF NW 1/4 OF SEC 20, S 89-53-58 E 473.14 FT, S 0-03-46 W 397.61 FT, S 18-53-55 W 63.21 FT, S 0-14-54 W 100 FT TO A LINE LYING 20 FT N OF & PARALLEL WITH THE N R/W LINE OF LADY LAKE BLVD, N 89-49-42 W 465 FT, N 44-45-49 W 35.62 FT, N 0-19-22 E 496.45 FT TO POB--LESS CLAYTOP SUB & LESS FROM NW COR OF SEC 20-18-24 RUN S 89-53-58 E 100.76 FT, S 0-19-22 W 419.12 FT FOR POB, RUN N 90-0-0 E 32 FT, S 0-0-0 W 30 FT, S 90-0-0 W 32 FT, N 0-0-0 E 30 FT TO POB--PB 8 PG 11 ORB 3403 PG 525



RECEIVED
SEP 4 2014
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

TOWN OF LADY LAKE
SPECIAL PERMIT USE APPLICATION

1. Applicant's Name: TIMOTHY J. TIERNEY

Address: _____

Telephone Number _____ E-mail address _____

Applicant is: Owner ___ Developer ___ Lessee ___ Agent ___ Optionee _____

2. Owner's Name: AMERICAN LEGION VETERANS MEMORIAL POST 347

Address: 699 W. LADY LAKE BLVD., LADY LAKE, FL 32158

Telephone Number: 352-750-2099 E-mail address alpost347@comcast.net

3. Project Name: _____

Physical Location/Address: SOUTHEAST CORNER OF CR 466 AND ROLLING ACRES RD.

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: COMMERCIAL

6. Briefly describe the proposed special permit use: MESSAGE SIGN

7. Where is the closest Electronic Message Board/ Marque Sign located? WILCOX YAMICO - NORTH SIDE OF CR 466

8. Please check one: ✓ Monument Sign ___ Pole Sign

Have any development reviews and/or approvals been granted to this property? Yes __ No __

9. Electronic Message proposed square footage: 26.25 SQ FT (3.5' x 7.5')

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? _____

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: 09-04-14 Received by: WTHon
Present Zoning of Property: Public Facilities District - PFD
Future Land Use Designation: Other Institutional Facilities - OIF
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 Timothy Tierney 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 _____ 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 30 day of July, 2014, by Timothy Tierney, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Patricia L Sizemore
Notary Public

PATRICIA L. SIZEMORE
Notary Public - State of Florida
My Comm. Expires Apr 11, 2015
Commission # EE 76990
Bonded Through National Notary Assn.

NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority personally appeared Timothy J Tierney, 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:
Special Permit Use For 1 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 19th day of August, 2014, by _____, who is personally known to me or who has produced Timothy John Tierney as identification and who did (did not) take an oath.

Notary Public

Notary Public State of Florida
Wendy Then
My Commission EE045176
Expires 12/20/2014

The American Legion

Veterans Memorial Post 347

August 19, 2014

Town of Lady Lake
409 Fennel Blvd.
Lady Lake, Fl. 32159

Please accept this letter addressing the five points of the Sign Code for Electronic Message Board Signs.

Special Use Permit application for 699 W. Lady Lake Blvd, will:

1. Be placed on an approved freestanding sign.
2. Shall have a maximum copy area of 14 square feet per each side.
3. Shall not flash, scintillate, have beacon or running lights or movement or which gives the visual impression of such flashing, scintillation, or movement.
4. Shall be amber in color with a black background and display text only.
5. Shall have dimming capabilities

And meet all requirements of the Town of Lady Lake Sign code.

Sincerely,

Timothy J. Tierney
Commander

P.O. Box 1534 · Lady Lake, FL. · 32158 · (352) 750-2099 · (352) 750-2202 Fax
"Serving Those That Served"

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 24 EAST LAKE COUNTY, FLORIDA, BEING A PORTION OF LOTS 6, 7 AND 8, OFFICIAL PLAT, TOWN OF LADY LAKE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 11, AND A PORTION OF LOTS 2 THROUGH 10 INCLUSIVE, CLAYTOP SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 55, PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 00°19'22" WEST 85.07 FEET ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, THENCE SOUTH 89°40'38" EAST 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°13'12" EAST 50.00 FEET TO A LINE LYING 50.00 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 89°53'58" EAST 473.14 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 00°03'46" WEST 397.61; THENCE SOUTH 18°53'55" WEST 63.21 FEET; THENCE SOUTH 00°14'54" WEST 100.00 FEET TO A LINE LYING 20.00 FEET NORTH OF, AND PARALLEL WITH, THE NORTH RIGHT-OF-WAY LINE OF LADY LAKE BOULEVARD, PER SAID PLAT OF CLAYTOP SUBDIVISION, THENCE NORTH 89°49'42" WEST 465.00 FEET ALONG SAID PARALLEL LINE; THENCE NORTH 44°45'49" WEST 35.62 FEET TO A LINE LYING 60.00 FEET WEST OF, AND PARALLEL WITH, THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE NORTH 00°19'22" EAST 496.45 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING. LESS AND EXCEPTING: A PORTION OF LAND FOR THE PURPOSE OF A LIFT STATION SITE. LYING IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING A PORTION OF LOT 8, PER OFFICIAL PLAT, TOWN OF LADY LAKE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 89°53'58" EAST A DISTANCE OF 100.76 FET ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 00°19'22" WEST, DEPARTING SAID NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, A DISTANCE OF 419.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST A DISTANCE OF 32.00 FEET; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 30.00 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 32.00 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PROPERTY RECORD CARD

General Information

Owner Name:	VETERANS MEMORIAL POST 347	**Alternate Key:**	3861851
Mailing Address:	OF THE AMERICAN LEGION INC PO BOX 1534 LADY LAKE, FL 32158-1534	**Parcel Number:**	20-18-24-110500000700
Property Location:	699 WEST LADY LAKE BLVD LADY LAKE FL 32159	**Millage Group and City:**	00LL (Lady Lake) : 17.6629
Property Description:	LADY LAKE, LEE & STEVENS ADD FROM NW COR OF SEC 20-18-24 RUN| S 0-19-22 W 85.07 FT, S 89-40-38 E 60 FT FOR POB, RUN N | 45-13-12 E 50 FT TO A LINE LYING 50 FT S OF & PARALLEL WITH | THE N LINE OF NW 1/4 OF SEC 20, S 89-53-58 E 473.14 FT, S | 0-03-46 W 397.61 FT, S 18-53-55 W 63.21 FT, S 0-14-54 W 100 | FT TO A LINE LYING 20 FT N OF & PARALLEL WITH THE N R/W LINE| OF LADY LAKE BLVD, N 89-49-42 W 465 FT, N 44-45-49 W 35.62 | FT, N 0-19-22 E 496.45 FT TO POB--LESS CLAYTOP SUB & LESS | FROM NW COR OF SEC 20-18-24 RUN S 89-53-58 E 100.76 FT, S | 0-19-22 W 419.12 FT FOR POB, RUN N 90-0-0 E 32 FT, S 0-0-0 W| 30 FT, S 90-0-0 W 32 FT, N 0-0-0 E 30 FT TO POB--PB 8 PG 11 | ORB 3403 PG 525 |		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	CLUBS, LODGES, UNION HALLS (7700)	0	0		5.42	AC	$0.00	$433,600.00

