Revised 11-13-14

REGULAR MEETING OF THE LADY LAKE TOWN COMMISSION

DATE:	**Monday, November 17, 2014**
TIME:	**6:00 p.m.**
PLACE:	**Town Hall Commission Chambers** **409 Fennell Blvd., Lady Lake, Florida**

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA*

A. CALL TO ORDER: Mayor Ruth Kussard

B. PROCEDURAL: *Citizens are encouraged to participate in the Town of Lady Lake meetings. Speakers will be limited to three (3) minutes. Additional time may be granted by the Mayor. Citizen groups are asked to name a spokesperson and the Mayor, at his/her discretion, may allow longer than three minutes. Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and put your cell phone on silent mode.*

C. PLEDGE OF ALLEGIANCE: Mayor Ruth Kussard

D. INVOCATION[1]: Pastor James Keough – Congregational Church of The Villages

E. ROLL CALL

F. PUBLIC COMMENTS[2]

G. CONSENT[3]:

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

2. Consideration of Approval to Renew the Lease Agreement with the Lady Lake Little League for the Guava Street Athletic Complex (Mike Burske)

H. COMMISSION SWEARING-IN CEREMONY:

3. Tony Holden, Ward 2
   Paul Hannan, Ward 4

I. CONSIDERATION OF SELECTION OF MAYOR AND MAYOR PRO-TEM FOR 2014-2015

J. CONSIDERATION OF SELECTION OF COMMISSION LIAISONS FOR 2014-2015

K. OLD BUSINESS:

L. NEW BUSINESS:

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

5. Consideration of Approval to Award RFQ No. 2014-0001 to Connelly & Wicker Inc. for Design Services for the Safe Routes to School Sidewalk Phase 2 (Mike Burske)

6. Consideration of the Villages Golf Car Shop and Service Center Major Modification to Site Plan - MJM 10/14-001 – A Development Consisting of a 2,102 Sq. Ft. Building Addition, a Two-Lane Golf Cart Fueling Area, Landscaping Upgrades and Dumpster Enclosure – Proposed at 903 Avenida Central (Thad Carroll)

7. Consideration to Approve the Staffing and Job Description of a Full-Time Code Enforcement Officer in Lieu of Two Part-Time Officers for the Growth Management Department (Thad Carroll)

M. TOWN ATTORNEY'S REPORT:

8. Ordinance No. 2014-08 – Second/Final Reading – Central Florida Lodging, LLC – Minor Amendment to the Tri-County Villages Development of Regional Impact (DRI), Adopting a Ninth Amendment to the Amended Development Order (Thad Carroll)

N. TOWN MANAGER'S REPORT:

9. Discussion Regarding De-Annexation Request for the Property Located at 244 Moore Place (Kris Kollgaard)

O. MAYOR/COMMISSIONER'S REPORT:

P. PUBLIC COMMENTS[4]

Q. 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 – 11-17-2014

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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 REGULAR MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
November 3, 2014

The regular meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Ruth Kussard presiding. The meeting convened at 6:00 p.m.

A. CALL TO ORDER: Mayor Ruth Kussard

B. PROCEDURAL: *Citizens are encouraged to participate in the Town of Lady Lake meetings. Speakers will be limited to three (3) minutes. Additional time may be granted by the Mayor. Citizen groups are asked to name a spokesperson and the Mayor, at his/her discretion, may allow longer than three minutes. Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and put your cell phone on silent mode.*

C. PLEDGE OF ALLEGIANCE: Led by Joe Quinn.

D. INVOCATION[i]: Father Gregg Elliott – St. Timothy's Catholic Church

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

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; Mike Burske, Parks and Recreation Director; C.T. Eagle, Public Works Director; Jeannine Michaud, Finance Director; Pam Winegardner, Assistant Finance Director; Chief Chris McKinstry and Officer Matthew Duryea, Police Department; 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.

Mayor Kussard invited Police Chief Chris McKinstry to the podium.

Chief McKinstry introduced the Town's newest police officer, Matthew Duryea; stating he and his wife have moved to this area from South Florida and that he is confident he will be a good addition to the Town.

G. CONSENT[iii]**:**

1. <u>Minutes</u> – October 20, 2014 – Special Commission Workshop Meeting

– October 20, 2014 – Regular Commission Meeting
– October 21, 2014 – Special Commission Meeting
– October 23, 2014 – Special Commission Meeting

2. Consideration to Renew the Lease Agreement between the Town and the Lady Lake Dog Park Association (Mike Burske)

The background summary for this agenda item is on file in the Clerk's office. It states that the Lady Lake Dog Park Association desires to once again renew its' lease with the Town of Lady Lake. The agreement will terminate on September 30, 2015 and will have a one year term. The dates are the main changes to this document. The Town Attorney has reviewed the insurance and the required changes were made to the insurance by the Lady Lake Dog Park Association. Documents were included in the packet for review.

3. Consideration of Renewal of Inspection Plus Contract with Simplex Grinnell (C.T. Eagle)

The background summary for this agenda item is on file in the Clerk's office. It states that Simplex Grinnell provides security-related services to the Town as contracted to do in 2010. A one year term renewal of the previously approved contract is included in the packet. Staff recommends approval of the renewal since there is no increase in costs or changes in services and contract terms. This is a budgeted item.

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

H. OLD BUSINESS: No old business.

I. NEW BUSINESS:

4. Consideration of Approval to Enter into a Memorandum of Understanding (MOU) with the Haven of Lake & Sumter Counties, Inc. (Chris McKinstry)

Police Chief Chris McKinstry gave the background summary for this agenda item (on file in the Clerk's Office). He stated that the purpose of this Memorandum of Understanding is to coordinate services of the Lady Lake Police Department and Haven of Lake & Sumter Counties, Inc. through partnership and collaboration. Chief McKinstry stated that by participating in this agreement, all partners are expressing their commitment to work as equals within their own unique roles to accomplish their mission, while understanding that addressing the overall problem of domestic violence and child abuse requires a respectful, shared response. He reported that Town Attorney Derek Schroth has reviewed this MOU, and that a couple of changes have been made since the packet went out that includes the addition of the year 1977 for the history of collaborations and the last sentence was struck from Item #6 regarding sharing information with parents.

Commissioner Vincent asked why the sentence was struck regarding informing parents.

Attorney Derek Schroth replied that there is no need to inform the parents under the Statute's confidentiality provisions.

Upon a motion by Commissioner Holden and a second by Commissioner Richards, the Commission approved the consideration to enter into a Memorandum of Understanding (MOU) with the Haven of Lake & Sumter Counties, Inc., by a vote of 5 to 0.

5. Consideration of Approval to Enter into a Memorandum of Understanding (MOU) with LifeStream Behavioral Center, Inc. (Chris McKinstry)

Police Chief Chris McKinstry gave the background summary for this agenda item (on file in the Clerk's Office). He stated that the purpose of this Memorandum of Understanding is to coordinate services of the Lady Lake Police Department and LifeStream Behavioral Center, Inc. through partnership and collaboration. Chief McKinstry stated that by participating in this agreement, both partners are expressing their commitment to work as equals within their own unique roles to accomplish their mission to assist in building a community based system of care for justice involved persons with behavioral health disorders who meet criteria for a jail diversion program. He reported that Town Attorney Derek Schroth has reviewed this MOU.

Commissioner Hannan asked if the Town had an agreement with LifeStream in the past.

Chief McKinstry replied that the Town has had signed agreements, but no Memorandum of Understanding.

Upon a motion by Commissioner Richards and a second by Commissioner Hannan, the Commission approved the consideration to enter into a Memorandum of Understanding (MOU) with LifeStream Behavioral Center, Inc., by a vote of 5 to 0.

J. TOWN ATTORNEY'S REPORT:

6. Ordinance No. 2014-08 – First Reading – Central Florida Lodging, LLC – Minor Amendment to the Tri-County Villages Development of Regional Impact (DRI), Adopting a Ninth Amendment to the Amended Development Order (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's Office). He stated that applicant Martin L. Dzuro, on behalf of Central Florida Lodging, LLC, has submitted an application for a minor amendment to the Tri-County Villages of Lake Development of Regional Impact (DRI) development order. Mr. Carroll stated that the La Hacienda Hotel is located at 1201 Avenida Central, in Spanish Springs within The Villages Town Center, and the proposed use of the property is to reflect conversion of entitlements within the DRI on Map H and Map H-1. The DRI Development Order must be amended in order to convert 29 hotel rooms into 48 townhomes/condominium units and to show the acreage changes to Hotel and Residential.

The Town Center Commercial category in the DRI is being amended to permit the townhomes/condominium use by amending the Phase Allocation table to identify townhomes/condominium units as a permitted use in the Town Center Commercial category. The Town of Lady Lake Comprehensive Plan and Zoning Designation of the property already permit the townhomes/condominium use.

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

Mr. Carroll noted that on a correspondence dated October 17, 2014 (included in packet), the MPO determined that reducing the number of approved hotel rooms by 29 and replacing them with 48 residential condominiums will result in no net new trips.

Drawings of Map H and Map H-1 of the DRI were shown, along with photos of the posting of the property.

Mr. Carroll reported that prior to the Planning and Zoning Board meeting, the MPO was not able to substantiate the methodology of The Villages traffic study, therefore the applicant agreed to an exchange of 42 hotel rooms for the 48 condo/townhome units, should it be found necessary pending the finding of the MPO. As noted by the October 17, 2014 correspondence, the MPO does concur with the original proposed exchange of 29 hotel units for the 48 condo/townhome units for equivalency of traffic impacts.

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

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

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

Mr. Carroll reviewed the changes to Map H-1 as a result of the amendment as follows, reflecting the conversion of the allocation of 29 hotel rooms to 48 residential units:

<u>Original Map H-1 (Exhibit B) January 2014</u>

Hotel Rooms	333
Residential Units	2,060

<u>Amended Map H-1 (Exhibit 1) September 2014</u>

Hotel Rooms	304
Residential Units	2,108

Mr. Carroll reported that notices to inform the surrounding property owners (5) within 150' of the subject property of the proposed amendment were mailed by certified mail return receipt on Monday, September 29, 2014 and the property was also posted this same date. He stated that four receipts have been received back and the two not received are from the applicant and adjacent hotel.

Mr. Carroll reported that the members of the Technical Review Committee individually reviewed the application for Ordinance No. 2014-08 and provided all comments by Thursday, October 23, 2014. The TRC report is included in the packet. At the October 13, 2014 meeting, the Planning and Zoning Board voted 3-0 to forward Ordinance No. 2014-08 to the Town Commission with the recommendation of approval. The Town Commission is tentatively scheduled to consider Ordinance No. 2014-08 for second and final reading at their regular meeting on Monday, November 17, 2014.

Mr. Carroll stated that the applicant is present, as is his representative, Darren Taylor, to answer any questions.

Mayor Kussard asked if there were any questions from the Commissioners or the audience, and hearing none, asked for a vote.

Upon a motion by Commissioner Richards and a second by Commissioner Holden, the Commission approved Ordinance No. 2014-08 – First Reading – Central Florida Lodging, LLC – Minor Amendment to the Tri-County Villages Development of Regional Impact (DRI), Adopting a Ninth Amendment to the Amended Development Order, by the following roll call vote:

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

7. <u>Ordinance No. 2014-09 – Second/Final Reading – Medical Marijuana Moratorium (Derek Schroth)</u>

Town Attorney Derek Schroth read the ordinance by title only.

Mr. Schroth gave the background summary for this agenda item (on file in the Clerk's office). It states that Ordinance No. 2014-09 – Second/Final Reading – is an ordinance establishing a temporary moratorium on the submittal, processing and issuance of local business tax receipts or land use modifications, or approval for marijuana dispensing organizations or medical marijuana treatment centers, for a period of 280 days from the date of adoption of this ordinance. He stated that this ordinance is in anticipation of the potential passing of Amendment 2 tomorrow, and the moratorium will be important to give the Town sufficient time to establish regulations or elect to not permit it if it is within the Town's discretion after the Department of Health comes out with their rule should Amendment 2 pass.

Mayor Kussard asked if there were any questions from the Commissioners or the audience, and hearing none, asked for a vote.

Upon a motion by Commissioner Richards and a second by Commissioner Hannan, the Commission approved Ordinance No. 2014-09 – Second/Final Reading – Medical Marijuana Moratorium, by the following roll call vote:

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

8. Resolution No. 2014-118 – First/Final Reading – (Tabled from October 6, 2014) – 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)

Town Attorney Derek Schroth read the resolution by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's Office). He stated that the 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).

Mr. Carroll reported that the request was tabled at the October 6, 2014 Town Commission meeting and the applicant was directed to modify the location of the sign placement, and at this time, the applicant is proposing Option A or Option B to accommodate that request:

- In Setback Option A, the applicant is proposing a 10-foot setback with a sign height of 7 feet above sidewalk.
- In Setback Option B, the applicant is proposing a 15-foot setback with a sign height of 6 feet above sidewalk.

Mr. Carroll reported that staff supports the recommendation of approval of Resolution No. 2014-118 with Setback Option B.

Drawings of the location of the sign under proposed Option A and Option B were shown.

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 7 feet 6 inches in width with a digital LED copy area of 14 sq. ft. 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 to change in height based on the option

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selected; never to exceed eight 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 meet visibility triangle requirements.

Mr. Carroll reported that 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 Regulations, Chapter 17, Section 17-3).e).(4)., including dimming features and capabilities for the light-emitting diode (LED) sign, and using amber lettering. A rendering of the proposed sign was shown.

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.

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).

<u>Chapter 17, Section 17-3,(e), (4) Review Criteria.</u> 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) sq. ft. 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.

Mr. Carroll reported that 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 on Monday, September 22, 2014 and the property was also posted this same date. He stated one call was received from an adjacent property owner who was curious as to what was occurring on the site.

Mr. Carroll reported the application was received on Thursday, September 4, 2014. Members of the Technical Review Committee individually reviewed the application for Resolution No. 2014-118 and provided all comments by Thursday, September 25, 2014. The TRC report was included in the packet. Mr. Carroll noted that the Planning and Zoning Board does not review Special Permit Use applications, and at the October 6, 2014 Town Commission meeting, Resolution No. 2014-118 was tabled to allow the applicant to prepare alternatives for sign setback locations.

Mr. Carroll stated that Mr. Tierney is present to address any questions.

Mayor Kussard asked if there were any questions from the Commissioners or the audience, and hearing none, asked for a vote.

Upon a motion by Commissioner Hannan and a second by Commissioner Holden the Commission approved Resolution No. 2014-118 – Setback Option B regarding new proposed sign location – First/Final Reading – (Tabled from October 6, 2014) – 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., by the following roll call vote:

HOLDEN	***YES***
VINCENT	***YES***
HANNAN	***YES***
RICHARDS	***NO***
KUSSARD	***YES***

K. TOWN MANAGER'S REPORT:

Town Manager Kris Kollgaard reported that the penny sales tax is up for renewal in 2017 and the Lake County Board of County Commissioners has talked about possibly putting it on the ballot this upcoming 2015 to see if voters want to renew it. Lake County League of Cities has requested that all the municipalities get together and each one submit what the penny sales tax

has been used for in the past, along with possible uses for it in the future, if it is renewed for the next 15 years. She asked the Commissioners to think about it and submit a list, as will staff, and it will be considered at a future Commission meeting.

Ms. Kollgaard asked if the Commissioners would be interested in viewing videos provided by Human Resources on diversity training regarding discrimination and harassment, which is mandatory for all employees. She stated that they could be shown at a special meeting prior to the conceptual plans.

It was the consensus of the Commissioners that they would be agreeable to view the diversity training videos at a future meeting.

L. MAYOR/COMMISSIONER'S REPORT:

Mayor Kussard asked if the Commissioners had anything to report. There were no reports.

M. PUBLIC COMMENTS[iv]

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

Mayor Kussard asked that everyone remember to vote tomorrow, if they have not already voted.

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

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Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

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[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.*

G-2

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 17, 2014

SUBJECT: Consideration of Approval to Renew the Lease Agreement with the Lady Lake Little League for the Guava Street Athletic Complex

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DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approval to Renew the Lease Agreement with the Lady Lake Little League for the Guava Street Athletic Complex

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SUMMARY: The Little League desires to renew their lease agreement with the Town. The only changes to this document are the dates, which have been changed and the indemnity insurance that has been struck through. The Town Attorney has reviewed the document and insurance prior to it being submitted for your approval.

FISCAL IMPACT: $1,000.00 – Revenue; Little League pays for concession stand power. Town pays for field lights, irrigation and field maintenance.

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

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

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

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DEPARTMENT HEAD	**Submitted** 11/05/14		**Date** 10/17/14
FINANCE DEPARTMENT	**Approved as to Budget Requirements**		**Date** 11/6/14
HR	**Approved as to Form** 11-06-14	**Date**	
TOWN ATTORNEY	**Approved as to Form and Legality**		**Date**
TOWN MANAGER	**Approved Agenda Item for:** 11-17-14		**Date** 11-6-14

COMMISSION ACTION:

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

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

CERTIFICATE OF LIABILITY INSURANCE

DATE 11/15/13

Keystone Risk Managers, LLC
1995 Point Township Drive
Northumberland, PA 17867

CERTIFICATE # 2091508-1

2 09 15

ADDITIONAL NAMED INSURED:

LADY LAKE LL
JEREMY SWEENEY
2717 SEMINOLE TR

LEESBURG FL 34748

INSURERS AFFORDING COVERAGE:

INSURER A:	LEXINGTON INSURANCE COMP
INSURER B: (Non-Liability)	NATIONAL UNION FIRE INSURA COMPANY OF PITTSBURGH, PA
INSURER C:	CHARTIS SPECIALTY INSURANCE COMPANY

COVERAGES

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

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE MM/DD/YYYY	POLICY EXPIRATION DATE MM/DD/YYYY	LIMITS	
		GENERAL LIABILITY				EACH OCCURRENCE	$1,000,0
A	X	X OCCURRENCE	011225803	1/01/2014	1/01/2015	GENERAL AGGREGATE	$2,000,0
		X INCL. PARTICIPANTS	Property Damage Deductible: $250			PRODUCTS/COMP OPS AGGREGATE	$1,000,0
		X SEXUAL ABUSE				SEXUAL ABUSE OCCURRENCE	$1,000,0
						SEXUAL ABUSE AGGREGATE	$2,000,0
		MEDICAL PAYMENTS				ANY ONE PERSON	
A	X	DIRECTORS & OFFICERS	15819360	1/01/2014	1/01/2015	EACH LOSS	$1,000,000
						AGGREGATE	$1,000,000
A	X	CRIME COVERAGE	011408711	1/01/2014	1/01/2015	EACH LOSS	$35,000
			Crime Deductible: $250 Property/$1,000 Money			AGGREGATE	NONE
B	X	SPORTS-EXCESS ACCIDENT	SRG9105434	1/01/2014	1/01/2015	As in Master Policy Med. Max. $100,000 Ded. $50	As in Master Policy Excess

"X" INDICATES COVERAGE SELECTED FOR ADDITIONAL NAMED INSURED

ADDITIONAL INSURED

Who is an insured (SECTION II) of the General Liability policy is amended to include as an insured the person or organization shown in the schedule, but only with respe liability arising out of the above named Little League's maintenance or use of ball fields, or other premises loaned, donated, or rented to that Little League by such perso organizations and subject to the following additional exclusions:

1. Structural alterations, new construction, maintenance, repair or demolition operations performed by or on behalf of the person or organization designated in the Schedule u performed by the above named Little League and
2. That part of the ball field or other premises not being used by the above named Little League

NAME AND ADDRESS OF PERSON OR ORGANIZATION:

1. TOWN OF LADY LAKE

INSURED

Little League Baseball Risk Purchasing Group, Inc.
539 U.S. RT. 15 HIGHWAY
South Williamsport, PA 17702

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES TO THE ABOVE NAMED LITTLE LEAGUE BE CANCELED BEFOR EXPIRATION DATE THEREOF, THE ISSUING INSURER OR THEIR REPRESENTATIVE WILL MAIL 30 DAYS WRITTEN N TO THE DESIGNATED PERSON OR ORGANIZATION AT THEIR LAST KNOWN ADDRESS TO US.

AUTHORIZED REPRESENTATIVE

Reply Reply to all Forward | Close | Help

You forwarded this message on 10/30/2014 10:06 AM.

From: Michael Spradlin [mike.spradlin@gmail.com] Sent: Thu 10/30/2014 9:56 AM

To: Jeremy Sweeney; Mike Burske

Cc:

Subject: Insurance

Attachments:

View As Web Page

Good morning gentlemen,

I think the lease is being misread. The intent was for the Little League to cover the Town against any liability arising from the use of the fields.

The paragraph about the insurance has been in our leases since at least 2004, which is as far back as I have a copy. It requires Little League to furnish General Insurance to "protect the Town from damages which may occur resulting from personal injuries or damages to the premises". That is liability insurance, which is what both the Little League and the Soccer Club are providing. Little League's liability insurance goes a little further by covering crime, sexual abuse and our officers and directors. The Town surely must have insurance covering it's properties against damage.

With our aggregate limits at $2,000,000 we are far exceeding the $300,000 called for in the lease.

Since Little League doesn't "own" any of the property that we lease, disregarding the concession stand, we cannot purchase any property insurance. The only way Little League can purchase property damage insurance is to specifically add that language to the lease and describe what is is we are insuring along with dollar amounts of those items adding up to $300,000.

I'm not trying to weasel out of this issue, I just think it IS an issue. The lease is basically unchanged for the last 10 years and our insurance is the same it has always been.

Thanks,

Mike Spradlin, Treasurer
Charter Board Member

--
Michael W. Spradlin
1300 Spring Lake Road
Fruitland Park, FL. 34731
352-267-0378

Reply Reply to all Forward | Close | Help

From: Derek Schroth [dschroth@bowenschroth.com] Sent: Tue 11/4/2014 12:17 PM

To: Mike Burske

Cc: Kris Kollgaard

Subject: Re: Little League Lease Agreement

Attachments:

View As Web Page

Correct.

Derek Schroth

On Nov 4, 2014, at 11:39 AM, "Mike Burske" <mburske@ladylake.org> wrote:

> Dertek, as we discussed, last night. this one is ready to go to the Commission correct?...mike
>
>
> -----Original Message-----
> From: Derek Schroth [mailto:dschroth@bowenschroth.com]
> Sent: Thu 10/9/2014 3:35 PM
> To: Mike Burske
> Cc: Kris Kollgaard
> Subject: RE: Little League Lease Agreement
>
> $300,000 limit for Little League.
>
> Sincerely,
>
> DEREK A. SCHROTH
> BOWEN & SCHROTH, P.A.
> 600 Jennings Ave.
> Eustis, Florida 32726
> Telephone: (352) 589-1414
> Facsimile: (352) 589-1726
> Florida Bar No. 0352070
> Web Site: www.bowenschroth.com
>
>
>
> -----Original Message-----
> From: Mike Burske [mailto:mburske@ladylake.org]
> Sent: Thursday, October 09, 2014 8:22 AM
> To: Derek Schroth
> Cc: Kris Kollgaard
> Subject: RE: Little League Lease Agreement
>
> Derek, Little League is adding this to their insurance. What limits would you like to see for damage to premises for Little League. also, have you had time to look over the Kiwanis lease and insurance. It looked like they were well insured for what they used the train car for...mike
>
>
> -----Original Message-----
> From: Derek Schroth [mailto:dschroth@bowenschroth.com]
> Sent: Mon 10/6/2014 12:15 PM

> To: Mike Burske
> Cc: Kris Kollgaard
> Subject: RE: Little League Lease Agreement
>
> Good Afternoon Mike:
>
> Section 9 of the lease mandates insurance requirements and specifies that coverage for damage to the premises is required. On the face of the certificate, there is no property damage coverage for the premises. We contacted KeyStone Risk Managers, LLC, who issued the Certificate of Liability Insurance. We spoke with Kitty Strauss and she confirmed this policy does not have property damage coverage for property leased or rented by the little league.
>
> Also, the policy provided expires on January 1, 2015 and the lease ends on September 30, 2015.
>
> Sincerely,
>
> DEREK A. SCHROTH
> BOWEN & SCHROTH, P.A.
> 600 Jennings Ave.
> Eustis, Florida 32726
> Telephone: (352) 589-1414
> Facsimile: (352) 589-1726
> Florida Bar No. 0352070
> Web Site: www.bowenschroth.com
>
>
> -----Original Message-----
> From: Mike Burske [mailto:mburske@ladylake.org]
> Sent: Thursday, October 02, 2014 9:54 AM
> To: dschroth@brslegal.com
> Cc: Kris Kollgaard
> Subject: Little League Lease Agreement
>
> Derek, as attached, please find the Little League Lease Agreement. As mentioned before, please look over the insurance and see if you are fine with what they have...Mike
>
>

NEW

LEASE AGREEMENT
BETWEEN THE TOWN OF LADY LAKE, FL.
AND THE
LADY LAKE LITTLE LEAGUE

THIS AGREEMENT is made this _____ day of _____2014, by and between the TOWN OF LADY LAKE, Lady Lake, Florida ("LESSOR"), and the LADY LAKE LITTLE LEAGUE, ("LESSEE"), whose address is P.O. Box 181 Lady Lake FL, 32158.

RECITALS

WHEREAS, LESSOR is the owner of the GUAVA STREET ATHLETIC COMPLEX, which includes four (4) baseball fields and one (1) concession stand/restroom facility;

WHEREAS, LESSEE desires to lease the Concession Stand and the baseball fields subject to the conditions contained here from LESSOR for a one (1) year lease period for the purpose of playing baseball games, conducting baseball practices, hosting baseball camps and instructional clinics, conducting fundraising events and ceremonies related to baseball, and selling concessions to benefit the Lady Lake Little League;

WHEREAS, LESSOR agrees to permit the use of the four (4) baseball fields and the Concession Stand to LESSEE under the terms and conditions set forth herein, for a one (1) year period. LESSEE agrees to relinquish its exclusive use of the baseball fields on Wednesdays and Sundays at which time use of the baseball fields will be coordinated through the Town of Lady Lake Department of Parks & Recreation;

WHEREAS, LESSEE agrees to be responsible for the condition of the concession stand, including, but not limited to, cleaning of the premises, as well as the adjoining restrooms. LESSOR agrees that the boardroom of the building may be used by LESSEE for meetings and for the storage of youth baseball equipment and materials;

THEREFORE, IN CONSIDERATION of the foregoing recitals which are incorporated_herein, and in further consideration of the mutual covenants contained herein and other valuable consideration receipt of which is hereby acknowledged, the parties hereby covenant and agree as follows:

(1) **Demised Premises**. LESSOR hereby grants to LESSEE, and LESSEE hereby leases from LESSOR, the four (4) Baseball Fields and the Concession Stand located at the Guava Street Athletic Complex. LESSOR hereby grants LESSEE permission to use the boardroom of the building for its meetings and for the storage of youth baseball equipment and materials.

(2) **Term**. This Lease shall be for a one (1) year term, beginning October 1, 2014 and ending on September 30, 2015 unless otherwise terminated pursuant to the terms stated herein.

(3) **Rent**. The total rent due from LESSEE to LESSOR during the term of this Lease Agreement shall be five hundred dollars ($500.00) per season.

(4) **Payment of Power Bills**. LESSOR has installed a separate electric meter at the Concession Stand. LESSEE shall pay any and all power bills and costs associated with LESSEE use of the Concession Stand, including but not limited to any connection fees, late payment fees, and other associated costs.

(5) **Maintenance.** LESSEE shall be responsible for regular maintenance of the interior of the Concession Stand. Specifically, LESSEE shall be responsible for restoring the Concession Stand to a clean and tidy condition after each and every use; removing all garbage and waste from the Concession Stand after each and every use; removing any and all litter from the baseball fields, dugout areas, Press Boxes, and grass areas adjacent to the fields following each and every use, and placing the same in the appropriate receptacles; and cleaning the inside of the Concession Stand restroom facilities during baseball programming. In order to assure compliance with this provision, LESSOR may enter the Concession Stand monthly and inspect the Baseball Fields at any time. LESSOR shall be responsible for maintaining the exterior of the Concession Stand to include painting and pressure washing. Maintenance requests for exterior maintenance from the Little League must be sent via e-mail to the Parks and Recreation Director. The Parks and Recreation Director will drag, mow, fertilize, seed and apply weed control to the fields. The Department will drag and line the field Monday through Friday, except holidays and weather permitting. The Little League has the opportunity to register a board member with the Town as a Town Volunteer to drag and line the fields on weekends or at any time the Department is unable to perform these activities. The Little League has the opportunity to host maintenance activities to the facilities at the baseball fields provided an e-mail has been sent for prior approval of what is to be fixed, maintained or repaired. The Town will provide pest control services at its cost.

(6) **Repairs.** LESSEE agrees to repair, within a reasonable amount of time, any damages to the fields, dugouts, Press-Box and Concession Stand, that have been caused by LESSEE, LESSEE agents, employees, patrons, or invitees. In the event that LESSEE, after written demand of LESSOR, sent via U.S. certified mail, return receipt requested, hereby fails to repair any damages caused and return the damaged premises to its original use within two (2) weeks from receipt of said demand, LESSOR may terminate this Lease as provided herein. In the event of termination of this Lease due to LESSEE'S failure to repair any damages caused, LESSOR may repair said damages and LESSEE hereby agrees to render payment for any costs associated with said repairs, upon demand of same.

(7) **Alterations.** LESSEE shall make no changes, alterations, or improvements to the real property covered under the terms of this agreement, without the prior written approval of same by LESSOR. Upon the termination of this Agreement, any such changes, alterations, or improvements, excluding personal or non-installed equipment, shall become the property of LESSOR_or should LESSOR elect in its sole discretion, the lease property shall be restored to its original condition at LESSEE's expense.

(8) **Assignment and Subletting.** LESSEE shall not assign this lease, or sublet or grant any concession or license to use the leased premises or any part thereof. An assignment, subletting, concession, or license without the written consent of LESSOR, or an assignment or subletting by operation of law, shall be void and shall, at LESSOR's option, terminate this lease.

(9) **Insurance**. LESSEE agrees to purchase and provide a Certificate of General Insurance yearly specifically naming and/or listing the TOWN OF LADY LAKE, FLORIDA as an additional insured party to protect LESSOR against any damages which may occur during the time LESSEE occupies or uses said premises whether resulting from personal injuries or damage to the premises or to any person using the premises or any invitee of LESSEE, including, but not limited to patrons, volunteers, or employees, in an amount not less than One Hundred Thousand and No/100Dollars ($100,000.00) per person, and Three Hundred Thousand and No/100 Dollars ($300,000.00) per occurrence. Further, the Certificate of General Insurance shall protect LESSOR against Product Liability damages which may occur during the time LESSEE sells food on the premises. LESSEE shall immediately provide LESSOR proof of insurance for its records by the first registration date of the Spring season as required herein, otherwise LESSOR may terminate this Lease Agreemen.

(10) **Use of Demised Premises; Limitations on Wednesday and Sundays.** LESSEE shall only use the Concession Stand for the purpose of selling concessions for the benefit of the Lady Lake Little League and all activities directly related to baseball programming. LESEE shall only use the boardroom for its own meetings and the storage of Lady Lake Little League equipment. LESSEE shall use the baseball fields for youth baseball games, practices, fundraising events and ceremonies pertaining to the baseball league, and meetings of the Lady Lake Little League. The Town accepts OPENING DAY and CLOSING DAY CEREMONIES and events as part of the Little League Program. An e-mail or hard copy of the event outline shall be given to the Parks and Recreation Director no less than two weeks before the event. At this time, proof of insurance for HIGH RISK activities to include bounce houses and amusement type activities must have the certificate of insurance naming the Town as the certificate holder. **The certificate must state which rides are covered under the certificate of insurance.** Once the information has been submitted to the Town, the Town Manager, Risk Manager and the Parks and Recreation Director will review the outline and the insurance information. No other use of the premises by LESSEE shall be permitted without the written consent of LESSOR. LESSEE shall not be entitled to exclusive use of the baseball fields on Wednesday and Sundays, and LESSOR shall be permitted to schedule use of the baseball fields by other organizations pursuant to the Town's regulations governing the same. In the event that LESSEE desires to use one or more of the baseball fields on Wednesdays and Sundays, LESSEE shall coordinate scheduling with the Lady Lake Department of Parks & Recreation.

(11) **Use of Facilities by LESSOR other than Wednesdays and Sundays.** LESSOR shall be permitted to schedule events at the Guava Street Complex provided such events do not interfere with LESSEE's permitted use of the facility for baseball games, practices, ceremonies, fundraising events, and other permitted activities. In the event LESSOR desires to use the Guava Street Complex or schedule events on days other than Wednesdays and Sundays, LESSOR shall contact LESSEE at least forty five (45) days prior to the event for scheduling clearance, which clearance shall not be unreasonably withheld.

(12) **Condition of Fields**. LESSEE shall determine whether playing conditions of the ball fields are appropriate for play. In no event shall the Town be responsible for any injury or damage caused by weather or unsuitable playing conditions.

(13) **Termination.** During the term of this Agreement, either party may terminate this Lease Agreement by delivering written notice via U.S. Certified Mail, return receipt requested, of its intention to terminate the Agreement no less than sixty (60) days prior to the date of termination. In the event LESSEE violates any of the terms and conditions stated herein, LESSOR shall have the right to cancel this Lease Agreement by delivering written notification via U.S. Certified Mail, return receipt requested, to LESSEE specifically detailing any violations. Once written notice of any violation has been received to the then acting President of Lady Lake Little League, Inc., LESSEE will have fourteen (14) days within which to conform to the agreement and correct the violation to LESSOR's satisfaction. If not, LESSOR may terminate this agreement forthwith.

(14) **Hold Harmless and Indemnification.** LESSEE agrees to indemnify and hold harmless LESSOR, its agents, employees, or any other person against loss or expense including attorney's fees, by reason of the liability imposed by law upon LESSEE, for damage because of bodily injury, including death, sustained by any person or persons, or on account of damage to property arising out of or in consequence of this Lease Agreement, whether such injuries to persons or damage to property are due or claim to be due to any negligence of its employees or agents or any other person. It is further understood and agreed that the LESSEE shall, at the option of LESSOR, defend LESSOR with appropriate counsel and shall further bear all costs

and expenses, including the expense of counsel, in the defense of any suit arising hereunder, including the cost of appeals associated with any such suit.

(15) **Entry for Inspection and Repairs**. With the exception of cases of emergency, LESSOR shall provide notification 48 hours in advance prior to entering the leased premises to (i) make inspections, and (ii) if deemed necessary by LESSOR, to make repairs and alterations to the leased premises. This provision shall not create an obligation to make such repairs.

(16) **Attorney's Fees.** In the event of a dispute between the parties arising out of their relationship or this Agreement, the prevailing party shall be entitled to payment for all attorney's fees and costs (including pre-litigation fees, litigation fees, appellate fees, and bankruptcy fees, if any).

IN WITNESS WHEREOF, LESSOR, AND LESSEE have executed this instrument by their respective officers duly authorized to execute the same, all as of the _____day of _____, 2014.

TOWN OF LADY LAKE

_____
Ruth Kussard, Mayor

Attest:

_____
Kris Kollgaard, Town Clerk

Approved as to form:

_____
Derek Schroth, Town Attorney

LADY LAKE LITTLE LEAGUE

_____
President

Indemnity. The LADY LAKE LITTLE LEAGUE shall defend, indemnify and hold harmless the TOWN of Lady Lake hereinafter "the TOWN" and all of the TOWN's officers, agents, and employees from and against all claims, liability, loss and expense, including reasonable costs, collection expenses, attorneys' fees, and court costs which may arise because of the negligence (whether active or passive), misconduct, or other fault, in whole or in part (whether joint, concurrent, or contributing), of the LADY LAKE LITTLE LEAGUE, its officers, agents or employees in performance or non-performance of its obligations under the Agreement. The LADY LAKE LITTLE LEAGUE recognizes the broad nature of this indemnification and hold harmless clause, as well as the provision of a legal defense to the TOWN when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and

valuable consideration provided by the TOWN in support of these indemnification, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. This clause shall survive the termination of this Agreement. Compliance with any insurance requirements required elsewhere within this Agreement shall not relieve the LADY LAKE LITTLE LEAGUE of its liability and obligation to defend, hold harmless and indemnify the TOWN as set forth in this article of the Agreement. Nothing herein shall be construed to extend the TOWN's liability beyond that provided in section 768.28, Florida Statutes.

~~**Insurance.** The Lady Lake Little League shall, at its sole cost and expense, procure and maintain throughout the term of this contract, Comprehensive General Liability and Worker's Compensation insurance, including Employer Liability insurance, with minimum policy limits of $1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida law, and will provide endorsed certificates of insurance generated and executed by a licensed insurance broker, brokerage or similar licensed insurance professional evidencing such coverage, and naming the TOWN as a named, additional insured, as well as furnishing the TOWN with a certified copy, or copies, of said insurance policies. Certificates of insurance and certified copies of these insurance policies must accompany this signed contract. Said insurance coverage's procured by THE LADY LAKE LITTLE LEAGUE as required herein shall be considered, and THE LADY LAKE LITTLE LEAGUE agrees that said insurance coverage's it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self insurance, available to the TOWN, and that any other insurance, or self insurance available to the TOWN shall be considered secondary to, or in excess of, the insurance coverage(s) procured by THE LADY LAKE LITTLE LEAGUE as required herein.~~

Signed in the presence of the following witnesses:

_____
(Participant Name and Signature)

_____
(Witness name and signature)

LAST YEARS

LADY LAKE LITTLE LEAGUE LEASE AGREEMENT

THIS AGREEMENT is made this 1ST day of OCTOBER 2013, by and between the TOWN OF LADY LAKE, Lady Lake, Florida ("LESSOR"), and the LADY LAKE LITTLE LEAGUE, whose address is P.O. Box 181 Lady Lake FL, 32158.

RECITALS

WHEREAS, LESSOR is the owner of the GUAVA STREET ATHLETIC COMPLEX, which includes four (4) baseball fields and one (1) concession stand/restroom facility;

WHEREAS, LESSEE desires to lease the Concession Stand and the baseball fields subject to the conditions contained here from LESSOR for a one (1) year lease period for the purpose of playing baseball games, conducting baseball practices, hosting baseball camps and instructional clinics, conducting fundraising events and ceremonies related to baseball, and selling concessions to benefit the Lady Lake Little League;

WHEREAS, LESSOR agrees to permit the use of the four (4) baseball fields and the Concession Stand to LESSEE under the terms and conditions set forth herein, for a one (1) year period. LESSEE agrees to relinquish its exclusive use of the baseball fields on Wednesdays and Sundays at which time use of the baseball fields will be coordinated through the Town of Lady Lake Department of Parks & Recreation;

WHEREAS, LESSEE agrees to be responsible for the condition of the concession stand, including, but not limited to cleaning of the premises, as well as the adjoining restrooms. LESSOR agrees that the boardroom of the building may be used by LESSEE for meetings and for the storage of youth baseball equipment and materials;

THEREFORE, IN CONSIDERATION of the foregoing recitals which are incorporated herein, and in further consideration of the mutual covenants contained herein and other valuable consideration receipt of which is hereby acknowledged, the parties hereby covenant and agree as follows:

(1) **Demised Premises**. LESSOR hereby grants to LESSEE, and LESSEE hereby leases from LESSOR, the four (4) Baseball Fields and the Concession Stand located at the Guava Street Athletic Complex. LESSOR hereby grants LESSEE permission to use the boardroom of the building for its meetings and for the storage of youth baseball equipment and materials.

(2) **Term**. This Lease shall be for a one (1) year term, beginning October 1, 2013 and ending on September 30, 2014 unless otherwise terminated pursuant to the terms stated herein.

(3) **Rent**. The total rent due from LESSEE to LESSOR during the term of this Lease Agreement shall be five hundred dollars ($500.00) per season.

(4) **Payment of Power Bills**. LESSOR has installed a separate electric meter at the Concession Stand. LESSEE shall pay any and all power bills and costs associated with

LESSEE use of the Concession Stand, including but not limited to any connection fees, late payment fees, and other associated costs.

(5) **Maintenance.** LESSEE shall be responsible for regular maintenance of the interior of the Concession Stand. Specifically, LESSEE shall be responsible for restoring the Concession Stand to a clean and tidy condition after each and every use; removing all garbage and waste from the Concession Stand after each and every use; removing any and all litter from the baseball fields, dugout areas, Press Boxes, and grass areas adjacent to the fields following each and every use, and placing the same in the appropriate receptacles; and cleaning the inside of the Concession Stand restroom facilities during baseball programming. In order to assure compliance with this provision, LESSOR may enter the Concession Stand monthly and inspect the Baseball Fields at any time. LESSOR shall be responsible for maintaining the exterior of the Concession Stand to include painting and pressure washing. Maintenance requests for exterior maintenance from the Little League must be sent via e-mail to the Parks and Recreation Director. The Parks and Recreation Director will drag, mow, fertilize, seed and apply weed control to the fields. The Department will drag and line the field Monday through Friday, except holidays and weather permitting. The Little League has the opportunity to register a board member with the Town as a Town Volunteer to drag and line the fields on weekends or at any time the Department is unable to perform these activities. The Little League has the opportunity to host maintenance activities to the facilities at the baseball fields provided an e-mail has been sent for prior approval of what is to be fixed, maintained or repaired. The Town will provide pest control services at its cost.

(6) **Repairs.** LESSEE agrees to repair, within a reasonable amount of time, any damages to the fields, dugouts, Press-Box and Concession Stand, that have been caused by LESSEE, LESSEE agents, employees, patrons, or invitees. In the event that LESSEE, after written demand of LESSOR, sent via U.S. certified mail, return receipt requested, hereby fails to repair any damages caused and return the damaged premises to its original use within two (2) weeks from receipt of said demand, LESSOR may terminate this Lease as provided herein. In the event of termination of this Lease due to LESSEE'S failure to repair any damages caused, LESSOR may repair said damages and LESSEE hereby agrees to render payment for any costs associated with said repairs, upon demand of same.

(7) **Alterations.** LESSEE shall make no changes, alterations, or improvements to the real property covered under the terms of this agreement, without the prior written approval of same by LESSOR. Upon the termination of this Agreement, any such changes, alterations, or improvements, excluding personal or non-installed equipment, shall become the property of LESSOR or should LESSOR elect in its sole discretion, the lease property shall be restored to its original condition at LESSEE's expense.

(8) **Assignment and Subletting.** LESSEE shall not assign this lease, or sublet or grant any concession or license to use the leased premises or any part thereof. An assignment, subletting, concession, or license without the written consent of LESSOR, or an assignment or subletting by operation of law, shall be void and shall, at LESSOR's option, terminate this lease.

(9) **Insurance**. LESSEE agrees to purchase and provide a Certificate of General Insurance yearly specifically naming and/or listing the TOWN OF LADY LAKE, FLORIDA as an additional insured party to protect LESSOR against any damages which may

occur during the time LESSEE occupies or uses said premises whether resulting from personal injuries or damage to the premises or to any person using the premises or any invitee of LESSEE, including, but not limited to patrons, volunteers, or employees, in an amount not less than One Hundred Thousand and No/100Dollars ($100,000.00) per person, and Three Hundred Thousand and No/100 Dollars ($300,000.00) per occurrence. Further, the Certificate of General Insurance shall protect LESSOR against Product Liability damages which may occur during the time LESSEE sells food on the premises. LESSEE shall immediately provide LESSOR proof of insurance for its records by the first registration date of the Spring season as required herein, otherwise LESSOR may terminate this Lease Agreement.

(10) **Use of Demised Premises. Limitations on Wednesday and Sundays.** LESSEE shall only use the Concession Stand for the purpose of selling concessions for the benefit of the Lady Lake Little League and all activities directly related to baseball programming. LESEE shall only use the boardroom for its own meetings and the storage of Lady Lake Little League equipment. LESSEE shall use the baseball fields for youth baseball games, practices, fundraising events and ceremonies pertaining to the baseball league, and meetings of the Lady Lake Little League. The Town accepts OPENING DAY and CLOSING DAY CEREMONIES and events as part of the Little League Program. An e-mail or hard copy of the event outline shall be given to the Parks and Recreation Director no less than two weeks before the event. At this time, proof of insurance for HIGH RISK activities to include bounce houses and amusement type activities must have the certificate of insurance naming the Town as the certificate holder. **The certificate must state which rides are covered under the certificate of insurance.** Once the information has been submitted to the Town, the Town Manager, Risk Manager and the Parks and Recreation Director will review the outline and the insurance information. No other use of the premises by LESSEE shall be permitted without the written consent of LESSOR. LESSEE shall not be entitled to exclusive use of the baseball fields on Wednesday and Sundays, and LESSOR shall be permitted to schedule use of the baseball fields by other organizations pursuant to the Town's regulations governing the same. In the event that LESSEE desires to use one or more of the baseball fields on Wednesdays and Sundays, LESSEE shall coordinate scheduling with the Lady Lake Department of Parks & Recreation.

(11) **Use of Facilities by LESSOR other than Wednesdays and Sundays.** LESSOR shall be permitted to schedule events at the Guava Street Complex provided such events do not interfere with LESSEE's permitted use of the facility for baseball games, practices, ceremonies, fundraising events, and other permitted activities. In the event LESSOR desires to use the Guava Street Complex or schedule events on days other than Wednesdays and Sundays, LESSOR shall contact LESSEE at least forty five (45) days prior to the event for scheduling clearance, which clearance shall not be unreasonably withheld.

(12) **Condition of Fields.** LESSEE shall determine whether playing conditions of the ball fields are appropriate for play. In no event shall the Town be responsible for any injury or damage caused by weather or unsuitable playing conditions.

(13) **Termination.** During the term of this Agreement, either party may terminate this Lease Agreement by delivering written notice via U.S. Certified Mail, return receipt requested, of its intention to terminate the Agreement no less than sixty (60) days prior to the date of termination. In the event LESSEE violates any of the terms and conditions

stated herein, LESSOR shall have the right to cancel this Lease Agreement by delivering written notification via U.S. Certified Mail, return receipt requested, to LESSEE specifically detailing any violations. Once written notice of any violation has been received to the then acting President of Lady Lake Little League, Inc., LESSEE will have fourteen (14) days within which to conform to the agreement and correct the violation to LESSOR's satisfaction. If not, LESSOR may terminate this agreement forthwith.

(14) **Hold Harmless and Indemnification**. LESSEE agrees to indemnify and hold harmless LESSOR, its agents, employees, or any other person against loss or expense including attorney's fees, by reason of the liability imposed by law upon LESSEE, for damage because of bodily injury, including death, sustained by any person or persons, or on account of damage to property arising out of or in consequence of this Lease Agreement, whether such injuries to persons or damage to property are due or claim to be due to any negligence of its employees or agents or any other person. It is further understood and agreed that the LESSEE shall, at the option of LESSOR, defend LESSOR with appropriate counsel and shall further bear all costs and expenses, including the expense of counsel, in the defense of any suit arising hereunder, including the cost of appeals associated with any such suit.

(15) **Entry For Inspection And Repairs**. With the exception of cases of emergency, LESSOR shall provide notification 48 hours in advance prior to entering the leased premises to (i) make inspections, and (ii) if deemed necessary by LESSOR, to make repairs and alterations to the leased premises. This provision shall not create an obligation to make such repairs.

(16) **Attorney's Fees.** In the event of a dispute between the parties arising out of their relationship or this Agreement, the prevailing party shall be entitled to payment for all attorney's fees and costs (including pre-litigation fees, litigation fees, appellate fees, and bankruptcy fees, if any).

IN WITNESS WHEREOF, LESSOR, AND LESSEE have executed this instrument by their respective officers duly authorized to execute the same, all as of the 1st day of October, 2013.

Kris Kollgaard, Town Manager

Jim Richards, Mayor

LADY LAKE LITTLE LEAGUE

President

Indemnity. THE LADY LAKE LITTLE LEAGUE shall defend, indemnify and hold harmless the TOWN of Lady Lake hereinafter "the TOWN" and all of the TOWN's officers, agents, and employees from and against all claims, liability, loss and expense, including reasonable costs, collection expenses, attorneys' fees, and court costs which may arise because of the negligence (whether active or passive), misconduct, or other fault, in whole or in part (whether joint, concurrent, or contributing), of THE LADY LAKE LITTLE LEAGUE, its officers, agents or employees in performance or non-performance of its obligations under the Agreement. THE LADY LAKE LITTLE LEAGUE recognizes the broad nature of this indemnification and hold harmless clause, as well as the provision of a legal defense to the TOWN when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the TOWN in support of these indemnification, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. This clause shall survive the termination of this Agreement. Compliance with any insurance requirements required elsewhere within this Agreement shall not relieve THE LADY LAKE LITTLE LEAGUE of its liability and obligation to defend, hold harmless and indemnify the TOWN as set forth in this article of the Agreement. Nothing herein shall be construed to extend the TOWN's liability beyond that provided in section 768.28, Florida Statutes.

Insurance. The TOWN shall, at its sole cost and expense, procure and maintain throughout the term of this contract, Comprehensive General Liability and Worker's Compensation insurance, including Employer Liability insurance, with minimum policy limits of $1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida law, and will provide endorsed certificates of insurance generated and executed by a licensed insurance broker, brokerage or similar licensed insurance professional evidencing such coverage, and naming the TOWN as a named, additional insured, as well as furnishing the TOWN with a certified copy, or copies, of said insurance policies. Certificates of insurance and certified copies of these insurance policies must accompany this signed contract. Said insurance coverages procured by THE LADY LAKE LITTLE LEAGUE as required herein shall be considered, and THE LADY LAKE LITTLE LEAGUE agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self–insurance, available to the TOWN, and that any other insurance, or self-insurance available to the TOWN shall be considered secondary to, or in excess of, the insurance coverage(s) procured by THE LADY LAKE LITTLE LEAGUE as required herein.

Signed in the presence of the following witnesses:

_____
(Participant Name and Signature)

_____
(Witness name and signature)

H-3

STATE OF FLORIDA
COUNTY OF LAKE
TOWN OF LADY LAKE

I, ANTHONY HOLDEN, do solemnly swear that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State; and that I will faithfully perform the duties of Town Commissioner on which I am now about to enter. So help me God.

_____
Anthony Holden, Ward Two

Date: November 17, 2014

ATTEST:

_____
Kristen Kollgaard, Town Clerk

STATE OF FLORIDA
COUNTY OF LAKE
TOWN OF LADY LAKE

I, PAUL HANNAN, do solemnly swear that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State; and that I will faithfully perform the duties of Town Commissioner on which I am now about to enter. So help me God.

_____
Paul Hannan, Ward Four

Date: November 17, 2014

ATTEST:

_____
Kristen Kollgaard, Town Clerk

FLORIDA LEAGUE OF CITIES / LAKE CO. LEAGUE OF CITIES
Commissioner Paul Hannan, Liaison
Alternate Dan Vincent

METROPOLITAN PLANNING ORGANIZATION
Commissioner Jim Richards, Liaison
Commissioner Dan Vincent, Alternate Liaison

METROPOLITAN PLANNING ORGANIZATION BICYCLE AND PEDESTRIAN COMMITTEE (BPAC) REPRESENTATIVES
Mike Burske, Parks and Recreation Director (term expires 12-31-15)
Mayor Ruth Kussard, Alternate

METROPOLITAN PLANNING ORGANIZATION CITIZENS' ADVISORY COMMITTEE REPRESENTATIVE
Regis LeClerc, Representative for the Town (term expires 12-31-15)

LAKE COUNTY SCHOOL CONCURRENCY REPRESENTATIVES
Commissioner Jim Richards, Liaison
Derek Schroth, Town Attorney

LAKE COUNTY WATER ALLIANCE BOARD
Commissioner Tony Holden, Liaison

LIBRARY BOARD
Mayor Ruth Kussard, Liaison

SCHOOL FACILITIES STEERING COMMITTEE
Mayor Ruth Kussard, Liaison

PARKS, RECREATION & TREE ADVISORY COMMITTEE
Commissioner Paul Hannan, Liaison

POLICE PENSION BOARD
Commissioner Tony Holden, Liaison

LAKE COUNTY LIBRARY ADVISORY BOARD
William Stokes (term expires 02-28-16)

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
Commissioner Paul Hannan, Liaison

L-4

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 17, 2014

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

DEPARTMENT: Parks and Recreation

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

SUMMARY: This Commission has seen a very similar document to this agenda item back in May of 2014. Soon after this document was passed, we began negations with Connelly and Wicker Inc. for the design of the sidewalks. The original estimate for the design was $36,000.00, but with the additions that we requested for Lake County to include the crosswalks at C.R. 25 and Griffin Avenue and a very low original estimate we saw the actual negotiated and F.D.O.T. approved fee finish at $151,023.53. This will be paid in full by F.D.O.T. Please see the L.A.P. Agreement for the breakdown of the funds as the design fee is $151,023.53 and we have a contingency of $8,541.00 for overages. Keep in mind that the Town may be responsible for anything over the $159,565.00 if it is needed. Since this is design, I do not believe that there will be any overages.

FISCAL IMPACT: $159,565.00 - no-match grant funding

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

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

[ ] Other

[ ] Support Documents

DEPARTMENT HEAD JM DB	**Submitted** 11/06/14	**Date** 11/17/04
HR	**Approved as to Form**	**Date**
FINANCE DEPARTMENT JRM	**Approved as to Budget Requirements**	**Date** 11/10/14
TOWN MANAGER	**Approved Agenda Item for:** 11-17-14	**Date** 11/10/14

COMMISSION ACTION:

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

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

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

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

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

PROJECT DESCRIPTION

Name Villages Elementary School Sidewalk Safety Improvements Length 0.83 miles

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

Description of Work:

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

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

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

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

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

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

ADJUSTED EXHIBIT B SCHEDULE OF FUNDING

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

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

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

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

AGENCY : TOWN OF LADY LAKE

By:_____
Name:
Title:

Attest:_____
Name:
Title:

Date: _____

Legal Review:

_____

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

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

Attest:_____
Name:
Title: Administrative Assistant

Date:_____

_____

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

EXHIBIT " 1"

SINGLE AUDIT ACT

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

Federal Agency: Federal Highway Administration

CFDA #: 20.205 Highway Planning and Construction

Amount: $ 159,565.00

Compliance Requirement:

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

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

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

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

L-5

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 17, 2014

SUBJECT: Consideration of Approval to Award RFQ No. 2014-0001 to Connelly & Wicker Inc. for Design Services for the Safe Routes to School Sidewalk Phase 2

DEPARTMENT: Parks and Recreation

STAFF RECOMMENDED MOTION: Approval for the Town to Award RFQ No. 2014-0001 to Connelly & Wicker Inc. for Design Services for the Safe Routes to School Sidewalk Phase 2

SUMMARY: The Commission gave approval to begin negotiations with Connelly & Wicker Inc. on September 3, 2014. After a lengthy discussion with both F.D.O.T. and Connelly & Wicker Inc., we were able to work out a price that F.D.O.T. is comfortable with and a contract that all parties are comfortable with. This contract price will be reimbursed to the Town by F.D.O.T. District 5.