Commercial Building(s)

Building 1

Commercial — Building Value: $673,028.00

Summary

Year Built:	1997
Total Square Footage:	14934
Full Bathrooms:	4

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	10	1	6048	0%	0%	

Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0
Structure Type:	Concrete Block or Masonry Walls
Exterior Walls:	06 : 100.00 %

	Interior Finish			**Percent**		**Sprinkler**	**A/C**	
	(77C)			100.00 %		No	Yes	
2	FINISHED LIVING AREA (FLA)	10	1	312	0%	0%		
	Interior Finish			**Percent**		**Sprinkler**	**A/C**	
	(77C)			100.00 %		No	Yes	
3	FINISHED LIVING AREA (FLA)	10	1	1536	0%	0%		
	Interior Finish			**Percent**		**Sprinkler**	**A/C**	
	(77C)			100.00 %		No	Yes	
4	FINISHED LIVING AREA (FLA)	10	1	384	0%	0%		
	Interior Finish			**Percent**		**Sprinkler**	**A/C**	
	(77C)			100.00 %		No	Yes	
5	FINISHED LIVING AREA (FLA)	10	1	5034	0%	0%		
	Interior Finish			**Percent**		**Sprinkler**	**A/C**	
	(77C)			100.00 %		No	Yes	
6	FINISHED LIVING AREA (FLA)	10	1	1620	0%	0%		
	Interior Finish			**Percent**		**Sprinkler**	**A/C**	
	(77C)			100.00 %		No	Yes	

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	PAVING (PAV)	18700	SF	1998	$15,147.00
0002	PARKING LOT LIGHT FIXTURE (PFL)	4	UT	1998	$1,483.00
0003	GARAGE DETACHED (DGF)	540	SF	2011	$8,216.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
3403 / 525	3/13/2007	CD	M	V	$1.00

Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	$1,131,474	$1,131,474	$0	5.61240	$0.00
LAKE COUNTY MSTU AMBULANCE	$1,131,474	$1,131,474	$0	0.48230	$0.00
LAKE COUNTY MSTU FIRE	$1,131,474	$1,131,474	$0	0.47040	$0.00
SCHOOL BOARD STATE	$1,131,474	$1,131,474	$0	4.99800	$0.00
SCHOOL BOARD LOCAL	$1,131,474	$1,131,474	$0	2.24800	$0.00
TOWN OF LADY LAKE	$1,131,474	$1,131,474	$0	3.87810	$0.00
ST JOHNS RIVER FL WATER MGMT DIST	$1,131,474	$1,131,474	$0	0.31640	$0.00
LAKE COUNTY VOTED DEBT SERVICE	$1,131,474	$1,131,474	$0	0.16000	$0.00
LAKE COUNTY WATER AUTHORITY	$1,131,474	$1,131,474	$0	0.25540	$0.00
NORTH LAKE HOSPITAL DIST	$1,131,474	$1,131,474	$0	1.00000	$0.00
				Total: 19.421	**Total:** $0.00

The values displayed above may NOT reflect certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The estimated tax totals are based on prior year adopted millage rates until each taxing authority certifies proposed rates (annually in mid-August) and adopts final millage rates (late September) of each year. Estimated tax totals do not reflect non-ad valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

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Detail by Entity Name

Florida Non Profit Corporation

VETERANS MEMORIAL POST 347, THE AMERICAN LEGION, INC.

Filing Information

Document Number	N31941
FEI/EIN Number	592863768
Date Filed	04/26/1989
State	FL
Status	ACTIVE
Effective Date	06/01/1989