The original (optimistic) estimate of $36,000.00 suggested by FDOT to negotiate with potential firms for the design was raised to $151,023.53 as seen in the LAP Supplemental Agreement in order to cover additional items which I requested to be added into the grant. Keep in mind that the Town may be responsible for any costs over this amount.

FISCAL IMPACT: $151,023.53 - no-match grant funding

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

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

[ ] Other

[X] Support Documents (contract and e-mails)

DEPARTMENT HEAD MDB	**Submitted** 10/26/14	**Date** 11/17/14
HR	**Approved as to Form** 11-10-14	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 11-10-14	**Date** 11-17-14

11/10/14

COMMISSION ACTION:

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

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

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture

October 24, 2014

Ms. Kristen Kollgaard
Town Manager
Town of Lady Lake
409 Fennel Boulevard, FL 32159

Re: Professional Engineering Services
Safe Routes to School Sidewalk, Phase 2
RFQ No. 2014-0001
Financial Project #433200-1-38-01

Dear Ms. Kollgaard:

Connelly & Wicker Inc. (CWI) is pleased to provide the Town of Lady Lake the following Proposal of Professional Engineering Services for the design and permitting of the Safe Routes to School (SRTS) sidewalk improvements located along CR 25 and Oak Street, within the Town of Lady Lake. Also attached is our Fee Estimate that provides a greater level of detail of our proposed services. In summary, services included in the design engineering portion of the reference project are:

1. Survey
2. Roadway and Drainage Design
3. Signal Timing Analysis and related Pedestrian Signal Feature
4. Geotechnical Exploration
5. Environmental Permitting
6. Utility Coordination
7. Public Involvement
8. Arborist (if required)

This project, funded through FDOT and located partially within Lake County R/W, shall meet FDOT Green Book Design Standards and Lake County Design Standards for design of the sidewalks, street crossings and intersection improvements. In the same manner all design phase submittals will include review by FDOT and Lake County staff.

Design Survey and Right-of-Way Services

Full DTM survey will assure the feasibility and constructability of the proposed American with Disabilities ACT (ADA) compliant sidewalk improvements. As well will aid in avoidance of impact to landscaping, utilities and other topographical features. Defining the apparent R/W will provide guidance on establishing the alignment of the sidewalk within the R/W limits.

10060 Skinner Lake Drive · Suite 500 · Jacksonville, FL 32246-7471 · phone 904.265.3030 · fax 904.265.3031 · www.cwieng.com
Jacksonville · Orlando, Florida

Design, Construction Documents and Permitting

CWI will prepare plan sheets to support permit exemption submittals and to provide a basis for construction. Considering the nature of the proposed improvements we including proposing to provide plan & profile drawings along with a typical section. Cross section sheets are not included in this proposal. It is anticipated that the SJRWMD will issue a permit exemption.

The engineering plans will include the following drawings or as may be necessary:

General Notes – The General Notes Sheet will include notes to the contractor for Erosion Control, Utilities, Specifications, and Maintenance of Traffic.

Typical Sections – Typical sections sheets will be provided for various locations within the project limits to verify feasibility and constructability of the proposed sidewalk and related improvements.

Plan Sheets - Plan sheets will provide: 1) show horizontal layout data with an established baseline in proximity to the proposed sidewalk and other related improvements, 2) proposed signing and pavement markings, 3) existing topographical and subsurface utilities, 4) existing drainage facilities including cross drains, inlets and off-site stormwater facilities, 5) vegetative line and partial tree survey and 6) contour lines within the limits of the DTM survey.

Detail Sheets - The Detail Sheets will show the necessary details for sidewalk location relative to the right-of-way and travel lanes along with adjacent grading including gravity walls (if required), drainage improvements as necessary.

Contract Administration Services and Final Certifications:

CWI will provide post-design construction services and field observations, funded locally by the Town of lady Lake, to include but not limited to the following:

1. Onsite Field Observations for the purposes of providing shop drawing review, design clarifications, and certificates of completion. Onsite Field Observations will be limited to sidewalk and related improvements.
2. If required - Final Certification and As-Built submittals to the Town of Lady Lake and SJRWMD. For final certifications of the improvements, CWI will review as-builts prepared by the Contractor and attend a final walk through with the Contractor. CWI will submit the required final certification(s) based on the contractor provided as-built survey at the project's completion.

Schedule of Work

CWI can start the effort within 2 weeks of receiving the notice to proceed. With 60% and Final Plans phase review submittals with three (3) reviewing authorities its estimated that an

approximate time of 6 months is expected for engineering design and permitting for this project.

Compensation

It's understood that this is a Lump Sum contract; therefore, CWI proposes to provide ***Design and Post Design Construction Services*** with monthly invoicing based on anticipated percentage completion as described below:

Invoice Number	Percent Complete	Design Activities	Invoice Amount
Month 1	20	Survey/Geotech./ Util. Coor.	$30,204.71
Month 2	40	Layout/Field & Agency Mtgs.	$30,204.71
Month 3	60	Prep. & Submit 60% Plans Signal Design/Util. Coor.	$30,204.71
Month 4	80	Prep. & Submit 100% Plans	$30,204.71
Month 5	90	Address Final Comments, Utilities/Permitting	$15,102.35
Month 6	100	Finalize Documents for Letting	$15,102.34
	TOTAL		$151,023.53

Additional of Miscellaneous Services

Not applicable to this Lump Sum contract. Any additional services provided to the Town of Lady Lake by CWI will be provided under separate contract.

Terms and Conditions of the Agreement

The Terms and Conditions of the Agreement are attached and made a part of this fee proposal.

This proposal will remain in effect for a period of 60 days from the date of this letter. Acceptance after that period is subject to a review of the conditions stated herein, and possible revision by CWI in response to changed conditions.

If this proposal meets with your approval, please execute both copies and return one copy for our files. We look forward to the opportunity of working with you on this project.

Sincerely,
Connelly & Wicker Inc.

Richard C. Welch, P.E.
President

Terms and Conditions of the Agreement

Contract Terms: Connelly & Wicker, Inc. enter into a Lump Sum Contract with Town of Lady Lake where the scope of services is definable and a fixed fee has been established.

Payment Schedule: Payment will be due upon receipt of invoices which will be sent upon completion of each phase.

- If payment is not received within 90 days from the date of invoice all work on the project may cease until payment is made.
- In the event of non-payment Connelly & Wicker Inc. may, without waiving any claim or right against Town of Lady Lake, terminate the performance of the service.
- In the event any portion or all of an account remains unpaid 90 days after billing Town of Lady Lake will pay all costs of collection, including reasonable attorney's fees.

Termination: This Agreement may be terminated for cause by either party upon thirty (30) days written notice. In the event of termination, Connelly & Wicker, Inc. shall be compensated for services performed through the effective date of such written notice of termination. If the Project is suspended for more than thirty (30) consecutive days, Connelly & Wicker, Inc. shall be compensated for services performed through receipt of written notice of such suspension.

Applicable Laws: This agreement will be governed by the laws of the State of Florida and venue will be set in Lake County, Florida.

Authorized Representative of Connelly & Wicker Inc.

By: Richard C. Welch, President

Date: 10/24/14

Authorized Representative of the Town of Lady Lake

By:

Date:

Attachment: Fee Sheet

Name of Consultant

Project Information Sheet

Financial Project Identification Number: 433200-1-38-01 **Federal Aid Project Identification Number:** _____

Name of Prime / Subconsultant: Connelly & Wicker **County:** Town of Lady Lake

Project Description: Town of Lady Lake SRTS Sidewalk - Phase II

Begin Milepost: _____ **End Milepost:** _____ **Project Length:** 0.83 **Miles**

Number of Lanes: _____ **Typical Section:** _____ (Urban / Rural / Int.:) **Lane Configuration:** _____ (Divided / Undivided)

Project Type: _____ (Minor / Major) **Access Management Classification:** _____ **Roadway Classification:** _____ (NHS/FIHS/Off Sys.):

CAP Level: _____ **TCP Level:** _____ **Survey Level:** _____

Design Variations:

1. _____
2. _____
3. _____
4. _____
5. _____

Design Exceptions:

1. _____
2. _____
3. _____
4. _____
5. _____

Proposed Design Contract Time: _____ months/days

Project Preliminary Design Specifics:

Roadway	_____	**<===Roadway Plan Type (Plan/Profile, Plan Only, etc.)**
Drainage	_____	**<===Number of Drainage Structures**
Utility Coordination	_____	**<===Number of Effected Utilities**
Structures - Bridges	_____	**<=== Bridge Structures? (Y/N, number)**
Structures - Retaining Walls	_____	**<=== Retaining Walls? (Y/N, number)**
Structures - Misc. Structures	_____	**<=== Miscellaneous Structures? (Y/N, number)**
Permits	_____	**<===Permits Required (WMD, ACOE, Local Permits, etc.)**
Signing and Pavement Marking	_____	**<===Signing & Pavement Marking Plans Required? (Y / N)**
Signalization Intersections	_____	**<===Number of Intersections Requiring Signals:**
Non-Signalized Intersections	_____	**<===Number of Non-Signalized Intersections**
Traffic Control	_____	**<===Number of phases requiring detailed phase drawings**
Landscaping	_____	**<===Landscaping Plans Required? (Y / N)**
Right of Way	_____	**<===Right Of Way Plans Required? (Y / N)**
Lighting	_____	**<===Lighting Plans Required? (Y / N)**
Architecture	_____	**<===Architectural Plans Required? (Y / N)**
Geotech	_____	**<===Geotechnical Consultant Services Required? (Y / N)**
Survey	_____	**<===Survey Consultant Services Required? (Y / N)**
JPAs	_____	**<===JPAs Prepared by Consultant? (Y / N, if so how many?)**
Mitigation Plan	_____	**<===Mitigation Plans Required? (Y / N)**
Noise Barriers	_____	**<===Noise Walls Plans Required? (Y / N)**
Specifications Package	_____	**<===Specifications Package to be Prepared by Consultant? (Y / N)**

ESTIMATE OF WORK EFFORT AND COST - PRIME CONSULTANT

Name of Project: Town of Lady Lake SRTS Sidewalk - Phase II
County: Town of Lady Lake
FPN: 433200-1-38-01
FAP No.: 1/0/1900

Consultant Name: Connelly & Wicker
Consultant No.: TBD
Date: 10/1/2014
Estimator: PH/KJ

Staff Classification	Total Staff Hours From "SH Summary - Farm"	Project Manager	Project Engineer	Senior Engineer	Engineer Technician	Staff Classification 5	Staff Classification 6	Staff Classification 7	Staff Classification 8	Staff Classification 9	Staff Classification 10	Staff Classification 11	Staff Classification 12	SH By Activity	Salary Cost By Activity	Average Rate Per Task
		$57.70	$51.47	$44.25	$27.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			
3. Project General and Project Common Tasks	68	34	27	7	0	0	0	0	0	0	0	0	0	68	$3,661	$53.84
4. Roadway Analysis	541	0	108	216	216	0	0	0	0	0	0	0	0	540	$20,949	$38.79
5. Roadway Plans	132	0	0	13	119	0	0	0	0	0	0	0	0	132	$3,788	$28.70
6. Drainage Analysis	23	0	0	18	5	0	0	0	0	0	0	0	0	23	$932	$40.50
7. Utilities	49	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
8. Environmental Permits, Compliance & Clearances	47	0	0	47	0	0	0	0	0	0	0	0	0	47	$2,080	$44.25
9. Structures - Misc. Tasks, Dwgs. Non-Tech.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
10. Structures - Bridge Development Report	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
11. Structures - Temporary Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
12. Structures - Short Span Concrete Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
13. Structures - Medium Span Concrete Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
14. Structures - Structural Steel Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
15. Structures - Segmental Concrete Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
16. Structures - Movable Span	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
17. Structures - Retaining Walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
18. Structures - Miscellaneous	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
19. Signing & Pavement Marking Analysis	27	0	0	8	19	0	0	0	0	0	0	0	0	27	$867	$32.11
20. Signing & Pavement Marking Plans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
21. Signalization Analysis	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
22. Signalization Plans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
23. Lighting Analysis	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
24. Lighting Plans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
25. Landscape Architecture Analysis	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
26. Landscape Architecture Plans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
27. Survey (Field & Office Support)	114	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
28. Photogrammetry	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
29. Mapping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
30. Terrestrial Mobile LiDAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
31. Architecture Development	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
32. Noise Barriers Impact Design Assessment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
33. Intelligent Transportation Systems Analysis	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
34. Intelligent Transportation Systems Plans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
35. Geotechnical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0	#DIV/0!
Total Staff Hours	1,001	34	135	309	359	0	0	0	0	0	0	0	0	837		
Total Staff Cost		$1,961.80	$6,948.45	$13,673.25	$9,693.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		**$32,276.50**	**$38.56**

Check = $32,276.50

Survey Field Days by Subconsultant
4 - Person Crew.

Notes:
1. This sheet to be used by Prime Consultant to calculate the Grand Total fee.
2. Manually enter fee from each subconsultant. Unused subconsultant rows may be hidden.

SALARY RELATED COSTS:				$32,276.50
OVERHEAD:	163.20%			$52,675.25
OPERATING MARGIN:	26%			$8,391.89
FCCM (Facilities Capital Cost Money):	0.118%			$38.09
EXPENSES:	4.27%			$1,378.21
Survey (Field - if by Prime)	19	4-man crew days @	$ - / day	$0.00
SUBTOTAL ESTIMATED FEE:				**$94,759.94**
Subconsultant:	Lochrane - Topo & R/W Survey and SUE			$37,550.00
Subconsultant:	Lochrane - Utility Coor.			$4,078.76
Subconsultant:	GMB - Signalization			$9,078.83
Subconsultant:	EGS - Geotechnical			$2,500.00
Subconsultant:	Valerian Group - Public Information			$1,056.00
Subconsultant:	Buckman Landscape Architecture			$2,000.00
Subconsultant:	Sub 8			$0.00
Subconsultant:	Sub 9			$0.00
Subconsultant:	Sub 10			$0.00
Subconsultant:	Sub 11			$0.00
Subconsultant:	Sub 12			$0.00
SUBTOTAL ESTIMATED FEE:				**$151,023.53**
Geotechnical Field and Lab Testing				$0.00
SUBTOTAL ESTIMATED FEE:				**$151,023.53**
Optional Services				$0.00
GRAND TOTAL ESTIMATED FEE:				**$151,023.53**

Project Activity 3: General Tasks

Estimator:

Town of Lady Lake SRTS Sidewalk - Phase II
433200-1-38-01

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
3.1	Public Involvement		1	4	4	Attend Commission Meeting
3.1.1	Community Awareness Plan	LS	1	0	0	N/A
3.1.2	Notifications	LS	1	0	0	N/A
3.1.3	Prepare Mailing Lists	LS	1	0	0	N/A
3.1.4	Median Modification Letters	LS	1	0	0	N/A
3.1.5	Driveway Modification Letters	LS	1	0	0	N/A
3.1.6	Newsletters	LS	1	0	0	N/A
3.1.7	Renderings and Fly Throughs	LS	1	0	0	N/A
3.1.8	PowerPoint Presentation	LS	1	0	0	N/A
3.1.9	Public Meeting Preparations	LS	1	4	4	Allocate 1 Public Meeting
3.1.10	Public Meeting Attendance/Followup	LS	1	4	4	Allocate 1 Public Meeting
3.1.11	Other Agency Meetings	LS	1	0	0	N/A
3.1.12	Web Site	LS	1	0	0	N/A
	3.1 Public Involvement Subtotal				8	
3.2	Joint Project Agreements	EA	0	0	0	N/A
3.3	Specifications Package Preparation	LS	1	12	12	This task includes the time for assembling the Specifications Package. Hours for Technical Special Provisions and/or Modified Special Provisions are included in each Activity.
3.4	Contract Maintenance and EDMS	LS	1	20	20	Includes project management efforts for complete setup and maintenance of files, developing monthly progress reports, schedule updates, work effort to develop and execute sub-consultant agreements etc. (LS based on initial set-up estimated at 8 hrs and 1 hrs per month x 6 mo. for update/maintenance). Prepare and review of Bid Documents.
3.5	Value Engineering (Multi-Discipline Team) Review	LS	1	0	0	N/A
3.6	Prime Consultant Project Manager Meetings	LS	1	18	18	See listing below

Project Activity 3: General Tasks

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
3.7	Plans Update	LS	1	0	0	N/A

Project Activity 3: General Tasks

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
3.8	Post Design Services	LS	1	0	0	Not proviuded through LAP Agreement btwn. FDOT and Lady Lake
3.9	Electronic/Digital Delivery	LS	1	10	10	= 8 * (8/100)(# of sheets)
3.10	Risk Assessment Workshop	LS	1	0	0	N/A
3.11	Railroad, Transit, and/or Airport Coordination	LS	1	0	0	N/A
3.12	Other Project General Tasks	LS	1	0	0	N/A
	3. Project Common and Project General Tasks Total				**68**	

3.6 - List of Project Manager Meetings

Roadway Analysis	EA	3	2	6
Drainage	EA	2	2	4
Utilities	EA	2	2	4
Environmental	EA	1	2	2
Structures	EA	0	0	0
Signing & Pavement Marking	EA	1	2	2
Signalization	EA	0	0	0
Lighting	EA	0	0	0
Landscape Architecture	EA	0	0	0
Survey	EA	0	0	0
Photogrammetry	EA	0	0	0
ROW & Mapping	EA	0	0	0
Terrestrial Mobile LiDAR	EA	0	0	0
Architecture	EA	0	0	0
Noise Barriers	EA	0	0	0
ITS Analysis	EA	0	0	0
Geotechnical	EA	0	0	0
Progress Meetings	EA	0	0	0
Phase Reviews	EA	0	0	0
Field Reviews	EA	0	0	0
Total Project Manager Meetings		9		18

Carries to 3.6

Notes:

1. **If the hours per meeting vary in length (hours) enter the average in the hour/unit column.**
2. **Do not double count agency meetings between permitting agencies.**

Project Activity 3: General Tasks

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments

3. Project manager meetings are calculated in each discipline sheet and brought forward to column D except for Photogrammetry.

Project Activity 4: Roadway Analysis

Estimator:

Town of Lady Lake SRTS Sidewalk - Phase II
433200-1-38-01

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
4.1	Typical Section Package	LS	0	0	0	N/A
4.2	Pavement Type Selection Report	LS	0	0	0	N/A
4.3	Pavement Design Package	LS	0	0	0	N/A
4.4	Cross-Slope Correction	LS	0	0	0	N/A
4.5.1	Horizontal /Vertical Master Design Files	LS	1	166	166	Lower Range Projects: 200-280 hours up to first mile. Project Length approximately 0.83 miles = 0.83*200 = 166 Hours
4.5.2	Horizontal /Vertical Master Design Files (skeletal plans)	LS	0	0	0	N/A
4.6	Access Management	LS	0	0	0	N/A
4.7	Cross Section Design Files	LS	1	166	166	Includes the work required to establish and utilize intelligent/automated methods for creating cross sections including determining the locations for which all cross sections will be shown, creating pattern line file, .tin file, .dat file, input files, criteria files, cross section .dgn files, cross section refinement (non-automated modification), placement of utilities, soil boxes, R/W lines, earthwork calculations, etc. Cross Sections every 25 feet for EW and R/W Tie-ins. Additional XS for Fennell & Griffin intersections (8 each; 16 total). 1 XS at each drainage location for impact assessment (10 locations). FDOT Staff Hour Range for Lower Ranged with 25ft cross section spacing: 160 - 440 hours per mile. 0.83*200=166
4.8	Traffic Control Analysis	LS	1	20	20	(Level I) Reference Plans Preparation Manual. Includes analysis for TCP, lane closure analysis, and creating any Miscellaneous Traffic Control Sheets (general notes, minor details, typical sections and quantities). No detailed phase drawings required. Standard Indexes are referenced. FDOT Range for Lower End Projects: 16-50 hours.
4.9	Master TCP Design Files	LS	0	0	0	N/A
4.10	Design Variations and Exceptions	LS	0	0	0	N/A
4.11	Design Report	LS	1	16	16	Maintaining design book of applicable criteria
4.12	Quantities	LS	1	80	80	Project requires the summary of quantities (Suggested Range for Lower Ranged Projects: 80-300 hrs)

Project Activity 4: Roadway Analysis

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
4.13	Cost Estimate	LS	1	16	16	Preparing an initial cost estimate, and updating as necessary. Develop Estimate and 1 update
4.14	Technical Special Provisions	LS	0	0	0	N/A
4.15	Other Roadway Analysis	LS	0	0	0	N/A
	Roadway Analysis Technical Subtotal				**464**	
4.16	Field Reviews	LS	1	32	32	2 people at 8 hours per review for 2 reviews (pre & post 90%) = 32 hours
4.17	Technical Meetings	LS	1	6	6	Review with Town of Lady Lake Reviewer post 90%
4.18	Quality Assurance/Quality Control	LS	%	3%	14	Includes producing and implementation of QA/QC plan. Also includes Sub-consultant review, response to comments and any resolution meetings if required, assembly of plans for submittals for reviews, etc. (LS based on 5-10% of technical subtotal).
4.19	Independent Peer Review	LS	%	0%	0	
4.20	Supervision	LS	%	3%	14	
	Roadway Analysis Nontechnical Subtotal				**66**	
4.21	Coordination	LS	%	2%	11	Includes all efforts to coordinate with all disciplines of the project team, including subconsultants, to produce a final set of construction documents. (LS based on 2-3% of all the above tasks.)
	4. Roadway Analysis Total				**541**	

Project Activity 4: Roadway Analysis

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
	Technical Meetings					
	Typical Section	EA	0	0	0	
	Pavement	EA	0	0	0	
	Access Management	EA	0	0	0	
	15% Line and Grade	EA	0	0	0	
	Driveways	EA	0	0	0	
	Local Governments (cities, counties, MPO)	EA	0	0	0	
	Work Zone Traffic Control	EA	0	0	0	
	30/60/90/100% Comment Review Meetings	EA	1	6	6	
	Other Meetings	EA	0	0	0	
	Subtotal Technical Meetings				**6**	
	Progress Meetings (if required by FDOT)	EA	0	0	0	
	Phase Review Meetings	EA	0	0	0	
	Total Meetings				**6**	

Carries to 4.17

Note: Project Manager attendance at progress, phase and field review meetings are manually entered on General Task 3

Project Activity 5: Roadway Plans

Estimator:

Town of Lady Lake SRTS Sidewalk - Phase II
433200-1-38-01

Task No.	Task	Scale	Units	No. of Units	Hours/ Unit	No. of Sheets	Total Hours	Comments
5.1	Key Sheet		Sheet	1	4	1	4	
5.2	Summary of Pay Items Including Quantity Input		Sheet	1	0	0	0	N/A
5.3	Drainage Map (Including Interchanges)		Sheet	1	0	0	0	N/A
5.4	Typical Section Sheets							
5.4.1	Typical Sections		EA	4	3		12	4 Total Typical Sections
5.4.2	Typical Section Details		EA	0	0		0	N/A
5.5	General Notes/Pay Item Notes		Sheet	1	4	1	4	General Notes, Utility Notes, Survey Notes
5.6	Summary of Quantities		Sheet	0	0	0	0	N/A
5.7	Box Culvert Data Sheet		Sheet	0	0	0	0	N/A
5.8	Bridge Hydraulics Recommendation Sheets		Sheet	0	0	0	0	N/A
5.9	Summary of Drainage Structures		Sheet	0	0	0	0	N/A
5.10	Optional Pipe/Culvert Material		Sheet	0	0	0	0	N/A
5.11	Project Layout		Sheet	0	0	0	0	N/A (Project Geometry shown on Plan Sheets)
5.12	Plan/Profile Sheet		Sheet	0	0	0	0	N/A
5.13	Profile Sheet		Sheet	0	0	0	0	N/A
5.14	Plan Sheet	20	Sheet	16	3	16	48	20 Scale, Double Stacked. Each Panel is to be considered as 1 sheet. Total Project Length is 4370 LF at 280 LF per panel = 16 Panels
5.15	Special Profile		Sheet	0	0	0	0	N/A
5.16	Back-of-Sidewalk Profile Sheet		Sheet	0	0	0	0	N/A
5.17	Interchange Layout Sheet		Sheet	0	0	0	0	N/A

Project Activity 5: Roadway Plans

Task No.	Task	Scale	Units	No. of Units	Hours/ Unit	No. of Sheets	Total Hours	Comments
5.18	Ramp Terminal Details (Plan View)		Sheet	0	0	0	0	N/A
5.19	Intersection Layout Details		Sheet	0	0	0	0	N/A
5.20	Special Details		EA	0	0		0	N/A
5.21	Drainage Structure Sheet (Per Structure)		EA	0	0		0	N/A (to be detailed on Plan Sheets)
5.22	Miscellaneous Drainage Detail Sheets		Sheet	0	0	0	0	N/A
5.23	Lateral Ditch Plan/Profile		Sheet	0	0	0	0	N/A (to be shown on Plan Sheets)
5.24	Lateral Ditch Cross Sections		EA	0	0		0	N/A (to be shown on Roadway XS)
5.25	Retention/Detention Ponds Detail Sheet		Sheet	0	0	0	0	N/A
5.26	Retention Pond Cross Sections		EA	0	0		0	N/A
5.27	Cross-Section Pattern Sheet		Sheet	0	0	0	0	N/A
5.28	Roadway Soil Survey Sheet		Sheet	0	0	0	0	N/A
5.29	Cross Sections		EA	113	0.3		34	Cross Sections for EW, ADA D/W Compliance and R/W Tie-ins (4370/50=87 Total). Additional XS for Fennell & Griffin intersections (8 each; 16 total). 1 XS at each drainage location for impact assessment (10 locations). Based on 50ft cross section spacing @ 80 - 220 hours per mile for lower range projects. FDOT Range = 0.25 to 0.5 hr per XS
5.30	Temporary Traffic Control Plan Sheets		Sheet	2	4	2	8	Details for flagging operations on Oak & CR 25
5.31	Temporary Traffic Control Cross Section Sheets		EA	0	0		0	N/A
5.32	Temporary Traffic Control Detail Sheets		Sheet	1	4	1	4	Notes, Lane Closures, School Schedules
5.33	Utility Adjustment Sheets		Sheet	0	0	0	0	N/A (shown on Plan Sheets)
5.34	Selective Clearing and Grubbing		Sheet	0	0	0	0	N/A

Project Activity 5: Roadway Plans

Task No.	Task	Scale	Units	No. of Units	Hours/ Unit	No. of Sheets	Total Hours	Comments
5.35	Erosion Control Plan		Sheet	0	8	0	8	N/A
5.36	SWPPP		Sheet	0	0	0	0	N/A
5.37	Project Network Control Sheet		Sheet	0	0	0	0	N/A
5.38	Environmental Detail Sheets		LS	0	0		0	N/A
5.39	Utility Verification Sheet (SUE Data)		Sheet	0	0	0	0	N/A (SUE to be shown on Plan Sheets)
					Roadway Plans Technical Subtotal	**21**	**122**	
5.40	Quality Assurance/Quality Control		LS	%	5%		6	Includes producing and implementation of QA/QC plan. Also includes Sub-consultant review, response to comments and any resolution meetings if required, assembly of plans for submittals for reviews, etc. FDOT Range: on 5-10% of technical subtotal
5.41	Supervision		LS	%	3%		4	Includes all effort required to supervise and coordinate plans production and Sub-consultant coordination. FDOT Range: 5-10% of technical subtotal.
					5. Roadway Plans Total	**21**	**132**	

Project Activity 6: Drainage Analysis

Estimator:

Town of Lady Lake SRTS Sidewalk - Phase II
433200-1-38-01

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
6.1	Determine Base Clearance Water Elevation	Per Basin	0	0	0	N/A
6.2	Pond Siting Analysis and Report	Per Basin	0	0	0	N/A
6.3	Design of Cross Drains	EA	1	4	4	All extensions and those new/replacement structures with no known scouring or flooding problems, needing minimal hydrologic effort. Range 4 to 6 hours.
6.4	Design of Ditches	Per Ditch Mile	0	0	0	N/A
6.5	Design of Stormwater Management Facility (Offsite or Infield Pond)	EA	0	0	0	N/A
6.6	Design of Stormwater Management Facility (Roadside Ditch as Linear Pond)	Per Cell	0	0	0	N/A
6.7	Design of Flood Plain Compensation	Per Flood-plain Basin	0	0	0	N/A
6.8	Design of Storm Drains	EA	4	2	8	Filling ditches; using back of S/W inlets (3). Use back of sidewalk inlet at cross drain. (FDOT Range: 2 to 3 hours per inlet)
6.9	Optional Culvert Material	LS	0	0	0	N/A
6.10	French Drain Systems	Per Cell	0	0	0	N/A
6.11	Drainage Wells	EA	0	0	0	N/A
6.12	Drainage Design Documentation Report	LS	0	0	0	N/A
6.13	Bridge Hydraulic Report	EA	0	0	0	N/A
6.14	Temporary Drainage Analysis	LS	0	0	0	N/A
6.15	Cost Estimate	LS	0	0	0	N/A
6.16	Technical Special Provisions	LS	0	0	0	N/A
6.17	Other Drainage Analysis	LS	1	8	8	Drainage accommodation at Griffin & Fennell

Project Activity 6: Drainage Analysis

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
			Drainage Analysis Technical Subtotal		20	
6.18	Field Reviews	LS	1	0	0	N/A
6.19	Technical Meetings	LS	1	0	0	Meetings are listed below
6.20	Quality Assurance/Quality Control	LS	%	5%	1	
6.21	Independent Peer Review	LS	%	0%	0	
6.22	Supervision	LS	%	5%	1	
			Drainage Analysis Nontechnical Subtotal		2	
6.23	Coordination	LS	%	3%	1	
			6. Drainage Analysis Total		23	

Technical Meetings				
Base Clearance Water Elevation	EA	0	0	0
Pond Siting	EA	0	0	0
Agency	EA	0	0	0
Local Governments (cities, counties)	EA	0	0	0
FDOT Drainage	EA	0	0	0
Other Meetings	EA	0	0	0
Subtotal Technical Meetings				**0**
Progress Meetings (if required by FDOT)	EA	0	0	0
Phase Review Meetings	EA	0	0	0
Total Meetings				**0**

Carries to 6.19

Note: Project Manager attendance at progress, phase and field review meetings are manually entered on General Task 3

Project Activity 7: Utilities

Estimator: L.Hom

Safe Routes to School (SRTS) Sidewalk Phase 2, Town of Lady Lake, RFQ No.2014-0001

433200-1-38-01

Task No.	Task	Units	No of Units	Hours/ Unit	Total Hours	Comments
7.1	Kickoff Meeting	LS	1	1	1	1hr via conf call with engineer/team to review project information.
7.2	Identify Existing UAO(s)	LS	1	1	1	Create (2) Design Tickets - (10 UAO's) [CenturyLink, City of Leesburg (Comm/Elec/FOC/Gas/W/WW), Comcast, Duke Energy(D), Duke Energy (T), Hotwire Comm, MDU PRO, SECO, The Town of Lady Lake, Water Oak Utility]
7.3	Make Utility Contacts	LS	1	10	10	10 UAO's x 1hr each x 1 Contact to gather markups and/or plans of their facilites within the project limits, noting (3) specific areas of concern
7.4	Exception Coordination	LS	0	0	0	N/A
7.5	Preliminary Utility Meeting	LS	0	0	0	N/A
7.6	Individual/Field Meetings	LS	1	4	4	(3hrs) Travel Time + (1hr) Duration (1) Meeting with UAO's and/or Town of Lady Lake
7.7	Collect and Review Plans and Data from UAO(s)	LS	1	10	10	1 hr (10 UAO's) To review markups and/or plans submitted by the UAO's
7.8	Subordination of Easements Coordination	LS	0	0	0	N/A
7.9	Utility Design Meeting	LS	0	0	0	N/A
7.10	Review Utility Markups and Work Schedules, and Processing of Schedules and Agreements	LS	0	0	0	N/A
7.11	Utility Coordination/Follow-up	LS	1	20	20	10 UAO's x 2 hrs
7.12	Utility Constructability Review	LS	0	0	0	N/A
7.13	Additional Utility Services	LS	0	0	0	N/A
7.14	Processing Utility Work by Highway Contractor (UWHC)	LS	0	0	0	N/A
7.15	Contract Plans to UAO(s)	LS	0	0	0	N/A

Project Activity 7: Utilities

7.16	Certification/Close-Out	LS	1	3	3	Provide markup and/or plan sheets from the UAO's, Utility Status Report, and a letter stating the disposition of any UAO found to have possible conflict(s) with the (3) areas discribed by Phil Hursh, per phone conversation 9/2/14. (Please note that this scope does not include any additional relocation coordination between the UAO and the Town of Lady Lake, or it's contractor.)
7.17	Other Utilities	LS	0	0	0	N/A
				7. Utilities Total	**49**	

Project Activity 7: Utilities

Technical Meetings		
Kickoff	EA	1
Preliminary Meeting	EA	0
Individual UAO Meetings	EA	0
Field Meetings	EA	1
Design Meeting	EA	0
Other Meetings	EA	0
Total Technical Meetings		**2**

Project Activity 8: Environmental Permits

Estimator:

Town of Lady Lake SRTS Sidewalk - Phase II
433200-1-38-01

Task No.	Task	Units	No. of Units	Hours/ Units	Total Hours	Comments
	Environmental Permits, Compliances and Clearances					
8.1	Preliminary Project Research	LS	1	0	0	N/A
	Permits					
8.2	Complete Permit Involvement Form	LS	1	0	0	N/A
8.3	**Field Work**					
8.3.1	Pond Site Alternatives	LS	1	0	0	N/A
8.3.2	Establish Wetland Jurisdictional Lines and Assessments	LS	1	0	0	N/A
8.3.3	Species Surveys	LS	1	0	0	N/A
8.3.4	Archeological	LS	1	0	0	N/A
8.4	Agency Verification of Wetland Data	LS	1	0	0	N/A
8.5	**Complete And Submit All Required Permit Applications**					
8.5.1	Complete and Submit All Required Wetland Permit Applications	LS	1	0	0	N/A
8.5.2	Complete and Submit All Required Species Permit Applications	LS	1	0	0	N/A
8.6	Prepare Dredge and Fill Sketches (as needed)	LS	1	0	0	N/A
8.7	Prepare USCG Permit Sketches	LS	1	0	0	N/A
8.8	Prepare Water Management District Right-of-Way Occupancy Sketches	LS	1	0	0	N/A
8.9	Prepare Coastal Construction Control Line (CCCL) Permit Application	LS	1	0	0	N/A
8.10	Prepare Tree Permit Information	LS	1	0	0	N/A
8.11	Mitigation Design	LS	1	0	0	N/A
8.12	Mitigation Coordination and Meetings	LS	1	0	0	N/A

Project Activity 8: Environmental Permits

Task No.	Task	Units	No. of Units	Hours/ Units	Total Hours	Comments
8.13	Other Environmental Permits	LS	1	40	40	Stormwater Resource Permit (Rule 40C-42) for filling in open system with closed system. No anticipated wetland impacts. This includes Application Prep of Sections A, C & H; Required Aerial, Soil Resource Maps and Pre/Post Drainage maps
	Environmental Clearances/Reevaluations					
8.14	**Technical support to Department for Environmental Clearances and Reevaluations**					
8.14.1	NEPA or SEIR Reevaluation	LS	1	0	0	
8.14.2	Archaeological and Historical Features	LS	1	0	0	
8.14.3	Wetland Impact Analysis	LS	1	0	0	
8.14.4	Essential Fish Habitat	LS	1	0	0	
8.14.5	Wildlife and Habitat Impact Analysis	LS	1	0	0	
8.14.6	Section 7 or Section 10 Consultation	LS	1	0	0	
8.15	**Preparation of Environmental Clearances and Reevaluations**					
8.15.1	NEPA or SEIR Reevaluation	LS	1	0	0	
8.15.2	Archaeological and Historical Features	LS	1	0	0	
8.15.3	Wetland Impact Analysis	LS	1	0	0	
8.15.4	Wildlife and Habitat Impact Analysis	LS	1	0	0	
8.15.5	Section 7 or Section 10 Consultation	LS	1	0	0	
8.16	Contamination Impact Analysis	LS	1	0	0	
8.17	Asbestos Survey	LS	1	0	0	
	Environmental Permits, Compliance, and Clearances/Reevaluations Technical Subtotal				**40**	
8.18	Technical Meetings	LS	1	4	4	Meetings are listed below
8.19	Quality Assurance/Quality Control	LS	%	2%	1	
8.20	Supervision	LS	%	3%	1	
	Environmental Permits, Compliance and Clearances Nontechnical Subtotal				**6**	

Project Activity 8: Environmental Permits

Task No.	Task	Units	No. of Units	Hours/ Units	Total Hours	Comments
8.21	Coordination	LS	%	3%	1	
	8. Environmental Permits, Compliance and Clearances Total				**47**	

Technical Meetings					
WMD	EA	1	4	4	Pre Application Coordinaiton Meeting
NMFS	EA	0	0	0	
ACOE	EA	0	0	0	
USCG	EA	0	0	0	
USFWS	EA	0	0	0	
FFWCC	EA	0	0	0	
FDOT	EA	0	0	0	
Other Meetings	EA	0	0	0	
Subtotal Technical Meetings				**4**	
Progress Meetings	EA	0	0	0	
Phase Review Meetings	EA	0	0	0	
Total Meetings				**4**	

Carries to 8.18

Note: Project Manager attendance at progress, phase and field review meetings are manually entered on General Task 3

Project Activity 19: Signing and Pavement Marking Analysis

Estimator:

Town of Lady Lake SRTS Sidewalk - Phase II
433200-1-38-01

Task No.	Task	Units	No. of Units	Hours/ Units	Total Hours	Comments
19.1	Traffic Data Analysis	LS	0	0	0	N/A
19.2	No Passing Zone Study	LS	0	0	0	N/A
19.3	Reference and Master Design File	LS	1	24	24	Includes design and layout of signs and cross walks markings; efforts required for drafting, clean up in roadway plan sheet. 3 hours per crosswalk for 6 cross walks (Teague Trail, Oak St., Post Office, Fennell, Griffin Intersection). Existing Sign Inventory input into master design and relocation/removal/replace plan (6 hours)
19.4	Multi-Post Sign Support Calculations	EA	0	0	0	N/A
19.5	Sign Panel Design Analysis	EA	0	0	0	N/A
19.6	Sign Lighting/Electrical Calculations	EA	0	0	0	N/A
19.7	Quantities	LS	0	0	0	N/A
19.8	Cost Estimate	LS	0	0	0	N/A
19.9	Technical Special Provisions	LS	0	0	0	N/A
19.10	Other Signing and Pavement Marking	LS	0	0	0	N/A
Signing and Pavement Marking Analysis Technical Subtotal					**24**	
19.11	Field Reviews	LS	1	0	0	N/A
19.12	Technical Meetings	LS	0	0	0	N/A
19.13	Quality Assurance/Quality Control	LS	%	3%	1	Includes producing and implementation of QA/QC plan. Includes review of sub-consultant work, verify comments are addressed, assembly of plans for submittals, etc. (Based on 5-10% of technical subtotal).
19.14	Independent Peer Review	LS	%	0%	0	N/A
19.15	Supervision	LS	%	3%	1	Includes effort to supervise all technical design analysis. (Based on 5-10% of technical subtotal).
Signing and Pavement Marking Analysis Nontechnical Subtotal					**2**	

Project Activity 19: Signing and Pavement Marking Analysis

Task No.	Task	Units	No. of Units	Hours/ Units	Total Hours	Comments
19.16	Coordination	LS	%	3%	1	Includes contacts and coordination with survey, geotechnical, drainage, structures, lighting, roadway, signals, utilities, incorporating sheets and/or preferences. Based on 2-5% of all the above tasks
19. Signing and Pavement Marking Analysis Total					**27**	

Technical Meetings				
Sign Panel Design	EA	0	0	0
Queue Length Analysis	EA	0	0	0
Local Governments (cities, counties)	EA	0	0	0
Other Meetings	EA	0	0	0
Subtotal Technical Meetings				**0**
Progress Meetings	EA	0	0	0
Phase Review Meetings	EA	0	0	0
Total Meetings				**0**

Carries to 19.12

Note: Project Manager attendance at progress, phase and field review meetings are manually entered on General Task 3

Project Activity 20: Signing and Pavement Marking Plans

Estimator:

Town of Lady Lake SRTS Sidewalk - Phase II
433200-1-38-01

Task No.	Task	Scale	Units	No of Units	Hours/ Unit	No. of Sheets	Total Hours	Comments
20.1	Key Sheet		Sheet	0	0	0	0	N/A - Negotiated Out (SPM on Rdwy Plans)
20.2	Summary of Pay Items Including TRNS•Port Input		LS	0	0		0	N/A
20.3	Tabulation of Quantities		Sheet	0	0	0	0	N/A - Negotiated Out
20.4	General Notes/Pay Item Notes		Sheet	0	0	0	0	N/A - Negotiated Out (SPM on Rdwy Plans)
20.5	Project Layout		Sheet	0	0	0	0	N/A
20.6	Plan Sheet	20	Sheet	0	0	0	0	N/A - Negotiated Out (SPM on Rdwy Plans)
20.7	Typical Details		EA	0	0		0	N/A
20.8	Guide Sign Worksheet(s)		EA	0	0		0	N/A
20.9	Traffic Monitoring Site		EA	0	0		0	N/A
20.10	Cross Sections		EA	0	0		0	N/A
20.11	Special Service Point Details		EA	0	0		0	N/A
20.12	Special Details		LS	0	0		0	N/A
20.13	Interim Standards		LS	0	0		0	N/A
Signing and Pavement Marking Plans Technical Subtotal						**0**	**0**	
20.14	Quality Assurance/Quality Control		LS	%	5%		0	
20.15	Supervision		LS	%	5%		0	
20. Signing and Pavement Marking Plans Total						**0**	**0**	

Project Activity 27: Survey

Estimated by: C.Leftakis
9/10/2014

Project: CR 25 from Oak St to Griffin Ave, Town of Lady Lake

Section
F.P. No.

Task No.	Task	Units	No of Units	Field Crew Days/Unit	Crew Days	Field Support Hours / Crew Days	Field Support Hours	Office Support Hours / Crew Days	Office Support Hours	
27.01	Horizontal Project Control (HPC)									
	2-Lane Roadway	Mile	12.00	0.13	1.50	0.00	0.00	6.00	9.00	Set and observe 12 secondary horizontal control points with GPS
	Multi-lane Roadway	Points			0.00		0.00		0.00	
	Interstate	Points			0.00		0.00		0.00	
27.02	Vertical PC / Bench Line									
	Primary	Mile			0.00		0.00		0.00	Assumed - three-wire benchrun for harmony - 300' to be added to all elevations
	Secondary	Mile	1.00	1.00	1.00	0.00	0.00	4.00	4.00	
	Interstate	Mile			0.00		0.00		0.00	
27.03	Alignment and Existing R/W Lines									Calculate apparent ROW lines within DTM areas as described in 27.06 based on local field evidence (including 2D location of pavement), last deed of record, record plats, existing right of way maps, and other evidence of record. No alignment retracement or right of way line determination is included in the scope of this project. Deliverable will be standard survey CADD file.
		Mile	0.88	3.41	3.00	0.00	0.00	6.00	18.00	
27.04	Aerial Targets			Units/Day						
	2-Lane Roadway	EA			0.00		0.00		0.00	N/A
	Multi-lane Roadway	EA			0.00		0.00		0.00	
	Interstate	EA			0.00		0.00		0.00	
27.05	Reference Points	"A"		Units/Day						
	2-Lane Roadway	EA			0.00		0.00		0.00	Reference the 12 above control point to 3 fixed, identifiable topographic features in field and draft in office - Deliverable will be RWDETL01.DGN CADD file including coordinate table
	Multi-lane Roadway	EA	12.00	0.06	0.75	0.00	0.00	16.00	12.00	
	Interstate	EA			0.00		0.00		0.00	
	Reference Points	"B"		Units/Day						N/A
	Non Alignment Points/Approximate	EA			0.00		0.00		0.00	

Project Activity 27: Survey

Task No.	Task	Units	No of Units	Field Crew Days/Unit	Crew Days	Field Support Hours / Crew Days	Field Support Hours	Office Support Hours / Crew Days	Office Support Hours	
		Mile	0.88	4.55	4.00	0.00	0.00	6.00	24.00	DTM survey within the limits described below - Deliverable will be standard survey CADD and TIN files 1) The northerly or southerly side of Oak St (to be determined by the EOR) from Clay Ave to CR 25 from the EOP to the apparent ROW line (the opposite EOP of Oak Street will also be located in 2D) 2) The westerly side of CR 25 from Oak St to Fennell Blvd from the westerly edge of travel lane to the apparent westerly ROW line (includes drainage structures and details for the private businesses at the NW corner of CR 25 and Oak St as well as the woods line between US 27 and Fennell Blvd) 3) The NW and SW quadrants of the intersection of CR 25 and Griffin Ave 50 feet in all directions measured from the curb returns. The width along CR 25 will be from the center of pavement to the westerly apparent ROW line. The width along Griffin Ave will be the full apparent ROW.
27.07	Planimetric (2D)									Included in 27.06 above
		Mile			0.00		0.00		0.00	
27.08	Roadway Cross-Sections/Profiles									N/A
		EA			0.00		0.00		0.00	
27.09	Side Street Surveys									Included in 27.06 above

Project Activity 27: Survey

Task No.	Task	Units	No of Units	Field Crew Days/Unit	Crew Days	Field Support Hours / Crew Days	Field Support Hours	Office Support Hours / Crew Days	Office Support Hours	
27.10	Underground Utilities									Designate and survey locate approximately 2,375 LF (0.45 miles) of underground utilities within the limits described below - Deliverable will be standard survey CADD files
	Designates	Mile	0.45	1.67	0.75	0.00	0.00	2.00	1.50	
	Locates	Point	33	0.15152	5.00	0.00	0.00	3.00	15.00	
	Survey		30%	5.75	1.75	0.00	0.00	4.00	7.00	1) In front of the private businesses along the westerly side of CR 25 from Oak St to the northerly driveway (includes 1 vvh every 50' on each of 4 utilities for a total of 28 vvhs and detailing and locating gravity sanitary sewer manholes) 2) 50 feet on either side of the culvert crossing along the westerly side of CR 25 located between Oak St and US 27 (includes 1 vvh on each of 4 utilities for a total of 4 vvhs and detailing and locating gravity sanitary sewer manholes) 3) At the SW quandrant of CR 25 and Griffin Ave (includes a single Vvh at the proposed location of the new PED pole)
27.11	Outfall Survey									N/A
		Mile			0.00		0.00		0.00	
27.12	Drainage Survey			Units/Day						Included in 27.06 above
		EA			0.00		0.00		0.00	
27.13	Bridge Survey									Locate 14 piers directly adjacent to the westerly EOP under the US 27 bridge along the westerly side of CR 25
	Minor / Major	EA	14.00	0.02	0.25	0.00	0.00	12.00	3.00	
27.14	Channel Survey									N/A
		EA			0.00		0.00		0.00	
27.15	Pond Site Survey									N/A
		Acres			0.00		0.00		0.00	
27.16	Mitigation Survey									N/A
		Mile			0.00		0.00		0.00	
27.17	Jurisdiction Line Survey									N/A
		EA			0.00		0.00		0.00	
27.18	Geotechnical Support			Units/Day						Locate 2 geotechnical borings as performed by others (no stake-out included)
		EA	2	8	0.25	0.00	0.00	12.00	3.00	
27.19	Sectional / Grant Survey									N/A
		Corner			0.00		0.00		0.00	
		Mile			0.00		0.00		0.00	
27.20	Subdivision Location									N/A
		Block			0.00		0.00		0.00	
27.21	Maintained R/W									N/A
		Mile			0.00		0.00		0.00	
27.22	Boundary Survey									N/A
		EA			0.00		0.00		0.00	
27.23	Water Boundary Survey									N/A

Project Activity 27: Survey

Task No.	Task	Units	No of Units	Field Crew Days/Unit	Crew Days	Field Support Hours / Crew Days	Field Support Hours	Office Support Hours / Crew Days	Office Support Hours	[illegible]
		EA			0.00		0.00		0.00	
27.24	R/W Staking / R/W Line									N/A
		EA			0.00		0.00		0.00	
		Mile			0.00		0.00		0.00	
27.25	R/W Monumentation									N/A
		Point			0.00		0.00		0.00	

Project Activity 27: Survey

Task No.	Task	Units	No of Units	Field Crew Days/Unit	Crew Days	Field Support Hours / Crew Days	Field Support Hours	Office Support Hours / Crew Days	Office Support Hours	
27.26	Line Cutting									N/A
		Mile			0.00					
27.27	Work Zone Safety									N/A
		LS	18.50	0	0.00					
27.28	Miscellaneous Surveys									Locate and measure the calipers of the trees in the patch of forest directly adjacent to the end of the guardrail along the westerly side of CR 25 just north of the US 27 bridge.
		EA	1.00	0.25	0.25	0.00	0.00	16.00	4.00	
	Survey Subtotal			**Crew Days**	**18.5**	**Field Support Hours**	**0**	**Office Support Hours**	**100.5**	
27.29	Supplemental Surveys									N/A
					0	0.00	0	0.00	0	
27.30	Document Research	Units								N/A
									0	
27.31	Field Reviews	Units								N/A
									0	
27.32	Technical Meetings	LS								N/A
			0.00						0	
27.33	Quality Control / Quality Assurance	LS								Sr. PSM
								5%	5.03	
27.34	Supervision	LS								Sr. PSM
								5%	5.03	
27.35	Coordination	LS								Sr. PSM
								3%	3.00	
		27. Survey Total		**Crew Days**	**18.5**	**Field Support Hours**	**0**	**Office Support Hours**	**113.6**	
									5.432	

Technical Meetings				
Kickoff Meeting with FDOT	EA	0	0	0
Baseline Approval Review	EA	0	0	0
Network Control Review	EA	0	0	0
Vertical Control Review	EA	0	0	0
Local Governments (cities, counties)	EA	0	0	0
Final Submittal Review	EA	0	0	0
Other Meetings	EA	0	0	0
Subtotal Technical Meetings				0
Progress Meetings	EA	0	0	0
Phase Review Meetings	EA	0	0	0
Total Meetings				0

Carries to 27.32

Project Activity 27: Survey

Task No.	Task	Units	No of Units	Field Crew Days/Unit	Crew Days	Field Support Hours / Crew Days	Field Support Hours	Office Support Hours / Crew Days	Office Support Hours	

Note: Project Manager attendance at progress, phase and field review meetings are manually entered on General Task 3

Totals This Sheet	Total Crew and Office Hours/Days	Authorized	Supplemental
4 Man Crew	18.5	18.5	0.0
Senior Surveyor & Mapper	21.4	21.4	0.0
Surveyor & Mapper (PSM)	33.5	33.5	0.0
Technician	50.3	50.3	0.0
Clerical	8.4	8.4	0.0
Total	113.6	113.6	0.0

CERTIFICATION FOR DISCLOSURE OF LOBBYING ACTIVITIES ON FEDERAL-AID CONTRACTS
(Compliance with 49CFR, Section 20.100 (b))

The prospective participant certifies, by signing this certification, that to the best of his or her knowledge and belief:

(1) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer of employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities", in accordance with its instructions. (Standard Form-LLL can be obtained from the Florida Department of Transportation's Professional Services Administrator or Procurement Office.)

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The prospective participant also agrees by submitting his or her proposal that he or she shall require that the language of this certification be included in all lower tier subcontracts, which exceed $100,000 and that all such subrecipients shall certify and disclose accordingly.

Name of Consultant:

By:_____ Date: _____Authorized Signature

Title:_____

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

DISCLOSURE OF LOBBYING ACTIVITIES

375-030-34
PROCUREMENT
04/14

1. Type of Federal Action: a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	**2. Status of Federal Action:** a. bid/offer/application b. initial award c. post-award	**3. Report Type:** a. initial filing b. material change **For Material Change Only:** Year: _____ Quarter: _____ Date of last report: _____ (mm/dd/yyyy)
4. Name and Address of Reporting Entity: ☐ Prime ☐ Subawardee Tier _____, *if known*: _____ _____ _____ Congressional District, *if known*: 4c _____	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: _____ _____ _____ Congressional District, *if known*: _____	
6. Federal Department/Agency: _____ _____	**7. Federal Program Name/Description:** _____ _____ CFDA Number, *if applicable*: _____	
8. Federal Action Number, ***if known*****:** _____	**9. Award Amount,** ***if known*****:** $ _____	
10. a. Name and Address of Lobbying Registrant ***(if individual, last name, first name, MI)*:** _____ _____ _____	**b. Individuals Performing Services** (*including address if different from No. 10a*) (*last name, first name, MI*): _____ _____ _____	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.	Signature: _____ Print Name: _____ Title: _____ Telephone No.: _____ Date (mm/dd/yyyy): _____	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.

2. Identify the status of the covered Federal action.

3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.

4. Enter the fullname, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.

5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.

6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.

7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.

8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."

9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.

10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

    (b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).

11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION FOR FEDERAL AID CONTRACTS

(Compliance with 49CFR, Section 29.510)
(Appendix B Certification]

It is certified that neither the below identified firm nor its principals are presently suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

Name of Consultant:

By:_____ Date:_____
Authorized Signature

Title:_____

Instructions for Certification

1 . By signing and submitting this certification with the proposal, the prospective lower tier participant is providing the certification set out below.

2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the Department may pursue available remedies, including suspension and/or debarment.

3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted. If at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

4. The terms 'covered transaction', 'debarred', 'suspended', 'ineligible', 'lower tier covered transaction','participant', 'person', primary covered transaction', 'principal', 'proposal', and 'voluntarily excluded', as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the person to which this proposal is being submitted for assistance in obtaining a copy of those regulations.

5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the Department or agency with which this transaction originated.

6. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Appendix B: Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction", without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List.

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant are not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the Department may pursue available remedies, including suspension and/or debarment.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

375-030-50
PROCUREMENT
01/12

CONFLICT OF INTEREST CERTIFICATION FOR CONSULTANT/CONTRACTOR

I certify that I have no present conflict of interest, that I have no knowledge of any conflict of interest that my firm may have, and that I will recuse myself from any capacity of decision making, approval, disapproval, or recommendation on any contract if I have a conflict of interest or a potential conflict of interest.

Consultants/Contractors are expected to safeguard their ability to make objective, fair, and impartial decisions when performing work for the Department, and therefore may not accept benefits of any sort under circumstances in which it could be inferred by a reasonable observer that the benefit was intended to influence a pending or future decision of theirs, or to reward a past decision. Consultants performing work for the Department should avoid any conduct (whether in the context of business, financial, or social relationships) which might undermine the public trust, whether or not that conduct is unethical or lends itself to the appearance of ethical impropriety.

I realize that violation of the above mentioned standards could result in the termination of my work for the Department.

Contract No./Project Description(s): _____

_____

_____

Financial Project Number(s): _____

_____

_____

Each undersigned individual hereby attests that he/she has no conflicts of interest related to the contract(s) identified above.