Principal Address

699 W LADY LAKE BLVD
LADY LAKE, FL 32159

Changed: 08/01/1997

Mailing Address

PO BOX 1534
LADY LAKE, FL 32158

Changed: 01/21/2002

Registered Agent Name & Address

YES
699 W LADY LAKE BLVD
LADY LAKE, FL 32159

Name Changed: 07/31/2010

Address Changed: 07/31/2010

Officer/Director Detail

Name & Address

Title C

TIERNEY, TIM
2276 KINCORD COURT

Copyright © and Privacy Policies

State of Florida, Department of State

Title A

BRIGGS, TERRY
2488 BRECKENRIDGE COURT
THE VILLAGES, FL 32162

Title D

SEIDEL, MICHAEL
2436 MERIDA CIRCLE
THE VILLAGES, FL 32162

Title T

MUNDEN, RALPH E
7833 SE 170TH STONEBROOK LN
THE VILLAGES, FL 32162

Title D

CRUCE, TOM
1133 PARADISE DRIVE
LADY LAKE, FL 32159

Title D

BEHN, WILLIAM
7838 COUNTY ROAD 109
LADY LAKE, FL 32159

Annual Reports

Report Year	Filed Date
2012	01/05/2012
2013	01/17/2013
2014	01/12/2014

Document Images

01/12/2014 -- ANNUAL REPORT	View image in PDF format
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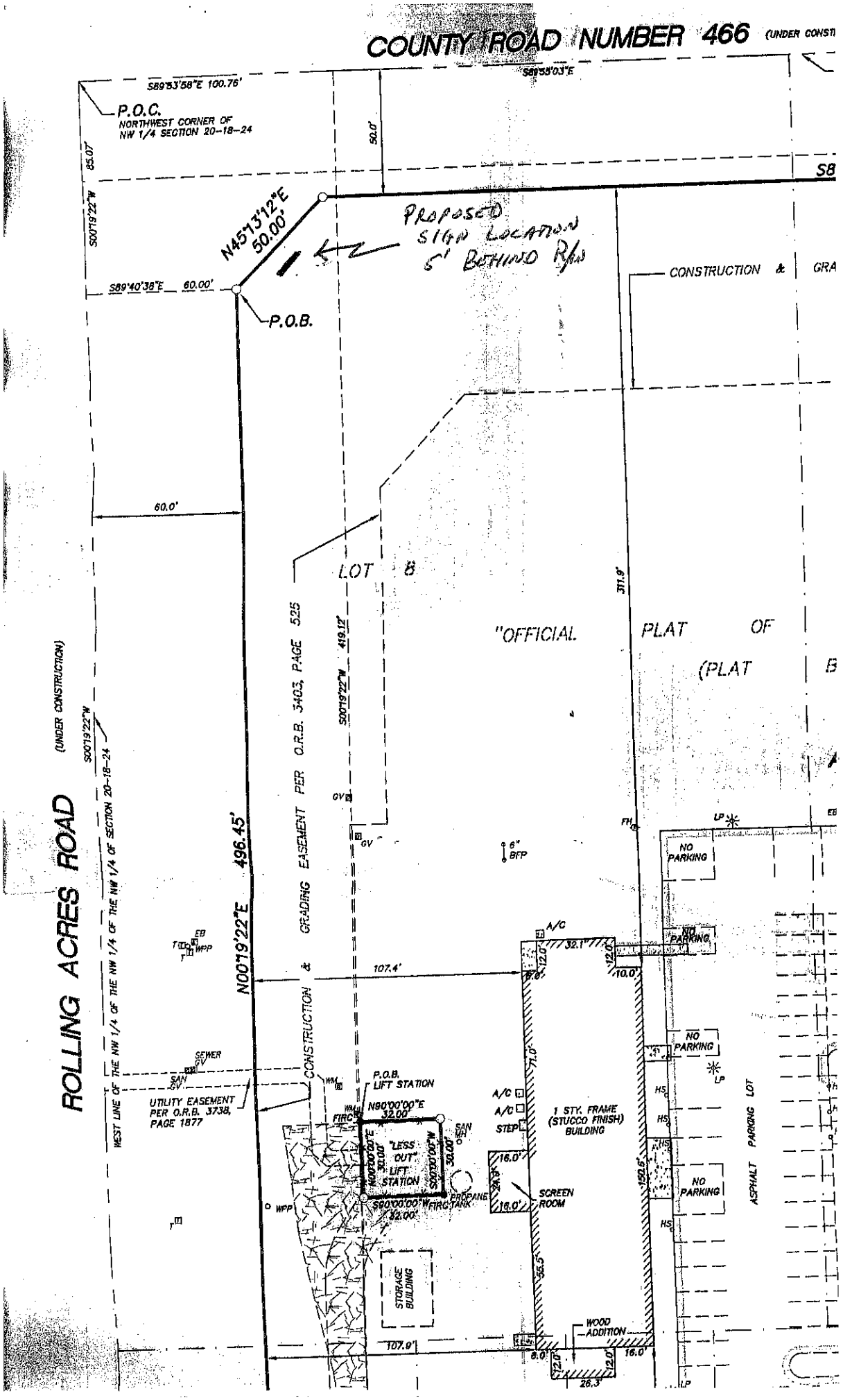
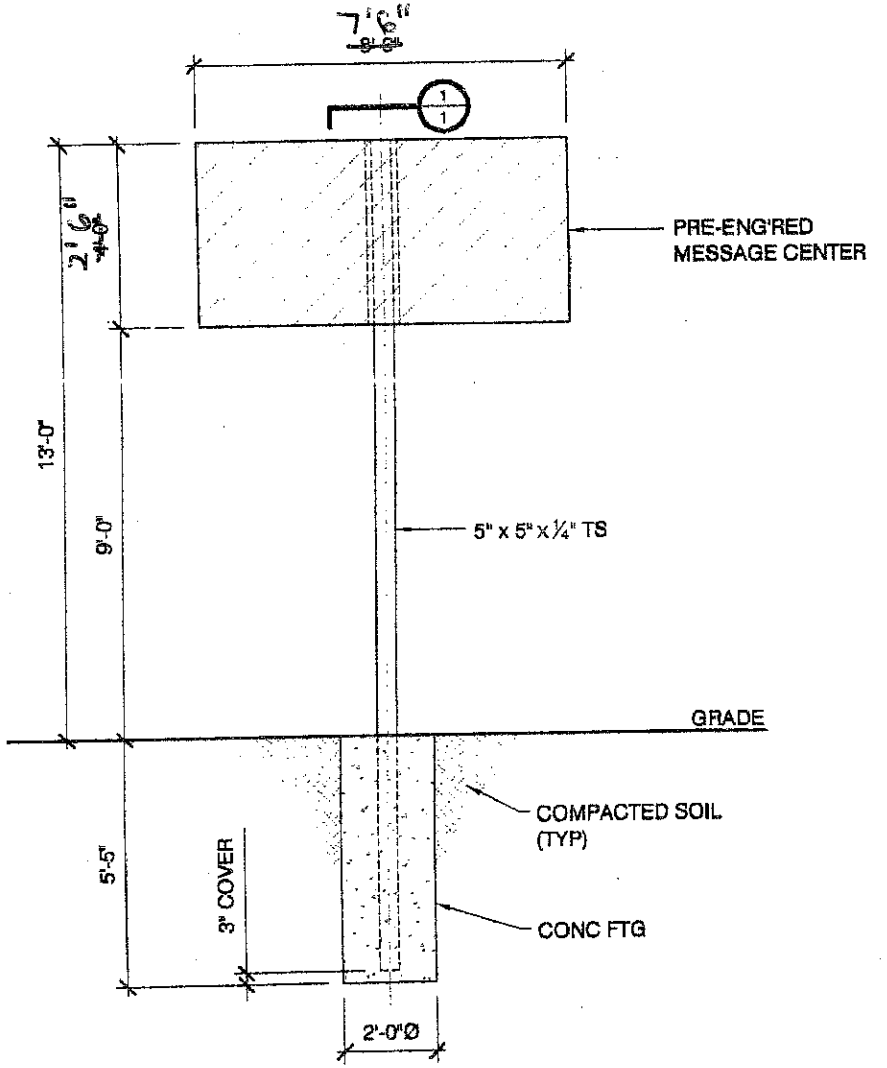
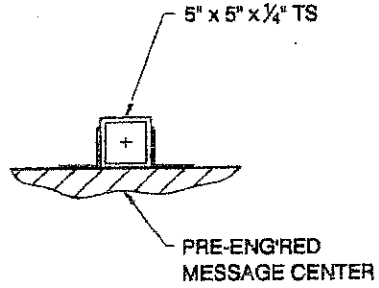
01/19/2000 -- ANNUAL REPORT	View image in PDF format
02/21/1999 -- ANNUAL REPORT	View image in PDF format
02/03/1998 -- ANNUAL REPORT	View image in PDF format
08/01/1997 -- ANNUAL REPORT	View image in PDF format
03/13/1996 -- ANNUAL REPORT	View image in PDF format