Printed Names	Signatures	Date

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

CONFLICT OF INTEREST CERTIFICATION FOR CONSULTANT/CONTRACTOR

Additional Page

375-030-50
PROCUREMENT
01/12

Contract No./Project Description(s): _____

Financial Project Number(s): _____

Printed Names	Signatures	Date

Reply Reply to all Forward | Close | Help

You forwarded this message on 10/30/2014 8:04 AM.
Attachments can contain viruses that may harm your computer. Attachments may not display correctly.

From: Widdison, Katie [Katie.Widdison@dot.state.fl.us] Sent: Wed 10/29/2014 4:45 PM

To: Mike Burske

Cc:

Subject: RE: 433200-1-38-01 Lady Lake SRTS PH II Contract- List of items

Attachments: 525-010-49 (04-13) LAP_Checklist_for_Federally_Funded_Professional_Services.doc(145KB)

View As Web Page

Hi Mike,

Thank you for dropping off the final version of the Design Contract for the above referenced project. I can't remember if you had previously submitted the signed LAP Checklist for Federally Funded Professional Services (see attached). Do you remember sending me a signed copy? If not, can you please sign the Checklist and send me a scanned copy. The contract looks great and I will be able to send the NTP to you once I have the signed LAP Checklist.

Feel free to call me if you have any questions.

Thank you,

Please Note: My last day in the Government Agreements Department will be October 31st, 2014. Ms. Lisa Buscher, District Local Government Program Administrator, will be taking over all of my LAP projects. Lisa can be contacted by email, lisa.buscher@dot.state.fl.us, or by phone, (386)943-5452. It has been a pleasure working with you and I wish the best for you and your LAP projects.

Katie Widdison
Program Management Consultant
Ghyabi & Associates, Inc.

Florida Department of Transportation
719 South Woodland Blvd, MS 4-520
DeLand, FL 32720-6800
Tel: 386-943-5534
Monday-Friday: 8:00am-5:00pm
Katie.widdison@dot.state.fl.us

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-----Original Message-----
From: Mike Burske [mailto:mburske@ladylake.org]
Sent: Friday, October 24, 2014 3:24 PM
To: Widdison, Katie
Subject: FW: 433200-1-38-01 Lady Lake SRTS PH II Contract- List of items

Katie, attached is the last rendition from the town...Mike

-----Original Message-----
From: Phil Hursh [mailto:phursh@cwieng.com]
Sent: Fri 10/24/2014 1:40 PM
To: Mike Burske
Cc: Kris Kollgaard; Derek Schroth
Subject: RE: 433200-1-38-01 Lady Lake SRTS PH II Contract- List of items

HI Mike:

Attached is the revised contract that now only includes the language provide by the Town of Lady Lake counsel in the Terms and Conditions.

Thank you,

Philip Hursh, PE
Office Manager

2250 Lucien Way | Suite 130 | Maitland, Florida 32751
P: 407.261.3100 | C: 407.385.9857
phursh@cwieng.com
www.cwieng.com

-----Original Message-----
From: Derek Schroth [mailto:dschroth@bowenschroth.com]
Sent: Friday, October 24, 2014 10:55 AM
To: Phil Hursh
Cc: Mike Burske; Kris Kollgaard
Subject: Re: 433200-1-38-01 Lady Lake SRTS PH II Contract- List of items

Good Morning Phil:

The terms and conditions proposed by the Town should entirely replace the terms and conditions on pages 4 and 5 of your firm's proposed contract. Thank you.

Derek

On Oct 24, 2014, at 10:31 AM, "Phil Hursh" <phursh@cwieng.com> wrote:

> Good Morning Mr. Schroth:
>
> Mike Burske of the Town of Lady Lake requested that I contact you directly in order to address any remaining issues regarding Connelly & Wicker's Design Contract for the above-noted project. I attempted to reach you by phone but was told that you are unavailable today so I thought, in the interest of time, that I send along this e-mail.
>
> We have incorporated your comments from earlier this week and resubmitted our design contract to the Town of Lady Lake; however, you seem to indicate in your most recent correspondence that this hasn't been done. Attached is the current version of the contract along with your prior comments. Please let us know if there has been an oversight on our part. It's understood, of course, that there are typically other elements of the Terms and Conditions that you did not comment on which we have left in place.
>
> Regards,
>
> Philip Hursh, PE
> Office Manager
>
> 2250 Lucien Way | Suite 130 | Maitland, Florida 32751

> P: 407.261.3100 | C: 407.385.9857
> phursh@cwieng.com
> www.cwieng.com
>
> -----Original Message-----
> From: Mike Burske [mailto:mburske@ladylake.org]
> Sent: Friday, October 24, 2014 7:50 AM
> To: Phil Hursh
> Subject: FW: 433200-1-38-01 Lady Lake SRTS PH II Contract- List of
> items
>
> Phil, please see below...mike
>
>
> -----Original Message-----
> From: Derek Schroth [mailto:dschroth@bowenschroth.com]
> Sent: Thu 10/23/2014 3:30 PM
> To: Mike Burske
> Cc: Kris Kollgaard
> Subject: RE: 433200-1-38-01 Lady Lake SRTS PH II Contract- List of
> items
>
> Good Afternoon Mike:
>
> Their "Terms and Conditions" starting on page 4, need to be replaced the terms and conditions I sent you. Thank you.
>
> Sincerely,
>
> DEREK A. SCHROTH
> BOWEN & SCHROTH, P.A.
> 600 Jennings Ave.
> Eustis, Florida 32726
> Telephone: (352) 589-1414
> Facsimile: (352) 589-1726
> Florida Bar No. 0352070
> Web Site: www.bowenschroth.com
>
> -----Original Message-----
> From: Mike Burske [mailto:mburske@ladylake.org]
> Sent: Thursday, October 23, 2014 1:40 PM
> To: dschroth@brslegal.com
> Cc: Kris Kollgaard
> Subject: FW: 433200-1-38-01 Lady Lake SRTS PH II Contract- List of
> items
>
> Derek, we added the wording to the contract. Are you ok with
> this...mike
>
>
> -----Original Message-----
> From: Phil Hursh [mailto:phursh@cwieng.com]
> Sent: Thu 10/23/2014 9:27 AM
> To: Mike Burske
> Subject: RE: 433200-1-38-01 Lady Lake SRTS PH II Contract- List of
> items
>
> Hi Mike:

>
> Please see attached the updated contract that now includes the updated Terms and Conditions as required by Lady Lake.
>
> Thanks,
>
> Philip Hursh, PE
> Office Manager
>
> 2250 Lucien Way | Suite 130 | Maitland, Florida 32751
> P: 407.261.3100 | C: 407.385.9857
> phursh@cwieng.com
> www.cwieng.com
>
> -----Original Message-----
> From: Mike Burske [mailto:mburske@ladylake.org]
> Sent: Thursday, October 23, 2014 7:35 AM
> To: Phil Hursh
> Subject: FW: 433200-1-38-01 Lady Lake SRTS PH II Contract- List of
> items
>
> Phil, please see attached from our attorney and make part of the
> contract. looks like we are just about there...Mike
>
>
> -----Original Message-----
> From: Derek Schroth [mailto:dschroth@bowenschroth.com]
> Sent: Wed 10/22/2014 9:31 AM
> To: Mike Burske
> Cc: Kris Kollgaard
> Subject: FW: 433200-1-38-01 Lady Lake SRTS PH II Contract- List of
> items
>
> Good Morning Mike:
>
> Please see attached revised draft terms for the Connelly & Wicker matter.
>
> Sincerely,
>
> DEREK A. SCHROTH
> BOWEN & SCHROTH, P.A.
> 600 Jennings Ave.
> Eustis, Florida 32726
> Telephone: (352) 589-1414
> Facsimile: (352) 589-1726
> Florida Bar No. 0352070
> Web Site: www.bowenschroth.com
>
> Florida Bar Board Certified in City, County and Local Government Law.
>
> This email may contain privileged and confidential information. If you are not the intended recipient, any review, dissemination, distribution or duplication of this communication is strictly prohibited. If you have received this communication in error, please contact the sender by reply email and destroy all copies of the original message. IF THIS COMMUNICATION PERTAINS TO SETTLEMENT OF ANY DISPUTE, IT IS A CONFIDENTIAL SETTLEMENT STATEMENT, INADMISSIBLE IN COURT.
> Please note if this communication pertains to the City of Eustis or the Town of Lady Lake and its operations: Under Florida law (Florida Statute 668.6076) e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in

writing.
>
>
>
> -----Original Message-----
> From: Mike Burske [mailto:mburske@ladylake.org]
> Sent: Monday, October 13, 2014 1:41 PM
> To: dschroth@brslegal.com
> Cc: Kris Kollgaard
> Subject: FW: 433200-1-38-01 Lady Lake SRTS PH II Contract- List of
> items
>
> Derek, can you review this contract and tell me what you think and if
> there is anything that may hurt the town. This is for the design of
> the new sidewalks to be installed in 2016...Mike
>
>
> -----Original Message-----
> From: Widdison, Katie [mailto:Katie.Widdison@dot.state.fl.us]
> Sent: Mon 10/13/2014 11:04 AM
> To: Mike Burske
> Cc: D5-LAP Admin
> Subject: RE: 433200-1-38-01 Lady Lake SRTS PH II Contract- List of
> items
>
> Mike,
>
> Thank you for the updated Design Contract. Has your legal team reviewed this version? I am letting my team review it, so I should get back to you with any comments by this Wednesday. Please add in the Federal requirements, which include the DBE language, E-Verify and Appendix I (see attached). Appendix I should be modified to reference the Town of Lady Lake. I will need a final version with these federal requirements included.
>
> Thank you,
>
> Katie Widdison
> Program Management Consultant
> Ghyabi & Associates, Inc.
>
> Florida Department of Transportation
> 719 South Woodland Blvd, MS 4-520
> DeLand, FL 32720-6800
> Tel: 386-943-5534
> Monday-Friday: 8:00am-5:00pm
> Katie.widdison@dot.state.fl.us
>
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>
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>
> -----Original Message-----
> From: Mike Burske [mailto:mburske@ladylake.org]
> Sent: Monday, October 13, 2014 8:00 AM
> To: Widdison, Katie

> Subject: FW: 433200-1-38-01 Lady Lake SRTS PH II Contract- List of
> items
>
> Katie, for your review...Mike
>
>
> -----Original Message-----
> From: Phil Hursh [mailto:phursh@cwieng.com]
> Sent: Mon 10/13/2014 7:50 AM
> To: Mike Burske
> Subject: RE: 433200-1-38-01 Lady Lake SRTS PH II Contract- List of
> items
>
> Hi Mike:
>
> Please find attached the revised design contract that incorporates the following revisions: In summary, the revisions were in the Terms of Conditions in the following sections:
>
> 1.Contract Terms - reduced to only Lump Sum contract since there is no Post-Design Services on an hourly basis. Any additional services will be done under separate contract with Lady Lake.
> 2.Use of Documents - switched out language with content found in
> sample contract 3.Termination of Services - switched out language with
> content found in sample contract
>
> Additionally, are responses to Kattie Widdson are provided in the prior e-mail (below).
>
> We trust that these revisions and responses adequately address all questions or concerns regarding the design contract.
>
> Regards,
>
> Philip Hursh, PE
> Office Manager
>
> 2250 Lucien Way | Suite 130 | Maitland, Florida 32751
> P: 407.261.3100 | C: 407.385.9857
> phursh@cwieng.com
> www.cwieng.com
>
> -----Original Message-----
> From: Mike Burske [mailto:mburske@ladylake.org]
> Sent: Friday, October 10, 2014 9:59 AM
> To: Phil Hursh
> Subject: RE: 433200-1-38-01 Lady Lake SRTS PH II Contract- List of
> items
>
>
>
>
> -----Original Message-----
> From: Phil Hursh [mailto:phursh@cwieng.com]
> Sent: Fri 10/10/2014 7:40 AM
> To: Mike Burske
> Subject: FW: 433200-1-38-01 Lady Lake SRTS PH II Contract- List of
> items
>
> Hi Mike:
>

> My proposed comments regarding Katties' review are now in italics in her prior e-mail. In the interest of time I'll hold off until we speak about your comments and Kattie is good with my responses prior to sending along the revised contract. I look forward to your call to discuss further.
>
> Thanks,
>
> Philip Hursh, PE
> Office Manager
> [cid:image001.jpg@01CF8195.F2B1EA10]
> 2250 Lucien Way | Suite 130 | Maitland, Florida 32751
> P: 407.261.3100 | C: 407.385.9857
> phursh@cwieng.com<mailto:phursh@cwieng.com>
> www.cwieng.com<http://www.cwieng.com>
>
> -----Original Message-----
> From: Mike Burske [mailto:mburske@ladylake.org]
> Sent: Thursday, October 09, 2014 1:50 PM
> To: Phil Hursh
> Subject: FW: 433200-1-38-01 Lady Lake SRTS PH II Contract- List of
> items
>
>
>
>
> -----Original Message-----
> From: Widdison, Katie [mailto:Katie.Widdison@dot.state.fl.us]
> Sent: Tue 10/7/2014 4:55 PM
> To: Mike Burske
> Cc: Kris Kollgaard; D5-LAP Admin
> Subject: 433200-1-38-01 Lady Lake SRTS PH II Contract- List of items
>
> Good Afternoon Mike,
>
> I apologize for not getting back with you sooner. I plan to call you tomorrow to discuss a few other items, but for now, here are my comments on the 9/29 Design Contract.
>
> On page 4 (Terms and Conditions), under contract terms, please remove the "hourly with a budget" type of contract. The federally funded portion of the project will be only a lump sum contract. Below are my comments to Phil's summary of what changed in the Contract:
>
> 1. The contract now omits interest payments for invoicing.
> - Good
>
> 2. Post Design Services is not permitted for LAP projects; therefore, references to Post Design Services are now removed from the contract and fee sheet.
> - Page 2 of the Contract references post design services. I would recommend adding language saying that the Post Design will be locally funded by the Town.
> - CWI Response: We will add.
>
> 3. Quantities and related Cost Estimates are now in the fee sheet. Quantity Sheets aren't in the plans but we still need to do take-offs and estimates for the FDOT. These additional services are now in the fee sheet.
> - Good
>
> 4. Due to the need for detailed quantities we added more time for cross-sections since we didn't have many cross-sections in our original estimate.
> - On page 2 of the contract, it states that cross sections are not included in this proposal.
> - CWI Response: We will revise the sentence on page 2 to say that "Cross-section sheets will not be provided in this

proposal". Cross-sections will still need to be developed by our designers in order to provide accurate quantities and verify ADA and R/W compliance in our design.
>
> 5. Additional services is now excluded from this contract. If required, additional services will be under separate contract between the Town of Lady Lake and CWI.
> - Good
>
> 6. As listed on the fee proposal, the final total amount needed to fund this project is $151,024.00. Please explain why the price went up from the second fee proposal submitted ($133,630.00) even though the post design services were removed from the fee proposal and just quantities and cost estimates were said to be added. Please send me the final version of the Contract with the federal requirement included (DBE language, E-Verify and the modified Appendix I).
>
> - CWI Response: The overall fee increase was due to an expected higher level of detailed design effort in comparison to our prior fee proposal. More specifically, in providing the required quantities and associated cost estimate additional efforts are required in cutting sections throughout the entire project limits. It should be noted that our current fee proposal is based on the low end of the FDOT Staff Hour Range for each task. Our prior fee proposal only required cutting sections at specific locations where there may be concerns about limited geometry and in many instances, staff hours were well below the low end of the FDOT Staff Hour Range.
>
> Feel free to call me if you have any questions,
>
> Thank you,
>
> Katie Widdison
> Program Management Consultant
> Ghyabi & Associates, Inc.
>
> Florida Department of Transportation
> 719 South Woodland Blvd, MS 4-520
> DeLand, FL 32720-6800
> Tel: 386-943-5534
> Monday-Friday: 8:00am-5:00pm
> Katie.widdison@dot.state.fl.us<mailto:Katie.widdison@dot.state.fl.us>
>
> This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, please notify the sender, delete this message, and do not use, disseminate or copy its contents. Thank you.
>
>
>
>
>
> -----Original Message-----
> From: Mike Burske [mailto:mburske@ladylake.org]
> Sent: Wednesday, October 01, 2014 9:19 AM
> To: Widdison, Katie
> Cc: Kris Kollgaard
> Subject: RE: Lady Lake SRTS PH II Contract- List of items
>
> No problem, I will get them in there...mike
>
>
> -----Original Message-----
> From: Widdison, Katie [mailto:Katie.Widdison@dot.state.fl.us]
> Sent: Wed 10/1/2014 9:15 AM
> To: Mike Burske
> Subject: RE: Lady Lake SRTS PH II Contract- List of items

>
> Hi Mike,
>
> I will review the contract and get back with you soon. Just briefly looking through it, I did not see the Federal requirements. These requirements include the DBE language, E-Verify and Appendix I (see attached). Appendix I should be modified to reference the Town of Lady Lake. Please be sure that the scope of the project and the deliverables are clearly spelled out in the contract. I will get back with you soon.
>
> Thank you,
>
> Katie Widdison
> Program Management Consultant
> Ghyabi & Associates, Inc.
>
> Florida Department of Transportation
> 719 South Woodland Blvd, MS 4-520
> DeLand, FL 32720-6800
> Tel: 386-943-5534
> Monday-Friday: 8:00am-5:00pm
> Katie.widdison@dot.state.fl.us<mailto:Katie.widdison@dot.state.fl.us>
>
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>
>
>
>
>
> -----Original Message-----
> From: Mike Burske [mailto:mburske@ladylake.org]
> Sent: Wednesday, October 01, 2014 7:52 AM
> To: Widdison, Katie
> Subject: FW: Lady Lake SRTS PH II Contract- List of items
>
> Katie, could you look over the attached proposed contract and let me
> know if it meets your requirements...Mike
>
>
> -----Original Message-----
> From: Phil Hursh [mailto:phursh@cwieng.com]
> Sent: Wed 10/1/2014 7:24 AM
> To: Mike Burske
> Subject: RE: Lady Lake SRTS PH II Contract- List of items
>
> Hi Mike:
>
> Please see attached our revised contract and fee sheet per Katie Widdison's comments noted in the prior e-mail (below). In summary, the following items were addressed:
>
> 1. The contract now omits interest payments for invoicing.
> 2. Post Design Services is not permitted for LAP projects; therefore, references to Post Design Services are now removed from the contract and fee sheet.
> 3. Quantities and related Cost Estimates are now in the fee sheet. Quantity Sheets aren't in the plans but we still need to do take-offs and estimates for the FDOT. These additional services are now in the fee sheet.
> 4. Due to the need for detailed quantities we added more time for cross-sections since we didn't have many cross-sections in our original estimate.

> 5. Additional services is now excluded from this contract. If required, additional services will be under separate contract between the Town of Lady Lake and CWI.
>
> Regards,
>
> Philip Hursh, PE
> Office Manager
>
> 2250 Lucien Way | Suite 130 | Maitland, Florida 32751
> P: 407.261.3100 | C: 407.385.9857
> phursh@cwieng.com<mailto:phursh@cwieng.com>
> www.cwieng.com<http://www.cwieng.com>
>
> -----Original Message-----
> From: Mike Burske [mailto:mburske@ladylake.org]
> Sent: Monday, September 29, 2014 8:33 AM
> To: Phil Hursh
> Cc: Kris Kollgaard
> Subject: FW: Lady Lake SRTS PH II Contract- List of items
>
> Phil, could you review the comments made by FDOT on the last couple of
> e-mails and adjust the contract accordingly. Also, make sure in the
> contract that this will take us through the bid process including
> making the bid documents and review of the bids. As soon as I get
> this back and have FDOT review it, we will schedule a meeting to get
> this put to bed...Mike
>
>
> -----Original Message-----
> From: Widdison, Katie [mailto:Katie.Widdison@dot.state.fl.us]
> Sent: Fri 9/26/2014 1:31 PM
> To: Mike Burske
> Cc: D5-LAP Admin; Phillips, Michael; Lisicki, Marcus
> Subject: RE: Lady Lake SRTS PH II Contract- List of items
>
> Good Afternoon Mike,
>
> I wanted to clarify an item of the list that I sent you yesterday afternoon. The LAP Agreement that was executed on June 9, 2014 is between the Town and the Department. The Design Contract is between the Town of Lady Lake and Connelly & Wicker. As we discussed over the phone, you can use the draft Design contract that Connelly & Wicker wrote, but you must add in all of the federal requirements. Please remember to also revise the contract per my comments sent yesterday (remove post design, hourly with a budget, etc). The sample contract that I sent you can be used as a guide. Once the Department issues the Town a final notice to proceed with execution of the Design contract, Connelly and Wicker and the Town can sign the contract. I apologize for any confusion. Feel free to call me if you have any questions.
>
> Thank you,
>
> Katie Widdison
> Program Management Consultant
> Ghyabi & Associates, Inc.
>
> Florida Department of Transportation
> 719 South Woodland Blvd, MS 4-520
> DeLand, FL 32720-6800
> Tel: 386-943-5534
> Monday-Friday: 8:00am-5:00pm
> Katie.widdison@dot.state.fl.us<mailto:Katie.widdison@dot.state.fl.us>

>
> This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, please notify the sender, delete this message, and do not use, disseminate or copy its contents. Thank you.
>
>
>
>
>
> -----Original Message-----
> From: Widdison, Katie
> Sent: Thursday, September 25, 2014 4:21 PM
> To: 'Mike Burske'
> Cc: D5-LAP Admin; Michael Phillips
> (Mike.Phillips@dot.state.fl.us<mailto:Mike.Phillips@dot.state.fl.us>);
> Lisicki, Marcus
> Subject: RE: Lady Lake SRTS PH II Contract- List of items
>
> Hi Mike,
>
> Below is a list of the items that we discussed yesterday regarding the Villages LAP project (433200-1-38-01):
>
> -Lochrane Engineering Inc. is one of the Sub-Consultants.
>
> -The Department does not fund utilities during the Construction phase, but will be reviewed during design.
>
> -Green Book design standards should be used throughout Design.
>
> -CEI Services have nothing to do with the Design Phase and should not
> be discussed. The Design firm cannot also perform CEI services later,
> as it would be a Conflict of Interest
>
> -The Department only has an Agreement/contract with the Town of Lady Lake. The Town has a contract with the Design firm (Connelly & Wicker). The Design firm should not be contacting Government Agreement regarding contract and LAP changes, if they have any questions, they should go through the Town and then the Town can ask the Department.
>
> -Regarding Right-of-Way, the Department recommends to stay within the Towns Right-of-Way. If this is not possible, please let us know approximately how much of the project would be encroaching on the County R/W. Lake County will need to be on board with signing the necessary R/W docs. Note that the Town of Lady Lake will be responsible for the maintenance on the County property.
> * Please remember that the County has asked that they be included on the plan review at the different plan percentages. From the email sent by Seth Lynch, the County does have stringent standards on sidewalk construction than FDOT and they will need to be included in the plans. A right-of-way utilization permit will be required for the construction of the sidewalk on CR 25.
>
> -Any major change to the scope listed in the LAP Agreement will require a Supplemental Agreement. If the Sidewalk is switched to the other side of the street, please let the Department know.
>
> -Connelly and Wicker Inc. is correct in assuming they can emulate what was completed in phase I for their plans. It is not necessary to include the quantities into the plans. The Department will however, require detailed construction estimates during the plans phase submittals. These estimates that outline the quantities will eventually be used in the construction documents, but do not have to be displayed in the plans. The other items excluded from this scope but present in the phase I plans (signing and pavement markings, erosion control, SWPPP, and cross sections) are handled by plan notes and are illustrated in the plans where applicable. As long as the design plans contains the same information as depicted in the phase I plans (where applicable), everything should be okay.
>
> -The Design Contract previously submitted was written by Connelly & Wicker and seems to be between the Agency and the

Consultant. Typically the Design Contract is written by the Agency and is between the Department and the Agency. A Sample Design contract is attached. This sample is to be used as a guide and should not be used verbatim.
> * Be sure that the Design Contract includes the federal requirements (DBE language, E-Verify and Appendix I). The scope of the project and the deliverables should be spelled out in the contract.
>
> -The Department does not fund Post Design Services, which is listed on page 3 of the Contract. If this is indeed the amount of money ($20,684.00) that Connelly & Wicker says will cover post design, the Department will remove federal funds and add LF for Post Design cost.
>
> -Additional or miscellaneous services outside the Scope of Work (page 3 of the Contract) will not be reimbursed.
>
> -Please explain what an Hourly with a budget type of Agreement is (page 5 of the Contract under Contract terms). This contradicts with having a Lump Sum contract.
>
> -The Department will not reimburse interest payment to the consultant is not received within 30 days (page 5 of the Contract under Schedule for Payment). This item is stating what Connelly & Wicker expects from the Town.
>
> -Please submit the total negotiated design estimate to the Department completion. This should not include post design. Once a final estimated price is negotiated, I will send an updated Supplemental Agreement to adjust the funding. The Supplemental can go to the Board on the second meeting in October.
>
> We will work through this process together. Feel free to call me if you have any questions.
>
> Thank you,
>
> Katie Widdison
> Program Management Consultant
> Ghyabi & Associates, Inc.
>
> Florida Department of Transportation
> 719 South Woodland Blvd, MS 4-520
> DeLand, FL 32720-6800
> Tel: 386-943-5534
> Monday-Friday: 8:00am-5:00pm
> Katie.widdison@dot.state.fl.us<mailto:Katie.widdison@dot.state.fl.us>
>
> This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, please notify the sender, delete this message, and do not use, disseminate or copy its contents. Thank you.
>
>
>
>
>
> -----Original Message-----
> From: Mike Burske [mailto:mburske@ladylake.org]
> Sent: Tuesday, September 23, 2014 8:17 AM
> To: Widdison, Katie
> Subject: FW: Lady Lake SRTS PH II Contract
>
> Katie, attached is the final contract from our proposed design firm.
> They came down in price from the $159k that you guys agreed to fund.
> I still owe you the LAP checklist and will hand deliver that this week
> when I drop off my reimbursement request for the construction project
> I have for phase I...Mike
>
>

> -----Original Message-----
> From: Phil Hursh [mailto:phursh@cwieng.com]
> Sent: Mon 9/22/2014 11:33 AM
> To: Mike Burske
> Subject: RE: Lady Lake SRTS PH II Contract
>
> Hi Mike:
>
> Please see attached our design contract for the SRTS Sidewalks PH II project. Please let me know if you have any questions or comments.
>
> Regards,
>
> Philip Hursh, PE
> Office Manager
>
> 2250 Lucien Way | Suite 130 | Maitland, Florida 32751
> P: 407.261.3100 | C: 407.385.9857
> phursh@cwieng.com<mailto:phursh@cwieng.com>
> www.cwieng.com<http://www.cwieng.com>
>
> -----Original Message-----
> From: Mike Burske [mailto:mburske@ladylake.org]
> Sent: Monday, September 22, 2014 9:57 AM
> To: Phil Hursh
> Cc: Kris Kollgaard
> Subject: RE: Lady Lake SRTS PH II Contract
>
> Go ahead and make it to Kristen Kollgaard. Shew is the only one who
> can sign contracts in our organization...mike
>
>
> -----Original Message-----
> From: Phil Hursh [mailto:phursh@cwieng.com]
> Sent: Fri 9/19/2014 1:25 PM
> To: Mike Burske
> Subject: Lady Lake SRTS PH II Contract
>
> Hi Mike:
>
> I'm in the midst of preparing a contract for the SRTS PH II project and wanted to know who I should address the Contract document to. I wasn't sure if it should be you, the Town Manager or perhaps the Town Commission. Please advise.
>
> Thank you,
>
> Philip Hursh, PE
> Office Manager
> [cid:image002.jpg@01CF4E6D.D30EFB90]
> 2250 Lucien Way | Suite 130 | Maitland, Florida 32751
> P: 407.261.3100 | C: 407.385.9857
> phursh@cwieng.com<mailto:phursh@cwieng.com<mailto:phursh@cwieng.com<ma
> ilto:phursh@cwieng.com>>
> www.cwieng.com<http://www.cwieng.com/<http://www.cwieng.com<http://www
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> <Lady Lake SW Contract Proposal 10 23 14.pdf> <Lady Lake Legal Counsel
> Review Comment for SRTS Design Contract.docx>

<<525-010-49 (04-13) LAP_Checklist_for_Federally_Funded_Professional_Services.doc>>

Reply Reply to all Forward | Close | Help

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Attachments can contain viruses that may harm your computer. Attachments may not display correctly.

From: Widdison, Katie [Katie.Widdison@dot.state.fl.us] Sent: Thu 10/30/2014 5:10 PM

To: Mike Burske

Cc: Kris Kollgaard; D5-LAP Admin

Subject: 433200-1-38-01 Villages- LAP Supplemental Agreement- Revised

Attachments: LAP Resolution (Supplemental).doc(33KB) 433200-1-38-01 Villages Elementary School Sidewalks-Revised LAP Supplemental Agreement.pdf(321KB)

View As Web Page

Good Afternoon Mike,

Attached is the Revised LAP Supplemental Agreement for the above referenced project for the Town's adoption and execution. Please print the Supplemental Agreement (4 pages total); the Department will retain the fully executed Agreement.

If the Town would like a fully executed copy of the Supplemental Agreement returned, please make and execute the number of copies you would like. After the Town executes the Supplemental Agreement, please return the Agreement to Lisa Buscher. Also, send one originally signed or certified copy of the Resolution (sample attached) adopting the LAP Supplemental Agreement.

Please let me know the date of the Board Meeting when this Supplemental Agreement will be on the agenda.

Feel free to call me if you have any questions.

Thank you,

Katie Widdison
Program Management Consultant
Ghyabi & Associates, Inc.

Florida Department of Transportation
719 South Woodland Blvd, MS 4-520
DeLand, FL 32720-6800
Tel: 386-943-5534
Monday-Friday: 8:00am-5:00pm
Katie.widdison@dot.state.fl.us

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-----Original Message-----
From: Widdison, Katie
Sent: Friday, September 12, 2014 11:23 AM
To: Mike Burske
Cc: Kris Kollgaard; D5-LAP Admin; Nosse, Anthony
Subject: 433200-1-38-01 Villages- LAP Supplemental Agreement

Good Morning Mike,

Attached is the LAP Supplemental Agreement for the above referenced project for the Town's adoption and execution. Please print the Supplemental Agreement (4 pages total); the Department will retain the fully executed Agreement.

If the Town would like a fully executed copy of the Supplemental Agreement returned, please make and execute the number of copies you would like. After the Town executes the Supplemental Agreement, please return the Agreement to me. Also, send one originally signed or certified copy of the Resolution (sample attached) adopting the LAP Supplemental Agreement.

Please let me know the date of the Board Meeting when this Supplemental Agreement will be on the agenda.

Consistent with Department Form 525-010-49, Local Agency Program (LAP) Checklist for Federally Funded Professional Service Contracts Federal and State Requirements, the following documentation is still required prior to contract execution:

Prior to contract execution: Provide proof of negotiations (meeting minutes, notes), a copy of the draft Design contract and the completed and signed copy of the LAP Checklist (525-010-49)

Feel free to call me if you have any questions.

Thank you,

Katie Widdison
Program Management Consultant
Ghyabi & Associates, Inc.

Florida Department of Transportation
719 South Woodland Blvd, MS 4-520
DeLand, FL 32720-6800
Tel: 386-943-5534
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-----Original Message-----
From: Nosse, Anthony
Sent: Wednesday, September 03, 2014 4:24 PM
To: Friedel, Steve
Cc: Kris Kollgaard; D5-LAP Admin; Widdison, Katie; Mike Burske
Subject: RE: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements- NTP

Steve,

Please request from CO the addition of $123,564.29 of phase 38 HSP in FY 14. The original design estimate submitted by the city's former consultant was very low. The new estimate appear in line with similar sidewalk projects. See previous guidance from Joe Santos below:

Sharepoint update is not needed for estimate increases/supplementals/etc. If an increase is needed on an existing estimate, this can be handled with an email to Central Office Work Program (Ginny Bradley & Susan Wilson). That request should come from your District Work Program staff, and should include the fiscal year, the amount needed, and reason justifying the need.

THANKS.

-----Original Message-----
From: Widdison, Katie
Sent: Wednesday, September 03, 2014 3:37 PM
To: Mike Burske
Cc: Kris Kollgaard; Nosse, Anthony; D5-LAP Admin
Subject: RE: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements- NTP

Mike,

Thank you for dropping off the Connelly & Wicker fee proposal today (attached). Seeing that the estimated Design fee ($159,564.29) is well over the federally funded amount ($36,000.00), I would recommend that you talk with Tony Nosse, who is copied on this email. Tony will be able to discuss the funding issue with you in more detail. Feel free to call me if you have any questions.

Thank you,

Katie Widdison
Program Management Consultant
Ghyabi & Associates, Inc.

Florida Department of Transportation
719 South Woodland Blvd, MS 4-520
DeLand, FL 32720-6800
Tel: 386-943-5534
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Katie.widdison@dot.state.fl.us

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-----Original Message-----
From: Mike Burske [mailto:mburske@ladylake.org]
Sent: Wednesday, September 03, 2014 2:30 PM
To: Widdison, Katie
Cc: Kris Kollgaard
Subject: RE: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements- NTP

Katie, I dropped the proposal from Connelly and Wicker Inc. off to you. As you can see it is much higher than the anticipated design fee attached to the project. They are looking over their fee but I will call you in the near future to discuss options...mike

-----Original Message-----
From: Widdison, Katie [mailto:Katie.Widdison@dot.state.fl.us]
Sent: Thu 8/28/2014 2:41 PM
To: Phil Hursh
Cc: Mike Burske

Subject: RE: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements- NTP

Thank you Phil. I left a voice mail on Mike's phone this morning explaining the situation. Have a great day.

Thanks,

Katie Widdison
Program Management Consultant
Ghyabi & Associates, Inc.

Florida Department of Transportation
719 South Woodland Blvd, MS 4-520
DeLand, FL 32720-6800
Tel: 386-943-5534
Monday-Friday: 8:00am-5:00pm
Katie.widdison@dot.state.fl.us

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-----Original Message-----
From: Phil Hursh [mailto:phursh@cwieng.com]
Sent: Thursday, August 28, 2014 1:56 PM
To: Mike Burske
Cc: Widdison, Katie
Subject: RE: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements- NTP

Hi Mike:

Please see attached the signed Conflict of Interest Statement for 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements Ph. 2 . I had spoken with Katie Widdison earlier today and she confirmed that only those individuals assigned from Connelly & Wicker that will be involved on this project will need to sign the Conflict of Interest Statement, therefore none of our sub-contractors have signed this statement.

Thank you,

Philip Hursh, PE
Office Manager
2250 Lucien Way | Suite 130 | Maitland, Florida 32751
P: 407.261.3100 | C: 407.385.9857
phursh@cwieng.com
www.cwieng.com

-----Original Message-----
From: Mike Burske [mailto:mburske@ladylake.org]
Sent: Wednesday, August 27, 2014 3:25 PM
To: Phil Hursh
Subject: FW: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements- NTP

Phil, please see below as this is the answer to your question...mike

-----Original Message-----
From: Widdison, Katie [mailto:Katie.Widdison@dot.state.fl.us]
Sent: Wed 8/27/2014 3:23 PM
To: Mike Burske
Subject: RE: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements- NTP

Mike,

Connelly & Wicker can have the subs sign different forms if that is easier for them. There can be multiple copies.

Thanks,

Katie Widdison
Program Management Consultant
Ghyabi & Associates, Inc.

Florida Department of Transportation
719 South Woodland Blvd, MS 4-520
DeLand, FL 32720-6800
Tel: 386-943-5534
Monday-Friday: 8:00am-5:00pm
Katie.widdison@dot.state.fl.us

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-----Original Message-----
From: Mike Burske [mailto:mburske@ladylake.org]
Sent: Wednesday, August 27, 2014 3:06 PM
To: Widdison, Katie
Subject: FW: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements- NTP

Katie see below from Connelly and Wicker about the conflict of interest forms...Mike

-----Original Message-----
From: Phil Hursh [mailto:phursh@cwieng.com]
Sent: Wed 8/27/2014 2:58 PM
To: Mike Burske
Subject: RE: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements- NTP

Thank you for the good news. In regard to the Conflict of Interest Statement would it be acceptable to provide you multiple signed pages since our subs will need to sign this statement as well?

-----Original Message-----
From: Mike Burske [mailto:mburske@ladylake.org]
Sent: Wednesday, August 27, 2014 2:31 PM
To: Phil Hursh
Cc: Kris Kollgaard
Subject: FW: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements- NTP

Phippip, this is Mike Burske with the Town of Lady Lake. F.D.O.T. has asked that you guys fill out the conflict of interest as

sent by Katie Widdison of F.D.O.T. District Five. If I can answer any questions for you, feel free to contact me at (352) 430-0451. Please see attached.

Thanks,
Mike Burske
Parks and Recreation Director
Town of Lady Lake

-----Original Message-----
From: Widdison, Katie [mailto:Katie.Widdison@dot.state.fl.us]
Sent: Wed 8/27/2014 9:50 AM
To: Mike Burske
Cc: Kris Kollgaard
Subject: RE: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements- NTP

Good Morning Mike,

Please have all staff and subs of Connelly & Wicker sign the attached conflict of Interest form if they will be involved with this project. I forgot to mention this over the phone yesterday. Feel free to call me if you have any questions.

Thank you,

Katie Widdison
Program Management Consultant
Ghyabi & Associates, Inc.

Florida Department of Transportation
719 South Woodland Blvd, MS 4-520
DeLand, FL 32720-6800
Tel: 386-943-5534
Monday-Friday: 8:00am-5:00pm
Katie.widdison@dot.state.fl.us

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-----Original Message-----
From: Widdison, Katie
Sent: Tuesday, August 26, 2014 4:46 PM
To: 'Mike Burske'
Cc: Kris Kollgaard
Subject: RE: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements- NTP

Hi Mike,

Has Kathy Lee, G.M.B. Engineers and Planners, been involved on this specific project prior to now? The Department does not require documentation showing that the Town received approval from the Board. It is up to the Town if and when they want to present an item to the Board in regards to this project. Give me a call when you have a chance tomorrow so we can discuss this in more detail.

Thank you,

Katie Widdison
Program Management Consultant
Ghyabi & Associates, Inc.

Florida Department of Transportation
719 South Woodland Blvd, MS 4-520
DeLand, FL 32720-6800
Tel: 386-943-5534
Monday-Friday: 8:00am-5:00pm
Katie.widdison@dot.state.fl.us

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-----Original Message-----
From: Mike Burske [mailto:mburske@ladylake.org]
Sent: Tuesday, August 26, 2014 10:34 AM
To: Widdison, Katie
Cc: Kris Kollgaard
Subject: RE: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements- NTP

Katie, I am going to ask you a few questions as we go through process to make sure that we do not have any hick-ups and I get it done perfectly for you. 1) Connelly & Wicker has Kathy Lee of G.M.B. Engineers and Planners. G.M.B. does our site plan review in our Growth Management Department. Will that be a problem as I know Neel-Schaffer was an issue. 2) I know that we have the notice to proceed, but do you want me to take to our Commission an item asking them for permission to negotiate with Connelly & Wicker, Inc. or can we negotiate with them and take the negotiated fee and a proposal to accept Connelly & Wicker, Inc after the negotiations are completed...Mike

-----Original Message-----
From: Widdison, Katie [mailto:Katie.Widdison@dot.state.fl.us]
Sent: Mon 8/25/2014 10:12 AM
To: Mike Burske
Cc: D5-LAP Admin; Nancy Slaton
Subject: RE: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements- NTP

Good Morning Mike,

This email will serve as the Department's Notice-to-Proceed to the Town of Lady Lake to have negotiations with Connelly and Wicker, Inc. for the above referenced project.

Consistent with Department Form 525-010-49, Local Agency Program (LAP) Checklist for Federally Funded Professional Service Contracts Federal and State Requirements, the following documentation is still required:

- Phase 3: Provide proof of negotiations including, but not limited to the consultant staff hour estimate(s) (Requirement #1) as well as a copy of the draft contract (Requirement #3-6) for Department review and concurrence. Also, if not already provided, a completed and signed copy of the Department Form 525-010-49, Local Agency Program (LAP) Checklist for Federally Funded Professional Service Contracts Federal and State Requirements, should be provided at this time.

Feel free to call me if you have any questions.

Thank you,

Katie Widdison
Program Management Consultant
Ghyabi & Associates, Inc.

Florida Department of Transportation
719 South Woodland Blvd, MS 4-520
DeLand, FL 32720-6800
Tel: 386-943-5534
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Katie.widdison@dot.state.fl.us

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-----Original Message-----
From: Widdison, Katie
Sent: Friday, August 22, 2014 4:09 PM
To: Mike Burske
Cc: D5-LAP Admin; Hunter, Lorraine
Subject: RE: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements

Good afternoon Mike,

After discussing with Central Office, the firm Neel-Schaffer must be disqualified from the Villages Elementary School Sidewalk Safety Improvements project (433200-1-38-01). There is a conflict of interest with Mr. Steve Cockerham, who works for Neel-Schaffer, due to the fact that he was appointed the role of being the Professional Engineer on this specific project and was also involved with the proposal presentations.

The Town has two options. You can either negotiate with the second firm, Connelly & Wicker, Inc., or you can re-advertise. Please let me know what the Town elects to do. Feel free to call me if you have any questions.

Thank you,

Katie Widdison
Program Management Consultant
Ghyabi & Associates, Inc.

Florida Department of Transportation
719 South Woodland Blvd, MS 4-520
DeLand, FL 32720-6800
Tel: 386-943-5534
Monday-Friday: 8:00am-5:00pm
Katie.widdison@dot.state.fl.us

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-----Original Message-----
From: Mike Burske [mailto:mburske@ladylake.org]
Sent: Thursday, August 21, 2014 3:31 PM
To: Widdison, Katie
Subject: Third Firm for Presentation

Katie, the third firm has contacted us and said that they are not interested in doing a presentation. looking to see what you would like us to to at this point...Mike

-----Original Message-----
From: Mike Burske [mailto:mburske@ladylake.org]
Sent: Thursday, August 21, 2014 11:27 AM
To: Widdison, Katie
Subject: RE: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements

Katie, we had two presentations this morning and anticipate the third to be on Wednesday. If we are able to meet with the third firm on Wednesday then I will be able to get you the highest ranking firm then. I will not be able to meet my goal of the next Commission Meeting as we have the one firm left. also, do you have the form I need to fill out to change the town engineer on the LAP. I want to go ahead and do that...Mike

-----Original Message-----
From: Widdison, Katie [mailto:Katie.Widdison@dot.state.fl.us]
Sent: Wed 8/20/2014 2:49 PM
To: Mike Burske
Subject: RE: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements

Hi Mike,

I just wanted to check in and see if you had the selection committee meeting yet to select the top firm. If so, please submit the ranking sheets that each selection committee member filled out during each of the shortlisted firm's interviews. I am specifically looking for how each firm got their ranking based on the criteria that was provided in the Town's RFQ. Also, please provide a copy of the shortlist itself.

Feel free to call me if you have any questions.

Thank you,

Katie Widdison
Program Management Consultant
Ghyabi & Associates, Inc.

Florida Department of Transportation
719 South Woodland Blvd, MS 4-520
DeLand, FL 32720-6800
Tel: 386-943-5534
Monday-Friday: 8:00am-5:00pm
Katie.widdison@dot.state.fl.us

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-----Original Message-----
From: Mike Burske [mailto:mburske@ladylake.org]
Sent: Monday, August 04, 2014 4:43 PM
To: Widdison, Katie
Subject: RE: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements

Give me 48 hours. We had three firms submit, but will get this done on Wed and to you on Thursday. We will take the selected firm to the Commission on September 3rd, so will be two weeks behind at this point....Mike

-----Original Message-----
From: Widdison, Katie [mailto:Katie.Widdison@dot.state.fl.us]
Sent: Thu 7/31/2014 10:21 AM
To: Mike Burske
Cc: D5-LAP Admin
Subject: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements

Good Morning Mike,

This is a friendly reminder to provide a copy of the shortlist with a minimum of 3 firms and related supporting documentation (i.e. how did they get the ranking). Also, please include the Federally required forms signed by all shortlisted firms and a conflict of interest statement signed by the selection committee members. Keep in mind that the selection committee must consist of a minimum of three individuals. I hope that the advertisement process went well and that everything is still on track. Please let me know when you anticipate the shortlist being provided and the selection committee meeting taking place to select the top firm. Looking at your updated design schedule, you would like to begin design on August 20th, 2014. Please note that you cannot execute the design contract until the procurement process (PSU) is complete and until the Department has issued the Town a final Notice-to-Proceed. Feel free to call me if you have any questions.

Thanks you,

Katie Widdison
Program Management Consultant
Ghyabi & Associates, Inc.

Florida Department of Transportation
719 South Woodland Blvd, MS 4-520
DeLand, FL 32720-6800
Tel: 386-943-5534
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-----Original Message-----
From: Mike Burske [mailto:mburske@ladylake.org]
Sent: Monday, July 07, 2014 9:55 AM
To: Widdison, Katie

Subject: RE: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements- Design Schedule

As attached and thanks...mike

-----Original Message-----
From: Widdison, Katie [mailto:Katie.Widdison@dot.state.fl.us]
Sent: Thu 6/26/2014 1:07 PM
To: Mike Burske
Subject: 433200-1-38-01 Villages Elementary School Sidewalk Safety Improvements- Design Schedule

Good Afternoon Mike,

This is a friendly reminder to please submit an updated Design Schedule for the above referenced project (See attached). Was the LAP project advertised on 6/22/2014?

Thank you!

Katie Widdison
Program Management Consultant
Ghyabi & Associates, Inc.

Florida Department of Transportation
719 South Woodland Blvd, MS 4-520
DeLand, FL 32720-6800
Tel: 386-943-5534
Monday-Friday: 8:00am-5:00pm
Katie.widdison@dot.state.fl.us

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<<LAP Resolution (Supplemental).doc>> <<433200-1-38-01 Villages Elementary School Sidewalks-Revised LAP Supplemental Agreement.pdf>>

L-6

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 17, 2014

SUBJECT: **MJM 10/14-001- The Villages Golf Car Shop and Service Center Major Modification to Site Plan - A Development consisting of a 2,102-square-foot Building Addition, a Two-Lane Golf Cart Fueling Area, Landscaping Upgrades and Dumpster Enclosure proposed at 903 Avenida Central (AK 3451988).**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDED MOTION:

Staff recommends approval of the proposed major modification with the proposed waivers, in that the site is existing and the changes have 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, John R. Grant, with Villages Operating Company on behalf of Citizen's First Bank, property owner, has submitted an application for the modification of the existing Citizen's First Bank Site located at 903 Avenida Central, within the Villages Downtown Center in Spanish Springs, identified by Alternate Key number 3451988. The applicant proposes a 2,102-square-foot addition to the existing two-story building to convert it into a Golf Cart Shop Service Facility. Additionally, the applicant seeks to incorporate a two-lane Golf Cart Fueling Area providing four (4) fueling stations, improve landscaping, and add a dumpster enclosure.

The subject property is approximately .96 +/- 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 additions to the existing two-story Mission-

Style Building, the Architectural Exterior Elevations were provided by KP Studio Architect P.A. 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 November 6, 2014 (Satisfied).
b. Fire Review comments dated October 9, 2014 (Satisfied).
c. Waste Management comments dated October 15, 2014 (Satisfied).
d. Lady Lake Building Official comments dated October 23, 2014 (Satisfied).
e. Lake-Sumter MPO comments dated October 31, 2014. (Satisfied)
f. St. John's River Water Management District Letter Modification No. 19152-28 (Satisfied).

Commercial Design Standard

Attached are the site plan and façade elevations for the Villages Golf Cart Shop Facility:

In accordance with the Land Development Regulations, **Chapter 20, Section 20-3C).3).E).**, if an existing structure that possesses a particular architectural style is proposed for redevelopment or expansion, then the structure shall match the original windows and doors in size, material, orientation and configuration as in the principal structure.

The Villages Golf Cart Shop Facility building features the Mission Architectural Style Design in accordance with the existing and proposed building exterior elevations. The building exhibits:

- ✓ Shaped Mission Roof Parapet for the Building and the Fuel Station Canopy
- ✓ Symmetrical Façade
- ✓ Stucco Finish on Building Exterior Walls for addition
- ✓ Mission Style Medallions on Exterior Walls
- ✓ Mission-style doors, window encasement, and outside gates

Tree Requirements:

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 153.6 tree caliper inches based on its .96-acre area (160"x .96). Please see the landscaping tree proposal breakdown:

Existing Trees to remain	299 tree caliper inches
Proposed Canopy & Understory Trees	17 tree caliper inches
Proposed Palms	48 tree caliper inches
Total tree caliper inches	364 tree caliper inches

The applicant is providing more than twice the required on-site tree caliper inches.

All landscaping buffers require minimum Class "A" Landscaping Buffer (Buffer Class Requirement-Table 10-1) in accordance with **LDRs-Chapter 10, Section 10-3, b).B).1).** Class "A": 10' width minimum with 2 Canopy Trees, 3 Understory Trees and a continuous hedge.

At the time, the applicant cannot accommodate all the required plant material within certain buffers, so the following four (4) waiver(s) to the Landscaping Regulations have been proposed by the applicant:

I) North Landscaping Buffer

Proposal: To waive three (3) canopy trees.

Justification: Space limitation and constrains unique to the subject parcel that cannot be accommodated on site. The landscape design of shrub and low-level material will meet the specification requirements and aesthetic objectives of the code while maintaining a character consistent with the surrounding areas.

II) East Landscaping Buffer

Proposal: To waive two (2) canopy trees and buffer width.

Justification: Space limitation and constrains unique to the subject parcel that cannot be accommodated on site. Existing site curb improvements are right at property line fronting Bichara Blvd., thus limiting expansion. The request of this waiver pertains strictly to maintaining a high level of landscaping consistent with the established character of the Spanish Springs area.

III) West Landscaping Buffer

Proposal: To waive two (2) canopy trees.

Justification: There is a significant amount of existing palms along the West Elevation. Also a reduction of overcrowding plant material is necessary to preserve infrastructure. A high level of quality landscaping that achieves aesthetic character without being dependent upon regimented linear buffers is a signature aspect of the established urban design of the Spanish Springs town center.

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 three (3) existing Historic Oak Trees (40", 44", and 50" respectively) along the South Elevation of the subject parcel.

Past Actions:

At the **Special Town Commission Meeting Conceptual Workshop** held on Tuesday, October 21, 2014, the Town Commission reached consensus for approval.

The **Technical Review Committee** members individually reviewed the application and provided comments regarding the Site Plan application on Wednesday, November 5, 2014.

Public Meetings:

The **Parks, Recreation, and Tree Advisory Committee** is scheduled to review this application at their regular meeting for Wednesday, November 12, 2014, results of their recommendation will be provided to the Commission at the meeting.

FISCAL IMPACT: **$0** **[ ] Capital Budget**
[ ] Operating
[ ] Other

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

11-10-14 **[X] Other – Site Plan**
[ ] Support Documents/Contracts Available for Review in Manager's Office

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DEPARTMENT HEAD **Submitted** 11/10/14 **Date**

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

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

TOWN MANAGER **Approved Agenda Item for:** 11/17/14 **Date** 11/10/14

COMMISSION ACTION:

[ ] Approved as Recommended **[ ] Disapproved**

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

PZ 3451988

TOWN OF LADY LAKE
APPLICATION FOR SITE PLAN REVIEW

1. Applicant's Name: The Villages Operating Company, John R. Grant, Authorized Rep.

   Telephone/Email: 352-753-6260 ron.grant@thevillages.com

   Applicant is: Owner ___ Developer ___ Lessee X Agent ___ Optionee ___

2. Owner's Name: Citizens First Bank

   Address: Physical: 1050 Lake Sumter Landing, The Villages, Fl 32162
   Mailing: Attn: John R. Grant, 1045 Lake Sumter Landing, The Vlgs, etal

   Telephone/Email: 352-753-6260 ron.grant@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: The Villages Golf Car Shop @LPGS

   Physical Location/Address: 990 Bichara Blvd, The Villages 32159

11. The property is located in the vicinity of the following streets:

    Avenida Central & Bichara Boulevard

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SEP 25 2014
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

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 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.

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF SUMTER

Before me, the undersigned authority, personally appeared John R. Grant, who being by me first duly sworn on oath, deposes and says:

(1) That he/she is the Developer/Tenant of the property legally described on page one of this application. * (See below)

(2) That he/she desires approval for:

The Villages Golf Car Shop @ LPGS

(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 Developer's Signature)

The foregoing instrument was acknowledged before me this 17th day of September, 2014, by John R. Grant on behalf of MC, 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.

*See attached excerpts of Lease document requiring Developer/Tenant to be responsible party for permitting.

The Villages Golf Car Shop @ LPGS
Requirements and Criteria
(Justification Statement)
Landscape Buffering

1. No diminution in value of surrounding properties would be suffered.

Granting a waiver for landscape buffering would not cause surrounding properties to suffer a diminution in value. The subject site is retaining the majority of trees while also replacing understory trees to enhance the overall landscape aesthetic. The entire site's landscape treatment will correspond to the landscape design of adjacent sites to provide a comprehensive look that is consistent with the Spanish Springs area of The Villages, and the approval of this waiver would be consistent with prior approvals of similar waivers.

2. Granting the permit would be of benefit to the public interest.

Granting the permit/waiver would benefit the public interest in that the subject site would be clearly visible and identifiable with a high level of landscaping appropriate for its given use and consistent with the area., and granting of this waiver would be consistent with prior approvals.

3. Denial of the permit would result in unnecessary hardship to the owner seeking it.

Denial of the permit/waiver would result in a visibly inconsistent landscape treatment for this site while also potentially limiting the visibility of the site signage. A high level of quality landscaping that achieves aesthetic character without being dependent upon regimented linear buffers is a signature aspect of the established urban design of the Spanish Springs town center.

4. The use must not be contrary to the spirit of the code.

The spirit of the code will be adhered to as the preservation of existing trees combined with the additional trees far exceed the Town of Lady Lake requirements. The landscape design of shrub and low-level material will meet the specification requirements and aesthetic objectives of the code while maintaining a character consistent with the surrounding areas.

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.

The request of this waiver pertains strictly to maintaining a high level of landscaping consistent with the established character of the Spanish Springs area.

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.

See previous responses.

Thad Carroll

From: Richmond, Pamela [prichmond@lakesumtermpo.com]
Sent: Monday, November 10, 2014 4:32 PM
To: Thad Carroll; Wendy Then
Subject: Review of La Plaza Grande South Golf Cart Service Store

On October 31, I reviewed the traffic study submitted to support approval of a Golf Cart Service Store on the northwest corner of Avenida Central and Oak Meadows Lane in the La Plaza Grande Shopping Center. The site is being redeveloped, replacing the existing Citizens First Bank with a Golf Cart Service Store.