COUNTY ROAD NUMBER 466 (UNDER CONSTI
S89°53'58"E 100.76'
S89°55'03"E
P.O.C.
NORTHWEST CORNER OF NW 1/4 SECTION 20-18-24
50.0'
85.07'
S00°19'22"W
N45°13'12"E 50.00'
PROPOSED SIGN LOCATION 5' BEHIND R/W
S89°40'38"E 60.00'
P.O.B.
CONSTRUCTION & GRA
60.0'
LOT 8
311.9'
"OFFICIAL PLAT OF
(PLAT B
ROLLING ACRES ROAD (UNDER CONSTRUCTION)
S00°19'22"W
WEST LINE OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 20-18-24
N00°19'22"E 496.45'
CONSTRUCTION & GRADING EASEMENT PER O.R.B. 3403, PAGE 525
S00°19'22"W 419.12'
GV
6" BFP
FH
LP
NO PARKING
A/C
32.1'
12.0'
10.0'
107.4'
EB
WPP
SEWER GV
SAN GV
UTILITY EASEMENT PER O.R.B. 3738, PAGE 1877
P.O.B. LIFT STATION
N90°00'00"E 32.00'
FIRC
SAN MH
"LESS OUT" LIFT STATION
S00°00'00"W 30.00'
S90°00'00"W 32.00'
PROPANE TANK
STORAGE BUILDING
1 STY. FRAME (STUCCO FINISH) BUILDING
STEP
16.0'
SCREEN ROOM
71.0'
150.5'
55.5'
WOOD ADDITION
107.9'
8.0'
26.3'
HS
ASPHALT PARKING LOT



SIGN ELEVATION

SCALE: 3/8" = 1'-0"



DETAIL

SCALE: 1" = 1'-0"

NOTES:

1. DESIGN WIND PRESSURE IN CONFORMANCE w/ FBC 2010 ED REFERENCING ASCE 7-10. SEE CHART FOR DESIGN CRITERIA
2. PRE-ENG'RED SIGN FACE BY OTHERS. DELEGATE ENGINEER SHALL PROVIDE DESIGN DRAWINGS TO RICHARDSON ENGINEERING FOR APPROVAL PRIOR TO FABRICATION OR ERECTION
3. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERPROOFING
4. ALL WELDING SHALL BE IN CONFORMANCE w/ AWS D1.1 (LATEST EDITION) USING E70XX ELECTRODES. ALL WELDS SHALL BE FULL PENETRATION WELDS AT ALL POINTS OF CONTACT UNLESS NOTED OTHERWISE.
5. SOIL SHALL BE CLEAN SAND w/ A MINIMUM ALLOWABLE BEARING PRESSURE OF 2000 psf AND A MINIMUM ALLOWABLE LATERAL PASSIVE PRESSURE (FOR ISOLATED POLE) OF 300 psf/ft
6. CONCRETE: SHALL BE 3000 psi @ 28 DAYS
7. STEEL: TUBE: Fy = 46 ksi MIN

WIND DESIGN CRITERIA CHART	
RISK CATEGORY	II
WIND VELOCITY (mph)	139
EXPOSURE CATEGORY	B
FORCE COEFFICIENT (Cf)	1.8
FACTORED DESIGN WIND PRESSURE	22.3

DO NOT MASTER FILE THIS DRAWING

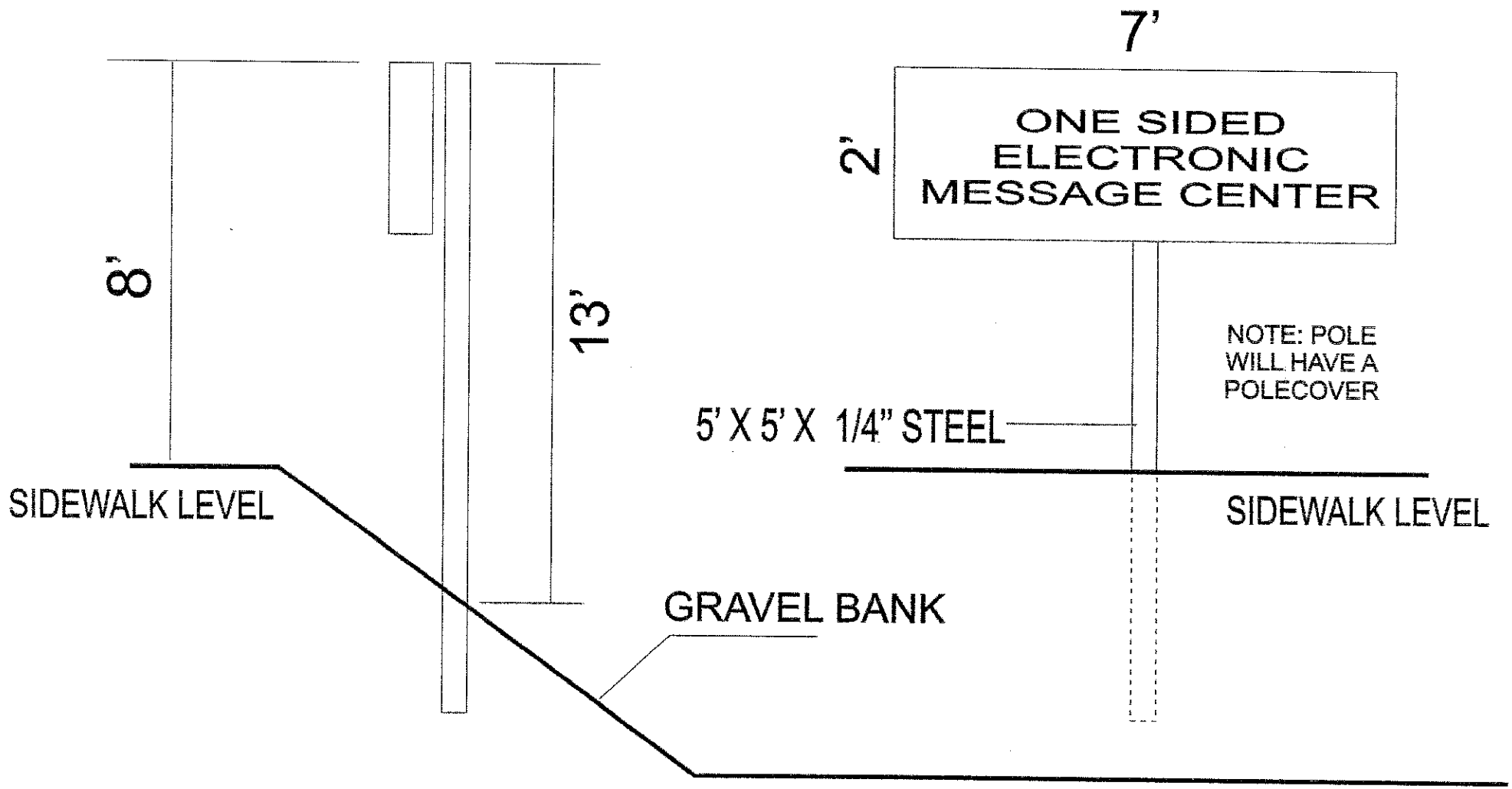
RICHARDSON ENGINEERING
SEALED BY RICHARD B. RICHARDSON, P.E.
131 ZELMA STREET
ORLANDO, FLORIDA 32803
(407) 426-4002
LIC#: 00012980 ID#: EB26251