A trip generation rate for golf cart service store is not available in the ITE Trip Generation Report, so rates for two related land use were substituted, Automobile Care Center (for the building portion) and Gasoline/Service Center (for the two fueling stations). While these land uses are similar, they generate more trips than what is logically expected for golf cart service; therefore, trip generation for the proposed land use is overstated. A comparison of the existing and proposed land uses trip generation indicates a net decrease in trip generation can be expected if a Golf Cart Service Store replaces the existing Citizens First Bank.

Please contact me if you would like to discuss my assessment of this project.

Pam Richmond

Pamela Richmond, AICP
MPO Project Manager

Lake-Sumter MPO
Metropolitan Planning Organization

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

www.LakeSumterMPO.com

"Promoting Regional Transportation Partnerships."

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.

TECHNICAL REVIEW COMMITTEE COMMENTS
1st REVIEW 11/05/2014

Project: The Villages Golf Cart Shop- Major Modification to Site Plan- MJM 10/14-001

Proposal: 1st Round of Comments for Site

Description:

On 09/25/2014, Town Staff received an application for a Major Modification to Site Plan proposing a 2,102-square-foot addition to the existing two-story building to convert it into a Golf Cart Shop Service Facility. Additionally, the applicant seeks to incorporate a two-lane Golf Cart Fueling Area providing four (4) fueling stations, improve landscaping, and add a dumpster enclosure along 903 Avenida Central, within the Villages Downtown Center in Spanish Springs, identified by Alternate Key number 3451988. 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 .96 +/- 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.

GENERAL INFORMATION

The engineering plans submitted, consisting of nine (9) sheets, are drawn on 24"x36" sheets and certified by Keith **Jeffrey Allen Head, Professional Engineer with Farner Barley and Associates, Inc.** dated November 5, 2014. The landscaping plans submitted, consisting of two (2) sheets, are drawn on 24"x36" and certified **Patricia Pape, Registered Landscape Architect with Michael Pape & Associates, P.A.** dated October 29, 2014.

Below are staff comments from the Town of Lady Lake regarding your development project. A hard copy via hand delivery and an electronic copy via e-mail are provided to the applicant. Comments are organized by department and must be sufficiently addressed before the proposal may proceed

Following submittal of any required revisions and responses, correspondence will be forwarded indicating the proposal's status, either: (1) requiring additional revision or documentations; or (2) ready for approval. Site plans are subject to public hearing, as well as plats, annexation requests, zoning requests, and comprehensive plan requests. When applicable, you will receive written notification that the item is scheduled for review by the Planning and Zoning Board or Town Commission. For additional information, contact Thad Carroll at (352) 751-1521.

<u>GROWTH MANAGEMENT</u>

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

1. All comments addressed under the GM Review Report dated 11-05-2014.

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 10-09-2014.

BUILDING

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

1. No comments at this time by the Building Official dated 10-23-2014.

PUBLIC WORKS

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

1. No comments by Lady Lake Public Works at this time dated 10-21-14 (Villages Utility).

ENGINEERING CONSULTANT

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

1. All comments addressed under Town Engineer Report dated 11-06-2014. Plans approved.

LAKE-SUMTER MPO

Questions may be directed to Pam Richmond, AICP, at prichmond@lakesumtermpo.com

1. Project has not been reviewed since the Traffic Study is still forthcoming.

SUBJECT: **The Villages Golf Cart Shop - MJSP 10/14-001**

DATE: **November 5, 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 (**Please see Comments #8-#10 by Town Engineer Report regarding Canopy over Fueling station)**	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	1	
C)	Number of parking spaces **(Please see Comment #3 by Town Engineer Report)**	X	
D)	Number and location of handicapped spaces (Please see comment 3	1	
E)	Number of square feet of paved parking and driveway area.	1	
F)	Surface materials and cross-section of proposed paved areas	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 **Please see Comment #7 by Town Engineer Report)**.	1	
J)	Location of traffic-control signs and signalization devices, if required **Please see Comments #4 & #6 by Town Engineer Report).**	1	
K)	Number and location of Loading Zones. Show the truck turning template for delivery and garbage trucks.	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. **(Please see comments #1 & #2 by Town Engineer Report.)**	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**	1	
	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.	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. **Waivers proposed.**	X	
B)	Irrigation system plan **Waiver proposed.**	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..		

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	

VILLAGE CENTER DOWNTOWN PARKING ALLOCATION

November 6, 2014

911/Tract Number	Site	Building Use	Parking Required (Villages)	Parking Provided	Sq.Ft.	Seating/Rooms	% Employee	Handicap Parking Req.
*	Shops of Spanish Springs			389				8
1169	PATCHINGTON	GENERAL RETAIL	8		1,500	n/a	n/a	
1171	ALL THINGS FINE	GENERAL RETAIL	8		1,500	n/a	n/a	
1173	BERMUDA BAY	GENERAL RETAIL	8		1,602	n/a	n/a	
1175	ALL OCCASIONS EVENTS	GENERAL RETAIL	16		3,102	n/a	n/a	
1179	PANERA	RESTAURANT	0		1,500	n/a	n/a	
1181	PANERA	RESTAURANT	66		4,528	182	10	
1150	Spanish Springs Station	OFFICE	9		1,629	n/a	n/a	
*	P.B. Smythe Building							
1002	DUNKIN DONUTS	RESTAURANT	13		1,496	32	4	
1001	LUIGINO'S RESTAURANT	RESTAURANT	67		6,449	180	14	
1105	VACANT	N/A	7		1,280	n/a	n/a	
1109	TERVIS TUMBLER	GENERAL RETAIL	4		795	n/a	n/a	
1113	SOMA INTIMATES	GENERAL RETAIL	16		3,140	n/a	n/a	
1121	COZCO	GENERAL RETAIL	9		1,800	n/a	n/a	
1129	CITIZENS FIRST BANK	OFFICE	28		5,543	n/a	n/a	
	VILLAGES OFFICE	OFFICE	102		20,210	n/a	n/a	
1129	Citizens First Bank Drive Thru	OFFICE	2		330	n/a	n/a	1
*	LaSalle Building							
994	VACANT	N/A	8		1,421	n/a	n/a	
996	PUT A CORK IN IT	GENERAL RETAIL	13		2,539	n/a	n/a	
998	WVLG	OFFICE	4		662	n/a	n/a	
*	Seeley Building							
986	FLIPPERS PIZZERIA	RESTAURANT	19		1,479	110	10	
988	VACANT	N/A	5		979	n/a	n/a	
990	ORECK	GENERAL RETAIL	5		979	n/a	n/a	
992	FY EYE OPTICAL	MEDICAL OFFICE	7		1,212	n/a	n/a	
*	El Mercado Building			509				11
1152	AY! JALISCO	RESTAURANT	62		1,500	170	10	
1154	AY! JALISCO	RESTAURANT	0		1,602	n/a	n/a	
1156	PICTURE YOU	GENERAL RETAIL	12		6,000	n/a	n/a	
1162	GOLF USA	GENERAL RETAIL	9		1,629	n/a	n/a	
1168	RUBY TUESDAY	RESTAURANT	75		4,555	201	16	
*	Citrus Exchange Building							
1102	MARGARITA REPUBLIC	RESTAURANT	31		4,589	80	8	
1104	MARGARITA REPUBLIC	RESTAURANT	0		0	n/a	n/a	
1106	VICTORIA'S ESTATE JEWELRY	GENERAL RETAIL	5		876	n/a	n/a	
1108	KILWINS CHOCOLATES & ICE CREAM	RESTAURANT	18		1,834	48	4	
1110	THE KINGS GALLERY	GENERAL RETAIL	10		1,965	n/a	n/a	
1112	TURTLE BAY CLOTHING COMPANY	GENERAL RETAIL	10		1,965	n/a	n/a	
1120	VILLAGES SALES	OFFICE	66		13,101	n/a	n/a	
2ND Floor	DAILY SUN	OFFICE	92		18,358	n/a	n/a	
1051	Church on the Square	HOUSE OF WORSHIP	351		53,681	1052	n/a	
*	Van Patton House			698				15
992	CHICO'S	GENERAL RETAIL	16		3,060	n/a	n/a	
994	ATHENS NY RESTAURANT	RESTAURANT	37		1,758	98	8	
995	PRO-SHOP	GENERAL RETAIL	6		1,078	n/a	n/a	
996	KATIE BELLE'S FIRST FLOOR	RESTAURANT	166		11,139	450	32	
996	KATIE BELLE'S SECOND FLOOR	RESTAURANT	0		11,254	n/a	n/a	
996	KATIE BELLE'S GREEN ROOM	N/A	0		884	na	n/a	
997	SPANISH SPRINGS LANES	BOWLING ALLEY	128		27,778	32 lanes	n/a	
998	HOSPITALITY	OFFICE	12		2,290	n/a	n/a	
999	McCALL's TAVERN	RESTAURANT	46		2,324	120	12	
	McCALL's TAVERN KITCHEN	KITCHEN	0		1,419	n/a	n/a	
	RESTROOMS	RESTROOMS	0		622	n/a	n/a	
*	H.G. Seymour							
970	SPECIAL EVENTS OFFICE	OFFICE	9		1,800	n/a	n/a	
972	SERENITY DENTAL SPA	MEDICAL OFFICE	9		1,800	n/a	n/a	
974	CURVES	HEALTH SERVICES	18		1,800	n/a	n/a	
976	CAL'S BARBER SHOP	PERSONAL SERVICES	13		1,800	n/a	n/a	
978	INTEGRE FIRST	OFFICE	9		1,800	n/a	n/a	
980	FOOT SOLUTIONS	GENERAL RETAIL	9		1,800	n/a	n/a	
982	VIVA NAILS AND SPA	PERSONAL SERVICES	10		1,500	n/a	n/a	
990	TOO JAY'S	RESTAURANT	75		5,570	202	15	
1105	El Rialto	MOVIE THEATER	419	754	23,549	1235	7	16
*	La Reina De Spanish Springs							
973	VILLAGES INSURANCE	OFFICE	8		1,569	n/a	n/a	
975	US HEARING AID CENTERS	MEDICAL OFFICE	9		1,502	n/a	n/a	
977	APRIA HEALTHCARE	MEDICAL OFFICE	9		1,534	n/a	n/a	
979	BETTER LIFE CHIROPRACTIC & WELLNESS	MEDICAL OFFICE	14		2,462	n/a	n/a	
981	MEDIFAST WEIGHT CONTROL CENTERS	MEDICAL OFFICE	10		1,813	n/a	n/a	
990	HERTZ CAR RENTAL	OFFICE	4		701	n/a	n/a	
ALL 3 FLOORS	MVP ATHLETIC CLUB	HEALTH SERVICES	174		17,449	n/a	n/a	
ALL 3 FLOORS	MVP ATHLETIC CLUB	OFFICE	136		27,114	n/a	n/a	
2ND & 3RD FLOORS	OFFICES	OFFICE	110		21,817	n/a	n/a	
1004	GATOR'S DOCKSIDE	RESTAURANT	57		5,961	150	14	
*	Townplace Suites	HOTEL	121		67,729	119	20	
*	Town Square	N/A	0	81	n/a	n/a	n/a	0
S	CVS	RTL:GROCERY & DRUG	56	62	11,200	N/A	N/A	3
W	FIESTA BOWL	BOWLING/RESTAURANT	167	178	31,327	32 lanes/100 seats	11	6
X	THE VILLAGES GOLF CAR SHOP	SERVICE	20	22	6,709	N/A	N/A	2
Q-R	PERKINS	RESTAURANT	66	76	5,770	168	20	3
P-Q	AAA AUTO CLUB	OFFICE	47	79	9,398	N/A	N/A	2
T-b	SEDONA CAR WASH	CAR WASH	5	24	6,400	N/A	N/A	1
O	K.F.C. / TACO BELL / PIZZA HUT	RESTAURANT	37	63	3,545	96	10	2
N	BURGER KING	RESTAURANT	32	36	4,290	80	10	2
M	APPLEBEE'S	RESTAURANT	60	82	4,738	176	20	3
L	WENDY'S	RESTAURANT	37	53	3,313	96	10	2
E-a	VETERANS WAR MEMORIAL	N/A	0	0	N/A	N/A	N/A	0
Z	LA HACIENDA RECREATION CENTER	RECREATION CENTER	261	231	26,045	N/A	N/A	7
Y	LA HACIENDA HOTEL - *2 STORY*	HOTEL	48	57	34,296	48 rooms	0	2
C	LA HACIENDA SPORTS COMPLEX	RECREATION CENTER	117	143	525	N/A	N/A	1
Y	HOLIDAY INN EXPRESS - *3 STORY*	HOTEL	81	89	46,296	80 rooms	8	4
T-a, T-b, U	LA PLAZA GRANDE SOUTH PH 1-5 & BELK EXP.	SHOPPING CENTER	1103	1277	263,939	N/A	N/A	20
T-b, J	LA PLAZA GRANDE WEST PH 1 & 2	SHOPPING CENTER	321	389	68,064	N/A	N/A	7
V	VILLAGE GREEN	OFFICE	45	56	8,940	N/A	N/A	2
B	ST. GEORGE EPISCOPAL CHURCH	HOUSE OF WORSHIP	134	148	11,318	400	N/A	5
A	COMFORT SUITES - *3 STORY*	HOTEL	81	85	48,531	80 rooms	10	4
A	CHILI'S	RESTAURANT	83	116	5,698	217	20	4
T-c	TITAN SENIOR LIVING	ASSISTED LIVING	64	64	33,975	50 ALF/36 MC	N/A	3

Total Parking Provided	5761	Total HC Parking Provided	206
Total Parking Required	5664	Total HC Parking Required	136
Excess Parking Provided	**97**	**Excess HC Parking**	**70**
	Standard		Handicap

FARNER BARLEY AND ASSOCIATES, INC.
ENGINEERS ▲ SURVEYORS ▲ PLANNERS

RECEIVED
NOV - 5 2014
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

VIA HAND DELIVERY
November 5, 2014

Ms. Wendy Then
Municipal Complex Town of Lady Lake
409 Fennell Boulevard
Lady Lake, FL 32159

RE: **THE VILLAGES GOLF STORE AT LPGS RAI #1 (FBA#921141.3557)**

Dear Ms. Then:

After reviewing the comments dated October 28, 2014 for the subject project, we offer the following responses:

NEEL-SCHAFFER COMMENTS:

STORMWATER / DRAINAGE

1. **The pond stage storage areas in the calculations do not match with the permitted stage storage areas for basin #6.**

   Response: Please see the revised calculation. While the volume matched, the stage area did not. This has been updated, but since the volume previously shown is correct, the stage increase remains the same.

2. **The stormwater calculations should indicate the peak discharge rates and water elevations for major storm events. The peak discharge rates and water elevations should be shown for predevelopment conditions and post-development conditions.**

   Response: The system in question is a master planned system, originally permitted as La Plaza Grande South. All stormwater is held onsite, and there are no discharges offsite. St. Johns River Water Management District Permit #4069-0170M2 shows a 100 year storm elevation between 60 and 61 (as seen in the file-of-record calculations previously provided). As shown in our calculations, the post-development stage will be 0.015 feet higher than this. This represents a de-minimis impact. Please see the SJRWMD permit for this project included with this response.

4450 NE 83rd Road ♦ Wildwood, Florida 34785 ♦ E-Mail: jhead@farnerbarley.com
Phone: (352) 748-3126 ♦ Fax: (352) 748-0823

TRAFFIC / ROADS

3. **Handicap parking space signage and stripping details should be provided in the plans indicating geometry and materials for work.**

   Response: HC parking striping details have been added to the plans—see sheet 8.

4. **"Carts Only" bollard sign detail needed.**

   Response: Detail has been added to sheet 8 of plans.

5. **The 17 foot long parking spaces are less than the required 18 feet in length (within Spanish Villages), but these are existing parking spaces and may be exempted from rules of new construction.**

   Response: The existing spaces have been this length for 24 years. The developer would prefer to leave as is to maintain the existing landscaping and provide additional landscaping with proposed improvements.

6. **There should be stop signs on the reverse of the "Do Not Enter" Signs along with a stop line for carts exiting the fueling station/service center check-in into the main parking lot.**

   Response: Do Not Enter signs have been added to the plans—see sheet 5.

7. **Verify there are existing painted stop lines at existing stop signs at the property exits.**

   Response: Plans have been revised to add striping.

FIRE PROTECTION AND LIFE SAFETY

8. **Verify canopy over fueling stations has an unobstructed height of not less than 13'-6" to the lowest projecting element in the vehicle drive-thru area. Appears to be 12'-8" in architectural drawing A-303. Reference F.B.C. Section 406.5.3.**

   Response: Please see attached response letter from KP Studios.

9. **Verify Canopy is comprised of non-combustible material providing I-hour of fire protection.**

Response: Please see attached response letter from KP Studios.

10. **Will there be installations of mechanical ventilation for the service area. Indicate controls are at the entrance to the service area.**

Response: Please see attached response letter from KP Studios.

GROWTH MANAGEMENT REVIEW COMMENTS:

	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 (**Please see Comments #8-#10 by Town Engineer Report regarding Canopy over Fueling**	X	

	station)		
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	1	
C)	Number of parking spaces (**Please see Comment #3 by Town Engineer Report)**	X	
D)	**Number and location of handicapped spaces (Please see comment 3**		1
E)	Number of square feet of paved parking and driveway area.	1	
F)	Surface materials and cross-section of proposed paved areas	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 **Please see Comment #7 by Town Engineer Report).**		**1**
J)	Location of traffic-control signs and signalization devices, if required **Please see Comments #4 & #6 by Town Engineer Report).**		1
K)	Number and location of Loading Zones. Show the truck turning template for delivery and garbage trucks.	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. (**Please see comments #1 & #2 by Town Engineer Report.**)		**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.	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. **Waivers proposed.**		**X**
B)	Irrigation system plan **Waiver proposed.**		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..		
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:**
  - **Please revise Site Data- Sheet 5 for parking allocation to read in accordance to the Motor Vehicle Service Center:**
    - **2 Parking Spaces per Service Bay**

Response: We have provided a parking allocation tabulation for the Town Center as discussed.

- **Please delineate required 12'x25' Loading Zone on Site Plan**

Response: Please sheet loading zone label on sheet 5.

- **Please locate Monument Sign as Per Site Data, Item 15**

Response: No monument sign is proposed at this time.

- **Please show building Setback on Site Plan- Sheet 5**

Response: Building setbacks are provided on sheet 5.

- **Please specify fuel type and provide DEP Permit or Exemption Letter regarding the proposed Above Ground Storage Tanks.**

Response: The above ground fuel tanks are not regulated by FDEP if 550 gallons or less per FAC Chapter 62-762.101. See excerpt below.

62-762.101 Intent.
(1) Except for aboveground mineral acid storage tank systems, the purpose of this chapter is to provide standards for the registration, construction, installation, operation, maintenance, repair, closure, and disposal of storage tank systems that store regulated substances, and to minimize the occurrence and environmental risks of releases and

discharges. This chapter provides standards for aboveground storage tank systems having individual storage tank capacities greater than 550 gallons.

- ***Landscape & Tree Protection – Proposed requested waivers:***

I) North Landscaping Buffer

Proposal: To waive three (3) canopy trees.

Justification: Space limitation and constrains unique to the subject parcel that cannot be accommodated on site. The landscape design of shrub and low-level material will meet the specification requirements and aesthetic objectives of the code while maintaining a character consistent with the surrounding areas.

II) East Landscaping Buffer

Proposal: To waive two (2) canopy trees and buffer width.

Justification: Space limitation and constrains unique to the subject parcel that cannot be accommodated on site. Existing site curb improvements are right at property line fronting Bichara Blvd., thus limiting expansion. The request of this waiver pertains strictly to maintaining a high level of landscaping consistent with the established character of the Spanish Springs area.

III) West Landscaping Buffer

Proposal: To waive two (2) canopy trees.

Justification: There is a significant amount of existing palms along the West Elevation. Also a reduction of overcrowding plant material is necessary to preserve infrastructure. A high level of quality landscaping that achieves aesthetic character without being dependent upon regimented linear buffers is a signature aspect of the established urban design of the Spanish Springs town center.

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.

- ***Commercial Design Standards***

- The applicant proposes to continue the Mission Architectural Style in line with the exiting building for the proposed building addition. Town Staff needs information on the following:

    - Please provide Glass Transparency for any and all proposed glass windows/doors indicating visible light transmittance above the required 35.

Response: The window in the new addition is a relocated existing window.

Sincerely,
Farner Barley and Associates, Inc.

Jeffrey A. Head, P.E.

Encl.
cc: Mr. Ron Grant, Grant & Dzuro (w/encl.)

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

RE: The Villages Golf Cart Site-Major Modification – Review No.1

kp studio architect

Dear Mrs. Then;

November 5, 2014

Fire Protection and Life Safety

8. Verify canopy over fueling stations has an unobstructed height of not less than 13'-6" to the lowest projecting element in the vehicle drive-thru area. Appears to be 12'8" in architectural drawings A-303. Reference F.B.C. Section 406.5.3

Reply: The canopy ceiling and drive aisle access (drive-through areas) as identified in the referenced code section have a height of clear height of 13'-8" where vehicles drive thru. The reference to the 12'-8" is the dimension to the small framed area only above each of the column capitals (not over drive-through areas).

9. Verify Canopy is comprised of non-combustible material providing 1-hour of fire protection.

Reply: The canopy will be constructed of non-combustible material per our construction detail 3/A403 to be issued during building permit review process. The 1-hour of fire protection is not required as FBC 406.5.3 refers to...non-combustible material "or" 1-hour fire resistance.

10. Will there be installations of mechanical ventilation for the service area. Indicate controls are at the entrance to the service area. Reference F.B.C. Section 406.6.3.

Reply: Yes, and the controls will be adjacent to Door D08 (Service Desk) on service side. This information will be available during the building permit review process.

Thank you for your time and professional consideration.
Respectfully,

Edward R. Plaster Jr.
Architect AR-97148
Vice President

Cc: KPSA File
X:\Office\PROJECTS\2014 JOBS\14064 Golf Cart Service Center @ La Plaza Grande North\Correspondence\Site_REVIEW_Comments_TOLL_Mrs Then.docx

kp studio architect, P.A.
537 NE 8TH AVENUE
OCALA, FL 34470
352-622-7163
352-622-6556
mailbox@kpstudioarchitect.com
www.kpstudioarchitect.com
License #AA0002357

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.

October 3, 2014

The Villages Operating Company
1045 Lake Sumter Lndg
The Villages, FL 32162-2698

Re: The Villages Golf Car Shop @ La Plaza Grande South
Letter Modification Number 19152-28
(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 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 Sandra Joiner at (407) 659-4871 or Allyson Grosmaire at (407) 659-4860

Sincerely,

M. Daniels

Margaret Daniels, Bureau Chief
Bureau of Regulatory Support

cc: District Permit File

GOVERNING BOARD
John A. Miklos, chairman Maryam H. Ghorbani, vice chairman Fred N. Roberts, Jr., secretary George W. Robbins, treasurer

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 19152-28
The Villages Operating Company, Martin L. Dzuro
DATE ISSUEDOctober 03, 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.

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 3th day of October, 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: 19152-28

Wendy Then

From: Beck, Christopher [CBeck2@wm.com]
Sent: Wednesday, October 15, 2014 10:03 AM
To: Wendy Then
Subject: RE: THE VILLAGES GOLF STORE AT LPGS

Wendy,

Thanks for the information on enclosure size, everything meets Waste Management specs.

Thanks,

Chris Beck
Wildwood Hauling
352-330-4546
352-267-9356

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Wednesday, October 15, 2014 9:38 AM
To: Beck, Christopher
Subject: FW: THE VILLAGES GOLF STORE AT LPGS

FYI- Please see attached.

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: Jeff Head [mailto:jhead@farnerbarley.com]
Sent: Wednesday, October 15, 2014 9:35 AM
To: Wendy Then
Cc: Tracy Rayborn
Subject: FW: THE VILLAGES GOLF STORE AT LPGS

Wendy – Please find attached a pdf copy of typical dumpster enclosure per your request.

Thanks, Jeff

From: Bruce Paquette
Sent: Wednesday, October 15, 2014 6:40 AM
To: Jeff Head
Subject: RE: THE VILLAGES GOLF STORE AT LPGS

Here it is.

Bruce

From: Jeff Head
Sent: Tuesday, October 14, 2014 4:56 PM
To: Bruce Paquette
Subject: FW: THE VILLAGES GOLF STORE AT LPGS

Bruce – Please email me our dumpster enclosure detail in pdf format.

Thanks, Jeff

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Tuesday, October 14, 2014 4:37 PM
To: Jeff Head
Cc: Tracy Rayborn
Subject: RE: THE VILLAGES GOLF STORE AT LPGS

Sure. At your convenience, can you forward the Dumpster Enclosure detail for this project? 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: Jeff Head [mailto:jhead@farnerbarley.com]
Sent: Tuesday, October 14, 2014 4:33 PM
To: Wendy Then
Cc: Tracy Rayborn
Subject: RE: THE VILLAGES GOLF STORE AT LPGS

Do I need to dress up and do a ;'Dog and Pony Show?

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Tuesday, October 14, 2014 4:32 PM

To: Jeff Head
Cc: Tracy Rayborn
Subject: RE: THE VILLAGES GOLF STORE AT LPGS

This is the one where the Town Commission informally provides consensus/feedback for a project to move forward; kind of informally giving it a blessing.

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: Jeff Head [mailto:jhead@farnerbarley.com]
Sent: Tuesday, October 14, 2014 4:29 PM
To: Wendy Then
Cc: Tracy Rayborn
Subject: RE: THE VILLAGES GOLF STORE AT LPGS

Wendy – I'll provide a loading zone delineation with our response to all comments once we receive. What kind of presentation is needed for the workshop on Oct 21?

Thanks, Jeff

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Tuesday, October 14, 2014 4:23 PM
To: Jeff Head
Cc: Tracy Rayborn
Subject: RE: THE VILLAGES GOLF STORE AT LPGS

Hi Jeff,

The TRC Report should be available by next Thursday (10/23) after all outstanding comments are compiled. I'm currently reviewing my part and I can't find the required 12'x25' Loading Zone on Sheet 5.

However, we are still moving forward to the 10/21 Special Town Commission Conceptual Workshop Meeting. Who is going to be present at the 10/21 Special Town Commission presentation at 3:00 p.m. in the Town Commission Chambers? (Please note that this is a different meeting than the Parks, Recreation and Tree Committee Meeting which we are hoping to schedule for Wednesday, November 12, 2014 at 5:30 p.m.)

Please see the Special Town Commission Report attached for the 10/21 meeting.

Later today I will be requesting the Villages Golf Cart Site Plant Material Presentation from Michael Pape's Office to use for the 10/21 meeting. 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: Jeff Head [mailto:jhead@farnerbarley.com]
Sent: Tuesday, October 14, 2014 4:09 PM
To: Wendy Then
Cc: Tracy Rayborn
Subject: RE: THE VILLAGES GOLF STORE AT LPGS

Wendy – When do you expect we'll receive comments for our site plan? The contractor is ready to go.

Thanks, Jeff

From: Wendy Then [mailto:wthen@ladylake.org]
Sent: Wednesday, October 08, 2014 12:26 PM
To: Jeff Head
Cc: Tracy Rayborn
Subject: RE: THE VILLAGES GOLF STORE AT LPGS

Thank you Jeff.

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: Jeff Head [mailto:jhead@farnerbarley.com]
Sent: Wednesday, October 08, 2014 12:20 PM

To: Wendy Then
Cc: Tracy Rayborn
Subject: FW: THE VILLAGES GOLF STORE AT LPGS

Wendy – Please see the answers to your questions below.