PROJECT: AMERICAN LEGION
LADY LAKE, FL

CLIENT: SIGN WIZZARD

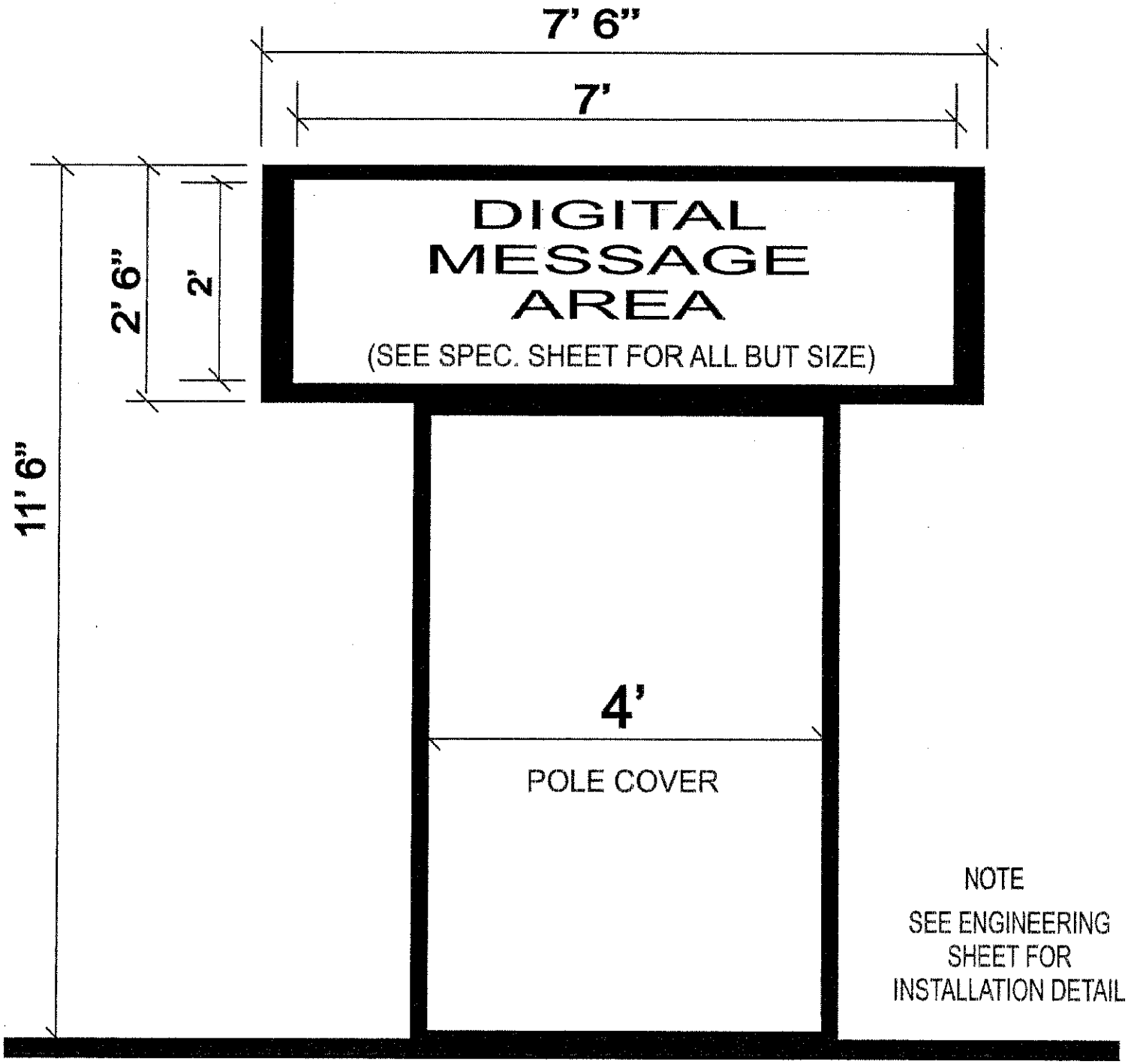
JOB#: 140406 DATE: 06-02-14

SHEET: 1 OF 1 DRAWN BY: CAS



JOB NAME:
AMERICAN LEGION
LADY LAKE, FL

Property of
Sign Wizard, Inc
352-365-6922



Property of

Sign Wizard, Inc

352-365-6922

DESCRIPTION

One freestanding Pylon sign single sided Electronic Message Center

Sign to include one single sided red greyscale LED message Center, center pole/poles and footing. One pole cover if required by code.

Specifications

A) Electronic Message Center 56 x 112 Pixels
- Red greyscale display with 2 LED's per pixel.
- Displays up to 7 lines of 5.5" characters. Capable of 1-7 lines of text and graphics.
- 6272 pixels per sign face
- 12, 544 LED's per side. Brightness in nits 10,000
- 20mm dispay (distance between pixels).
- Cabinet size: 3'-1" x 7'-7.25"
- Display area: 3'-8" x 7'-4.25"
- Front serviceable with hinged face
- Wifi and software for display included to send messages to display
- Displays time and temperature
- Requires one 20 amp 120 volt circuit (by others).
- Warranty from manufacturer 5 year parts, 1 year labor.

B) steel pole set in concrete per engineers specs

C) Permit and Engineering provided by sign company.

D) Sales Tax LakeCounty

Commander
Johnny Gibbons
1st Vice Commander Mike Seidel
2nd Vice Commander Buzz Miller
3rd Vice Commander Bill Behn
Finance Officer Ralph Munden
Chaplain Lon Hertel
Historian Ray Dickerson
Sgt @ Arms Farrell Massey

The American Legion

Members at Large
Len Bierderman
John Gagliano
Cary Krugh
Bill Walsh
Adjutant Bob Johnson
Judge Advocate Jim Dyser
Service Officer John Trenkle
Immediate Past Commander
Tom Murphy

Veterans Memorial American Legion Post 347Tim Tierney
P.O. Box 1534
Lady Lake, FL. 32158
June 9, 2014

Sign Wizard
2461 S. Hwy 441/27
Suite B
Fruitland Park, FL. 32195

To Whom it may Concern:

This letter is to inform you that I give permission to Sign Wizard or authorized agent to install message sign on American Legion Post 347 property. The authorized work to be done in my name at the American Legion Post 699 W Lady Lake Blvd., Lady Lake FL. 32159.

Sincerely,

Tim Tierney
Commander
American Legion Post 347

PATRICIA L. SIZEMORE
Notary Public - State of Florida
My Comm. Expires Apr 11, 2015
Commission # EE 76990
Bonded Through National Notary Assn.

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

352-751-1500 FAX 352-751-1510 www.ladylake.org

September 22, 2014

RE: Special Use Permit Resolution 2014-118

Dear Property Owner:

This is to notify you that Veterans Memorial Post 347 of the American Legion Inc., has filed an application in regarding erecting a freestanding sign proposed at 699 West Lady Lake Blvd., Lady Lake, FL.

Resolution 2014-118

Special Permit Use application in accordance with the provisions of **Chapter 17, Section 17-3).e).(4)** 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 new freestanding sign proposed to be erected at the property owned by the Veterans Memorial Post 347 of the American Legion Inc., located at 699 West Lady Lake Blvd., 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.

The public hearing date on this petition is scheduled for the following date:

COMMISSION MEETING- Monday, October 6, 2014 at 6:00 p.m.

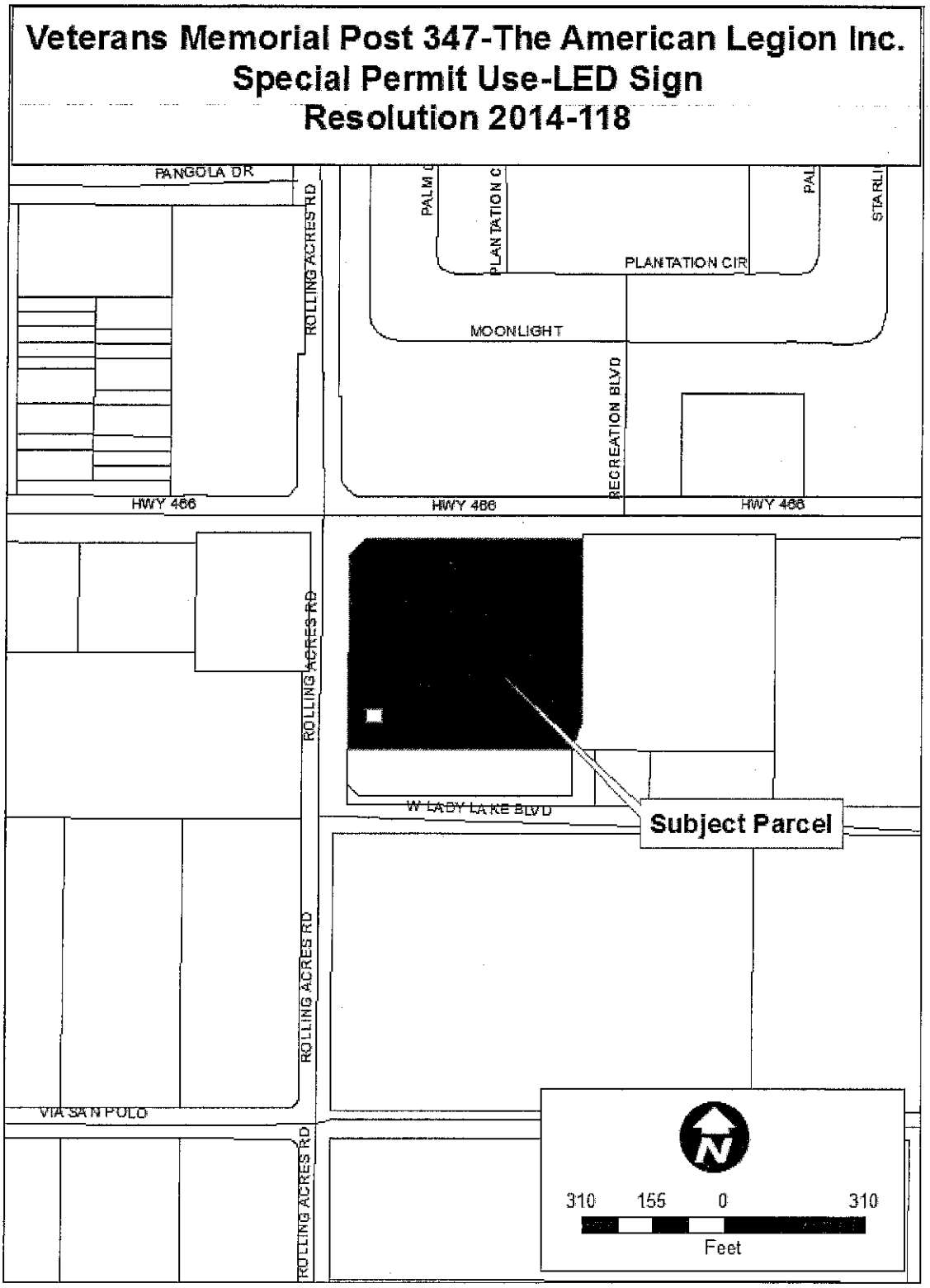
You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petition may be inspected at Town Hall during regular business hours in the Growth Management Department.

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 Town Planner Wendy Then at (352) 751-1582 or via email at **WThen@LadyLake.org**.

Sincerely,

Wendy Then, CFM
Town Planner

SUBJECT PARCEL LOCATION



AltKey	OwnerName	OwnerAddre	OwnerCity	OwnerSta	OwnerZip
1610940					
3250222	LAKE COUNTY/SOLID WASTE	315 W MAIN ST OMB OFFICE	TAVARES	FL	32778
1610958	CHURCH OF ST ALBANS INC	1423 PELICAN PATH	THE VILLAGES	FL	32162
1279887	C L D PROPERTIES LTD	101 NE 16TH AVE	OCALA	FL	34470
3874624	TOWN OF LADY LAKE	409 FENNELL BLVD	LADY LAKE	FL	32159
1800609	SOUTHERN ROLLING ACRES LLC	PO BOX 940279	MAITLAND	FL	32794
1120829	LADY LAKE INC	609 HIGHWAY 466	LADY LAKE	FL	32159

Veterans Memorial Post 347 of the American Legion- 699 West Lady Lake Blvd.

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

352-751-1500 FAX 352-751-1510 www.ladylake.org

September 25, 2014

Timothy John Tierney
Veterans Memorial of the American Legion, Inc.
699 West Lady Lake Blvd
Lady Lake, FL 32159

Re: Veterans Memorial Post 347 of the American Legion, Inc – Special Permit Use Request
For an Electronic Message Board- AK# 3861851- 699 West Lady Lake Blvd.

Dear Applicant:

On 09/04/2014, Town Staff received a Special Permit Use application for the proposal to install an Electronic Message Board on a new freestanding sign to be located at 699 West Lady Lake Blvd. Pursuant to the provisions of *Chapter 17, Section 17-3).e).4).*, the applicant is requesting via Resolution 2014-118 to be allowed the installation of the Electronic Message Board/Marquee Sign. Our TRC Members reviewed the submitted application packets and determined the application complete to move forward to the Town Commission. The applicant will be required to obtain a Right-of-Way Utilization Permit with Lake County Public Works before installing the sign within the permanent construction and grading easement along the southeast corner of the Rolling Acres Rd. and Hwy 466 intersection.

Please accept this communication as a confirmation that the Special Permit Use application Resolution 2014-118 is ready to proceed to the Public Hearing process.

The following public hearing date for your petition has been scheduled as follows:

TOWN COMMISSION MEETING- Monday, October 6, 2014 at 6:00 p.m.

Please be aware that the applicant and/or a designated representative of the property owner must be present during all meetings.

On 09/22/2014, public notices will be sent to the adjacent property owners within 150 feet of the subject parcel notifying about the public hearing dates, and the property will be posted as well.

Let us know if you have any questions regarding the process and notify us should there be a conflict with your schedule and the scheduled meeting dates.

Respectfully Submitted,

Wendy Then, CFM
Growth Management Dept.
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159
Phone-352-751-1582 Fax 352-751-1514

TECHNICAL REVIEW COMMITTEE COMMENTS
FIRST REVIEW 09/25/2014

Project: Veterans Memorial Post 347 of the American Legion
Proposal: Resolution 2014-118-Special Permit Use for Electronic Message Board Sign
1st & Final Submittal

Description: On 09/04/2014, Town Staff received a Special Permit Use application for the proposal to install an Electronic Message Board on a new freestanding sign to be located at 699 West Lady Lake Blvd. Pursuant to the provisions of Chapter 17, Section 17-3).e).4)., the applicant is requesting via Resolution 2014-118 to be allowed the installation of the Electronic Message Board/Marquee Sign on the property owned by the Veterans Memorial Post 347 of the American Legion Inc., located at 699 West Lady Lake Blvd. (AK #3861851).

Below are staff comments from the Town of Lady Lake regarding your development project. A hard copy via hand delivery and an electronic copy via e-mail are provided to the applicant. Comments are organized by department and must be sufficiently addressed before the proposal may proceed. If a re-submittal is warranted, the applicant shall provide written responses to each individual staff comment contained within this transmittal. **Re-submittals will not be accepted without bulleted written responses.**

Following submittal of any required revisions and responses, correspondence will be forwarded indicating the proposal's status, either: (1) requiring additional revision or documentations; or (2) ready for approval. Site plans are subject to public hearing, as well as plats, annexation requests, zoning requests, and comprehensive plan requests. When applicable, you will receive written notification that the item is scheduled for review by the Planning and Zoning Board or Town Commission. For additional information, contact Thad Carroll at (352) 751-1521.

GROWTH MANAGEMENT

Questions may be directed to Wendy Then, at wthen@ladylake.org

1. Application is deemed complete. No further comments at this time.

POLICE

Questions may be directed to Chief Chris McKinstry at cmckinstry@ladylake.org

1. There are no comments at this time pertaining to any issues concerning the Police Department for this application.

FIRE

Questions may be directed to Kerry Barnett k-l5122@peoplepc.com or Capt. Dan Hickey at

1. There are no comments at this time pertaining to any issues concerning Fire for this application.

BUILDING

Questions may be directed to Dallas Foss, Building Official at dfoss@usanova.com

1. There are no comments at this time pertaining to any issues concerning the Florida Building Code by the Building Official for this application.

PUBLIC WORKS

Questions may be directed to Butch Goodman, Utilities Supervisor at bgoodman@ladylakepw.org

1. Comment:
   - Applicant must mark on the ground with white marking paint where the base of the sign is going to be installed and then call 811 for a dig ticket that would allow all potential underground conflicts to be identified and resolved if needed.

LAKE COUNTY PUBLIC WORKS

Questions may be directed to Ross Pluta, Engineer with Lake County Public Works Dept., at 352-483-9041 rpluta@lakecountyfl.gov

1. Comment:
   Due to visibility triangle/sight distance requirements we can permit the requested sign only past the line as shown on the attached pictures (please see pictures attached). This line/setback shall be surveyed and shown on the submitted R/W Utilization Permit Application Plan.

ENGINEERING CONSULTANT

Questions may be directed to Chris Schultz, P.E., at chris.schultz@neel-schaffer.com

1. There are no comments at this time pertaining to any issues concerning Town Engineer for this application.

LAKE COUNTY
FLORIDA

Right-of-Way Utilization Permit

Please complete a separate application for each road

Date: 9/24/2014

American Legion Post 347
Applicant Name:

699 W. Lady Lake Blvd
Applicant's Street Address

Lady Lake, FL 32158
Applicant's City, State, Zip

20 / 18 South 24
Section Township Range

CR 466 / Rolling Acres Rd
Project Road Name

CLAYTOP
Subdivision and/or Site Plan Name (if applicable)

352-750-2099
Telephone Number

2lpost347@comcast.net
Applicant's e-mail address

☐ Paid _____ Date _____ Rec'd By

If this project will result in any new above ground structures, poles, or facilities please state where and what is proposed. Applicant may be requested to provide an engineer's certification that roadway clearance and sight distances have been met.

Description of Work: Install Freestanding Pylon Sign Electronic Message Boards on the Corner of CR 466 and Rolling Acres Rd (Southeast Corner)

Contractor: Sign Wizard
Start of Construction Date: Upon Approval
Is proposed work within city limits? Yes

Telephone Number: 352-365-6922
Construction duration: 2 days
If so, what city? Lady Lake

A letter of notification was mailed on _____ to the following utilities & municipalities:

Applicant declares that he/she has determined the location of all existing underground and aerial utilities.
Applicant declares that he/she has read the attached application requirements and permit conditions.

Signature of Applicant

Timothy T. Tierney, Commander
Applicant (Print Name)

Road # **To be completed by County Staff**

Permit # _____ Permit Fee: $100.00 Fee Code: **PWRW**

Checked by: _____ Date Checked: _____

Approved by: _____ Date Approved: _____

Special Conditions: _____ Expiration Date: _____

For inspection, call the Lake County Public Works Department at 352-483-9000
Submit Permit to: Lake County Public Works, 437 Ardice Avenue, Eustis, FL 32726

LAKE COUNTY
FLORIDA

Right-of-way Utilization Permit Requirements

The purpose of the Right-of-Way Utilization permit is to control the use of public rights-of-way and public easements and protect the health, safety and welfare of the public. Any work within public rights-of-way requires an approved right-of-way utilization permit.

Application Requirements:
For each road involved, please submit one (1) original application and supporting documentation to the Lake County Department of Public Works.

Completed applications must include a sketch or construction plans drawn to scale, showing the following:

1. The offset from the centerline of the right-of-way or roadway to the proposed utility installation, the road right-of-way width and pavement width, the distance from the edge of pavement to the utility, sidewalks, and the location of all other utilities, including traffic signal utilities, within the area of work.

2. One or more typical cross sections to adequately reflect the location of the utility. Please indicate the minimum vertical clearance above or below the pavement or natural ground.

3. The location of the area of work in relation to the nearest road intersection, bridges, railroad crossings, and other physical features. Please include a location or vicinity map showing the general location of the installation.

All permit applications must demonstrate that the proposed improvements conform to the right-of-way utilization requirements included in the *Lake County Land Development Regulations.*

Projects of significant length and land size may require a complete right-of-way survey.

A performance bond may be required of the applicant in the event the work covered by the right-of-way utilization permit has the potential to significantly damage the right-of-way. The amount of the performance bond shall be 110% of the estimated cost to repair such damage, as determined by Lake County.

Prior to construction, applicant shall provide written notice to all property owners adjacent to the project limits. This notice shall include, at a minimum, the anticipated construction schedule, maintenance of traffic plan and any impacts, permanent or temporary, to the adjacent properties. The notice must provide contact information including the name and telephone number of the project manager. Within a minimum of fourteen (14) calendar days prior to construction, applicant shall provide to the County a copy of the notification with a list of the parties notified.

A copy of the approved permit and related supporting documents shall be on site at all times during construction.

Permit Conditions:
Whenever necessary for the construction, maintenance, operation or alteration of the right-of-way, as determined by the County, any or all of the appurtenances authorized by this permit shall be immediately removed from the right-of-way or relocated, as required by the County, at the expense of the applicant unless reimbursement is specifically authorized.

If above ground utilities are being replaced, the old utilities and utility appurtenances must be removed from County right-of-way within thirty (30) days after new utilities are installed.

All work, materials and equipment shall meet all County codes and standards and shall be subject to inspection by the County. All right-of-way disturbed by this work shall be restored to its original condition or better and in accordance to applicable County Codes. All disturbed areas must be sodded, matching existing grass type. Bahia sod shall be used if no grass is present at time of construction.

The construction and maintenance of this utility shall not interfere with the property and rights of a prior applicant.

Where possible, excavation shall not be allowed within five (5) feet from the edge of the pavement. Situations that cannot meet this requirement shall require prior approval of the County.

The County shall be notified twenty-four (24) hours in advance of starting work. In the interest of public safety all operations shall take place during daylight hours, unless specifically authorized, and discontinued by sunset with proper signage and traffic control devices maintained during off hours.

All traffic detours shall be restricted to the limits of right-of-way with necessary flagmen and marking devices. A traffic detour or lane closure shall require specific approval by the County.

Written approval from the Lake County Engineer shall be required before any alterations to existing traffic signal equipment including, but not limited to: vehicle detection loops and signal timing.

If traffic signal vehicle detection loops are rendered inoperable, temporary detection shall be installed within twenty-four (24) hours.

All traffic signal utilities disturbed by this work shall be restored to its original condition or better. Traffic signal utilities include but not limited to: vehicle detection loops, conduit, cabling, pull boxes, pedestrian signal equipment, span assemblies, signal heads, cabinet assemblies, cameras and fiber optic infrastructure.

All utility construction and maintenance shall be performed with proper shoring, barricades, and maintenance of traffic signage in accordance with the *Manual of Uniform Traffic Control Devices*, with the regulations of Florida Industrial Safety Board, and the *Florida Department of Transportation Safety Manual*.

The County shall not be responsible for damages to any structure placed within the right-of-way. All structures shall be properly maintained, adequately visible or properly delineated to prevent damage due to normal maintenance of the right-of-way.

Open cuts of roads will not be allowed unless specifically authorized by Lake County. Directional bore or jack and bore operations should maintain a five (5) foot minimum clearance from edge of pavement on road crossing each side. Recommended bore depth is thirty-six inches (36") and a minimum bore depth is thirty inches (30"). Any overhead installations should maintain a minimum of eighteen (18) feet vertical clearance over all roadways and driveways.

This permit is effective for one year from its approval date, unless otherwise rescinded by Lake County.

Inspection and Approval of Work:

The County shall have the right to inspect and approve all materials and/or phases of work. Final inspection and acceptance of work by the County must be obtained to document the completion of the work. All work shall be subject to the construction requirements and inspections as required in other provisions of the *Lake County Land Development Regulations*. Pursuant to Section 337.403(1), Florida Statues, any utility placed upon, under, over, or along any public road or publicly owned rail corridor that is found by Lake County to be unreasonably interfering in any way with the convenient, safe, or

continuous use, or maintenance, improvement, extension, or expansion, of such public road or publicly owned rail corridor shall, upon thirty (30) days written notice to the utility or its agent by Lake County be removed or relocated by such utility at its own expense.

It is agreed that in the event the installation, adjustment or relocation of said utilities are scheduled to be done simultaneously with Lake County construction work, the applicant shall coordinate with Lake County before proceeding and shall cooperate with the Lake County's contractor to arrange the sequence of work so as not to delay the work of Lake County contractor, defend any legal claims of Lake County's contractor due to delays caused by the applicant's failure to comply with the approved schedule, and shall comply with all provisions of the law and Lake County's current *Utility Accommodation Manual*. The applicant shall not be responsible for delay beyond its control.

All right-of-way utilization activities shall be reported to Sunshine State One-Call at least seventy-two (72) hours prior to commencement.

Guarantee and Responsibility for Compliance:
In the case of noncompliance with the County's requirements, this permit will be void and the facility will be brought into compliance or removed from the right-of-way at no cost to the County.

The County may issue "Stop Work" order(s) upon any permittee committing or creating an unsafe act which may create a public hazard or who is not complying with this permit or the applicable codes. The order shall remain in effect until such time as these matters are corrected.

Permits shall be issued with the understanding that the applicant shall guarantee all work performed under the terms of the permit for a period of one (1) year from the date of final inspection and acceptance of work.

Any failures shall be repaired by the applicant, at the direction of the County, within five (5) days, unless the urgency of the problem requires a quicker reaction time.

The applicant shall be responsible for all repair costs incurred due to damages to existing utilities by failure to use due care, including errors in locating existing utilities during construction.

Removal/Relocation of Improvements: Upon ten (10) days written notice, the applicant shall be required to remove and/or relocate the improvements placed within the right-of-way at the applicant's sole expense.

It is expressly stipulated that this permit is a license for permissive use only and that the placing of facilities upon public property pursuant to this permit shall not operate to create or vest any property right in said holder.

It is understood and agreed that the rights and privileges herein set out are granted only to the extent of the County's right, title and interest in the land to be entered upon and used by the holder, and the holder will, at all times, assume all risk of and indemnify, defend and save harmless the County of Lake from and against any and all loss, damage, cost or expense arising in any manner on account of the exercise or attempted exercises by said holder of the aforesaid rights and privileges.

I have read and understand the above requirements

9/24/2024

Applicant's Signature/Date

AMERICAN