Thanks, Jeff

From: Larry Krietemeyer [mailto:lck@kpstudioarchitect.com]
Sent: Wednesday, October 08, 2014 12:15 PM
To: Jeff Head; Joseph Smith
Subject: RE: THE VILLAGES GOLF STORE AT LPGS

Jeff,
See attached answers in red.
Larry

From: Jeff Head [mailto:jhead@farnerbarley.com]
Sent: Wednesday, October 08, 2014 12:01 PM
To: Larry Krietemeyer; Joseph Smith
Subject: THE VILLAGES GOLF STORE AT LPGS

Larry – The Town of Lady Lake is requesting the following during their review of our site plans. Can you help with this?

- The number of fueling stations? I think there are 4 (2 per dispenser, but want to make sure) 4
- The number of service bays? 8 Are they all inside? yes Will the 490 sf building addition on north side be considered a service bay or drop off area? Drop-off Same with the service lane on east side of building next to fueling stations. Access drive to interior service bays

Thanks, Jeff

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2013.0.3485 / Virus Database: 4031/8380 - Release Date: 10/13/14

Recycling is a good thing. Please recycle any printed emails.

Villages Public Safety

Villages Center Community Development District.
3035 Morse Blvd
The Villages, Florida 32162
(352)205 8280
(352) 2058290 fax

Date: October 9, 2014

I have reviewed the site plans for Golf Cart Service Center La Plaza Grande South

The Villages Public Safety has no comments on this project.

Capt. Daniel Hickey.
Fire Safety Inspector II
117980

Wendy Then

From: Butch Goodman [bgoodman@LadyLakePW.org]
Sent: Tuesday, October 21, 2014 6:07 PM
To: Wendy Then
Cc: C.T. Eagle; Robert Barnes
Subject: FW: The Villages Golf Cart Site- Major Modification to Site
Attachments: Villages Golf Cart Shop-Traffic Analysis.pdf; Villages Golf Cart Shop-Stormwater Calcs.pdf; Villages Golf Cart Shop- Application.pdf

The Utility Dept does not have any comments at this time as The Town does not currently have any Utilities in the Area.

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.

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: Monday, October 20, 2014 5:13 PM
To: Butch Goodman
Subject: FW: The Villages Golf Cart Site- Major Modification to Site

Please see below the link for the Site Plan Civil Drawings:

The Villages Golf Cart Store
https://farnerbarleyandassociates.box.com/s/t8iszitrl5cbrvkr0c49
Shared using Box

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: Tuesday, September 30, 2014 11:22 AM
To: 'Chris Schultz'
Subject: The Villages Golf Cart Site- Major Modification to Site

Good Morning Chris,

The Town has another project. Please see below the link for the Site Plan Civil Drawings, Landscaping Plans, Site Lighting Plans, and Elevations for the Villages Golf Cart Project:

The Villages Golf Cart Store

https://farnerbarleyandassociates.box.com/s/t8iszitrl5cbrvkr0c49
Shared using Box

Let me know if you have any issues opening the files. 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.

Wendy Then

From: Dallas Foss [dfoss@usanova.com]
Sent: Thursday, October 23, 2014 8:56 AM
To: Wendy Then
Subject: Villages Golf Cart Shop

Wendy,

I have no comnents on the site plans for the golf cart shop. ADA requirements have been addressed in plans.

Dallas Foss
Building Official
City of Lady Lake
Nova Engineering and Environmental

Sent from Samsung RUGBY® Smart.

NEEL-SCHAFFER
Solutions you can build upon

engineers
planners
surveyors
environmental scientists
landscape architects

November 6th, 2014

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

REFERENCE: VILLAGES GOLF CAR SHOP - REVIEW NO. 2

Dear Mrs. Then;

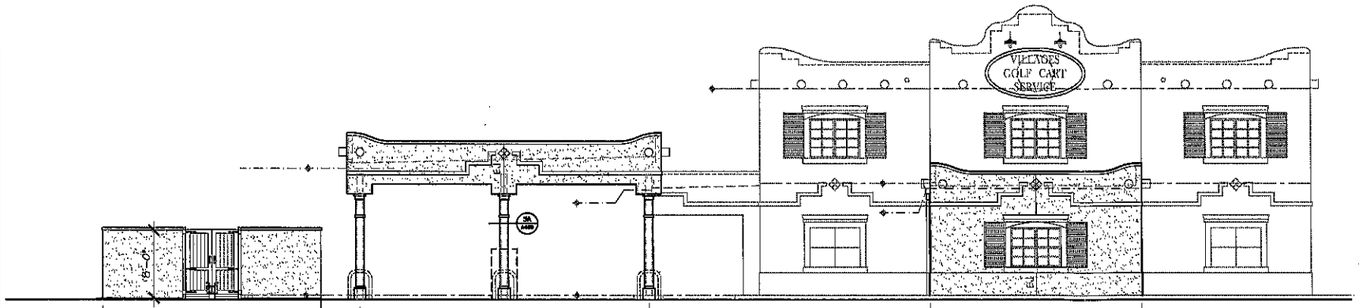
Pursuant to your request, Neel-Schaffer, Inc. (NSI) has reviewed the revised plans and responses for the proposed Villages Golf Car Shop. Documents reviewed were comprised of the updated construction plans and responses to development review comments. Our review was centered on the standards provided 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,

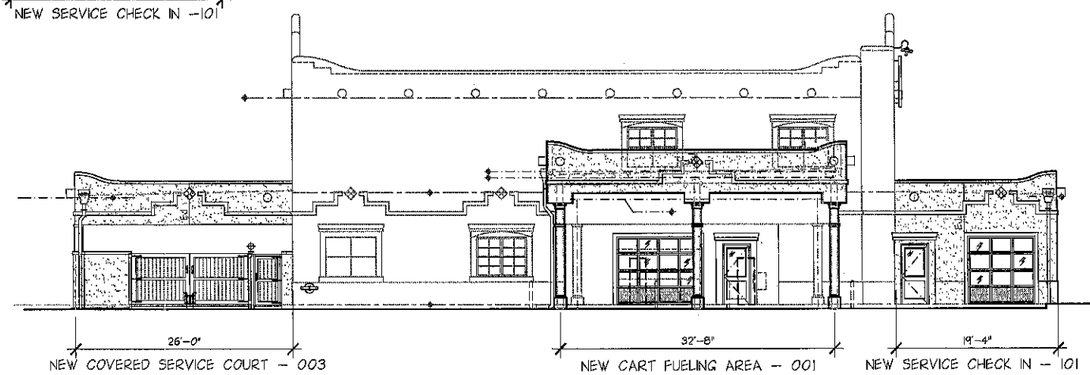
Christopher Schultz, P.E.
Project Manager

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

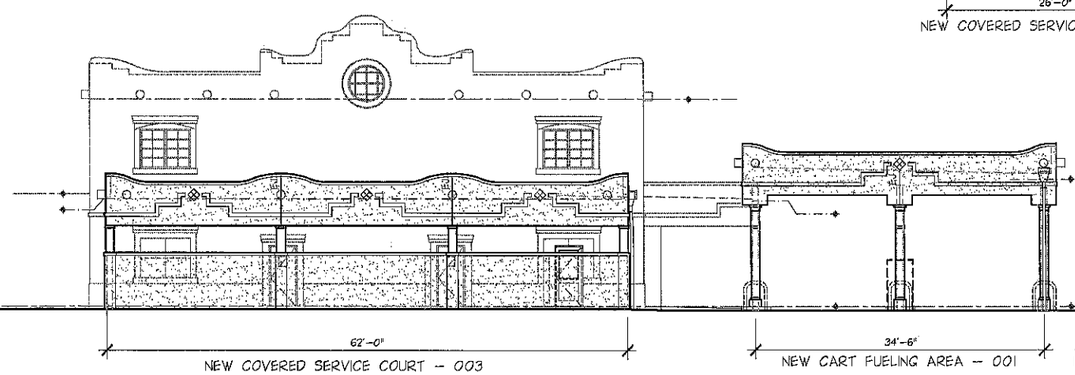


ADDITIONS TO EXISTING NORTH ELEVATION
1/8" = 1'-0"

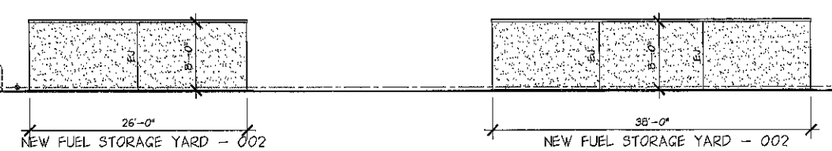
NOTE:
FOR ENLARGED ELEVATIONS AND INFORMATION REFER TO SHEETS A-302, A-303



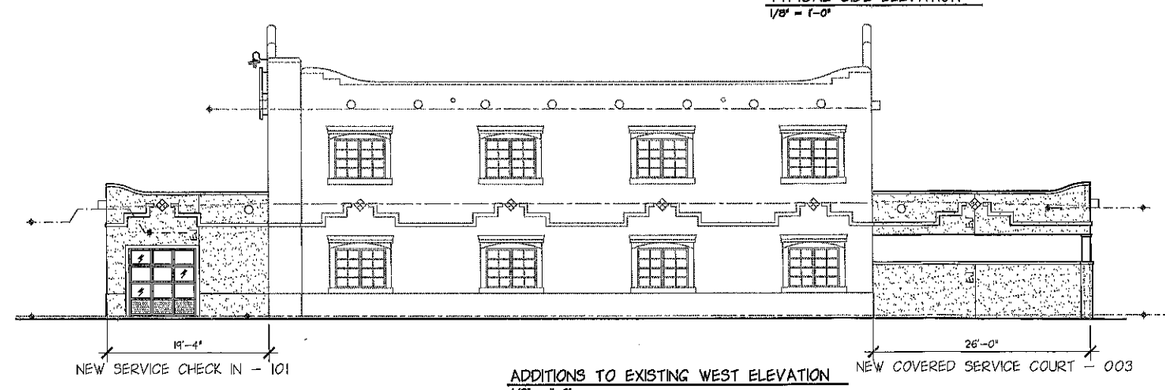
ADDITIONS TO EXISTING EAST ELEVATION
1/8" = 1'-0"



ADDITIONS TO EXISTING SOUTH ELEVATION
1/8" = 1'-0"



TYPICAL SIDE ELEVATION
1/8" = 1'-0"



ADDITIONS TO EXISTING WEST ELEVATION
1/8" = 1'-0"

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

ADDITIONS & RENOVATIONS OF
GOLF CART SERVICE CENTER
LA PLAZA GRANDE SOUTH
THE VILLAGES, FLORIDA

SEAL

REGISTRATION
LICENSE NUMBER AR97148
EDWARD ROBERT FLASTER JR

REVISIONS:

MARK	DATE	DESCRIPTION	BY
1			

DRAWN BY:	DM
CHECKED BY:	JWS / LCK
DATE:	10-02-2014

SHEET:
EXTERIOR ELEVATIONS
A-301
JOB No. 14064

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions shown on this job. KP Studio Architect P.A. must be notified immediately in writing of any variation from the dimensions and conditions shown on these drawings. Field verify all conditions prior to laying out or fabricating associated work. Bring to the architect's attention any deviation from designed conditions and field conditions prior to ordering materials, fabrication and delivery to the job site, unless otherwise provided for under the specific contractual agreement between the owner, architect or consultants. Shop details must be submitted to the architect's office and reviewed by the architect prior to ordering materials. The drawings and specifications as instruments of service are the property of the architect whether the project for which they are made is executed or not. 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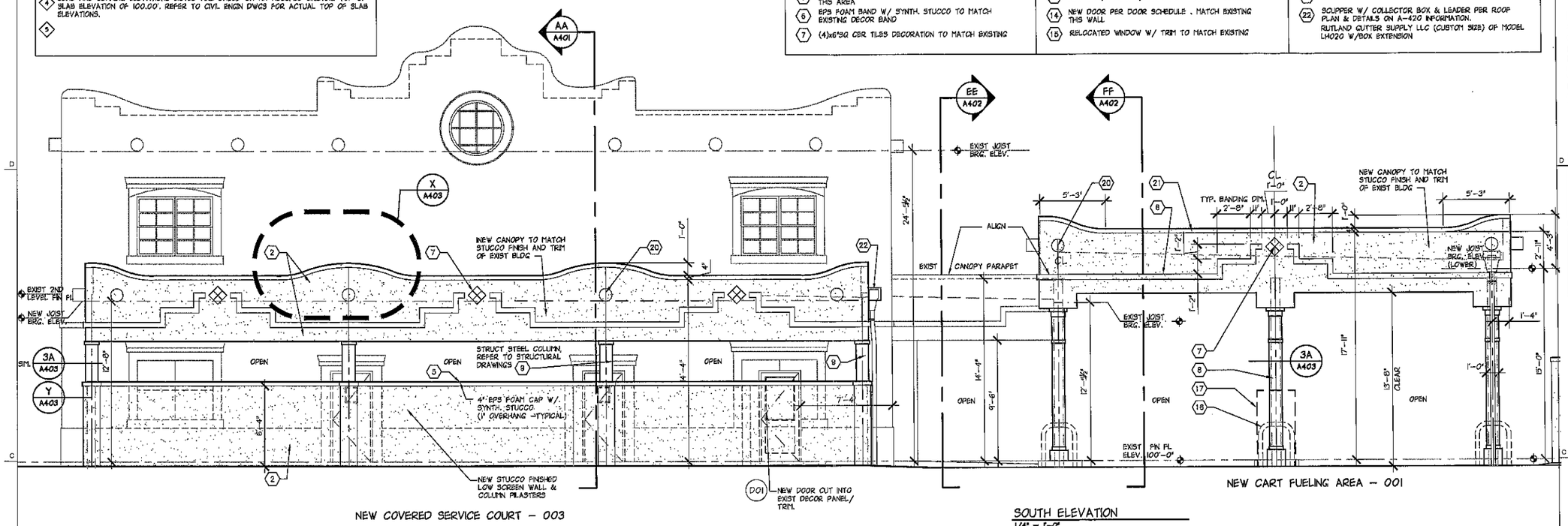
NOV 05 2014

KEYED CONSTRUCTION NOTES

1. TENANT SIGNAGE AREA & BUILDING LOCATION. PRIOR TO FABRICATION & INSTALLATION OWNER SHALL SUBMIT SIGNAGE CONCEPT TO THE VILLAGES ARCHITECT FOR REVIEW, COMMENT, AND APPROVAL.
2. FOR ALL SURFACES SCHEDULED TO REMAIN, PATCH & MATCH SURFACES DISTURBED BY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. G.C. TO MATCH FINISH & THICKNESS OF FINISH MATERIAL WHERE PATCHING & REPAIRING OF WALLS, FLOORS, & CEILING IS REQUIRED.
3. G.C. SHALL MEET W/ THE OWNER TO DEFINE THE LIMITS OF NEW EXTERIOR WALL PAINT.
4. SLAB AND BEARING ELEVATIONS LISTED ARE BASED ON AN ASSUMED EXISTING TOP OF SLAB ELEVATION OF 100.00'. REFER TO CIVIL ENGIN DWGS FOR ACTUAL TOP OF SLAB ELEVATIONS.
5.

KEYED NOTES

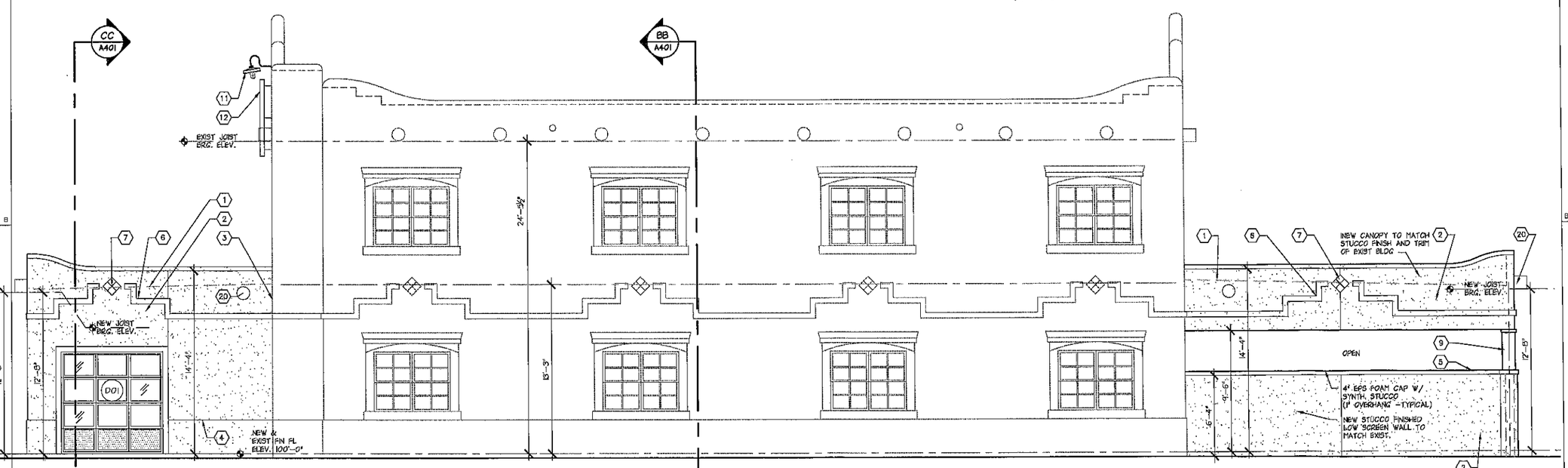
1. SINGLE PLY ROOFING BEYOND
2. ⅞" STUCCO ON GALV MTL LATH TO MATCH EXISTING
3. STUCCO JOINT
4. SYNTHETIC STUCCO ON ¾" FOAM BOARD TO MATCH & ALIGN W/ EXISTING ALL AROUND BASE.
5. 4" EPS FOAM CAP W/ SYNTH. STUCCO .PER DETAIL THIS AREA
6. EPS FOAM BAND W/ SYNTH. STUCCO TO MATCH EXISTING DECOR BAND
7. (4)x6"SQ CER TILES DECORATION TO MATCH EXISTING
8. ¼CELL PVC COVER OVER NEW STEEL SUPPORT COLUMN, REFER TO DETAIL 3/A403
9. ¼CELL PVC COVER OVER STEEL SUPPORT COLUMN, REFER TO DETAIL 2/A403
10. FOR GATES REFER TO SHEET A420
11. NEW SIGN LIGHT FIXTURES, REFER TO ELECTRICAL DRAWINGS
12. DECORATIVE SIGNAGE HUNG FROM EXIST BUILDING , PER OWNER DIRECTIONS. SEE NOTE 1
13. NEW OH (OVERHEAD) DOOR PER DOOR SCHEDULE
14. NEW DOOR PER DOOR SCHEDULE . MATCH EXISTING THIS WALL
15. RELOCATED WINDOW W/ TRIM TO MATCH EXISTING
16. NEW BOLLARDS PER PLAN
17. NEW FUELING EQUIPMENT (BY OTHERS)
18. NEW POST LIGHT FIXTURES, REFER TO ELECTRICAL DWGS.
19. SYNTHETIC STUCCO ON FOAM BOARD TO MATCH & ALIGN W/ EXISTING OPENINGS TRIM
20. NEW DECOR 12" 'LOG' TO MATCH EXISTING
21. METAL PARAPET CAP
22. SCUPPER W/ COLLECTOR BOX & LEADER PER ROOF PLAN & DETAILS ON A-420 INFORMATION. RUTLAND GUTTER SUPPLY LLC (CUSTOM SIZE) OF MODEL LH020 W/BOX EXTENSION



NEW COVERED SERVICE COURT – 003

SOUTH ELEVATION
1/4" = 1'-0"

NEW CART FUELING AREA – 001



NEW SERVICE CHECK IN – 101

WEST ELEVATION
1/4" = 1'-0"

NEW COVERED SERVICE COURT – 003

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

ADDITIONS & RENOVATIONS OF GOLF CART SERVICE CENTER LA PLAZA GRANDE SOUTH THE VILLAGES, FLORIDA

SEAL

REGISTRATION
LICENSE NUMBER AR97148
EDWARD ROBERT PLASTER JR

MARK	DATE	DESCRIPTION	BY
1			

REVISIONS:

DRAWN BY:	DM
CHECKED BY:	JWS / LCK
DATE:	10-02-2014

SHEET:
ENLARGED EXTERIOR ELEVATIONS
A-302
JOB No. 14064

NOV 05 2014

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KEYED NOTES

1. SINGLE PLY ROOFING BEYOND
2. ⅞" STUCCO ON GALV MTL LATH TO MATCH EXISTING
3. STUCCO JOINT
4. SYNTHETIC STUCCO ON ¾" FOAM BOARD TO MATCH & ALIGN W/ EXISTING ALL AROUND BASE.
5. 4" EPS FOAM CAP W/ SYNTH. STUCCO PER DETAIL THIS AREA
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7. (4)x6"SQ CER TILES DECORATION TO MATCH EXISTING
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22. SCUPPER W/ COLLECTOR BOX & LEADER PER ROOF PLAN & DETAILS ON A-420 INFORMATION. RUTLAND GUTTER SUPPLY LLC (CUSTOM SIZE) OF MODEL LH020 W/BOX EXTENSION

KEYED CONSTRUCTION NOTES

1. TENANT SIGNAGE AREA & BUILDING LOCATION. PRIOR TO FABRICATION & INSTALLATION OWNER SHALL SUBMIT SIGNAGE CONCEPT TO THE VILLAGES ARCHITECT FOR REVIEW, COMMENT, AND APPROVAL.
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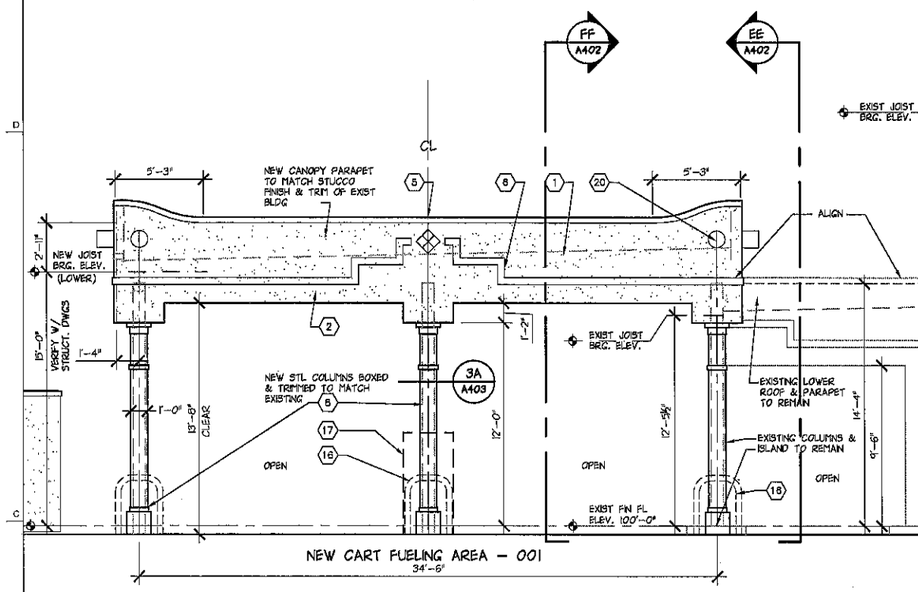
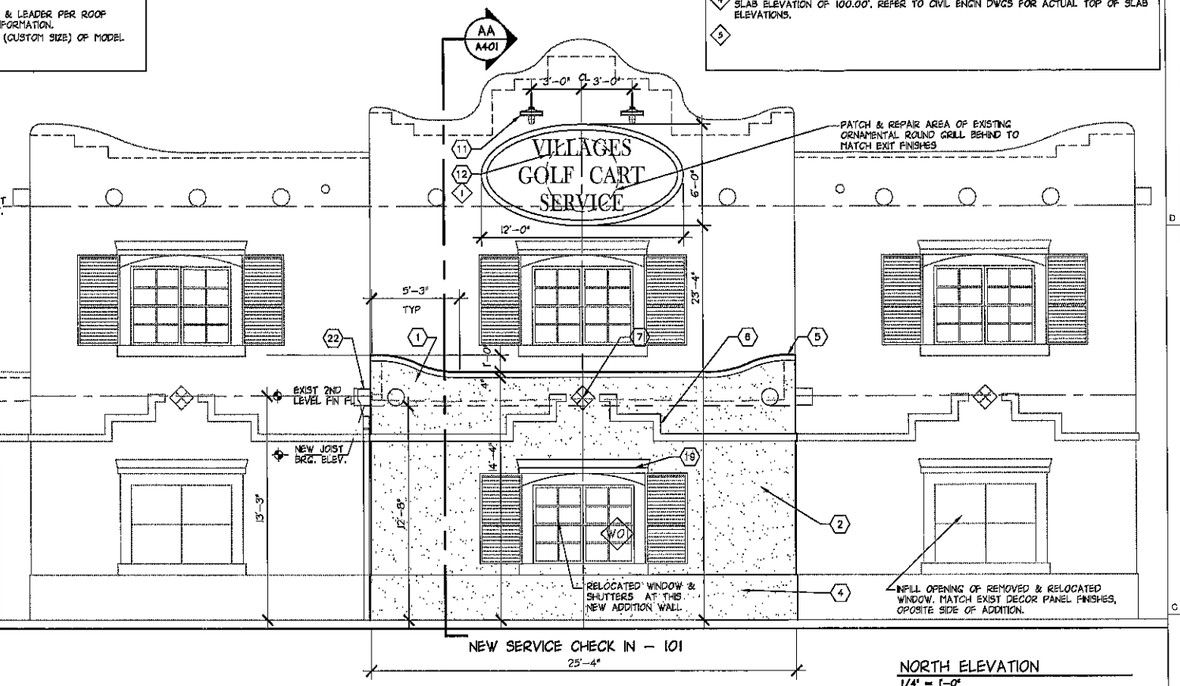
5.

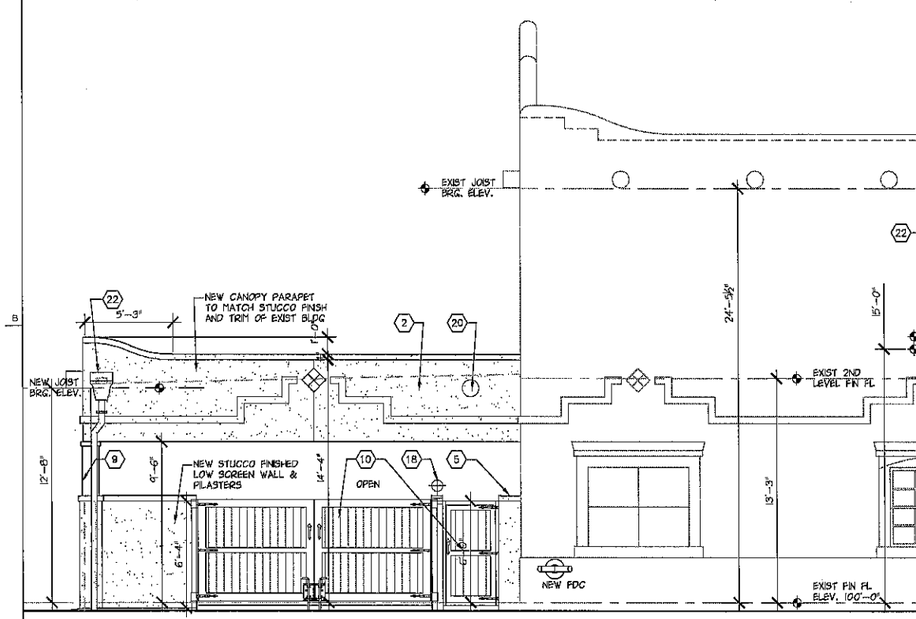


NEW CART FUELING AREA – 001
34'-6"

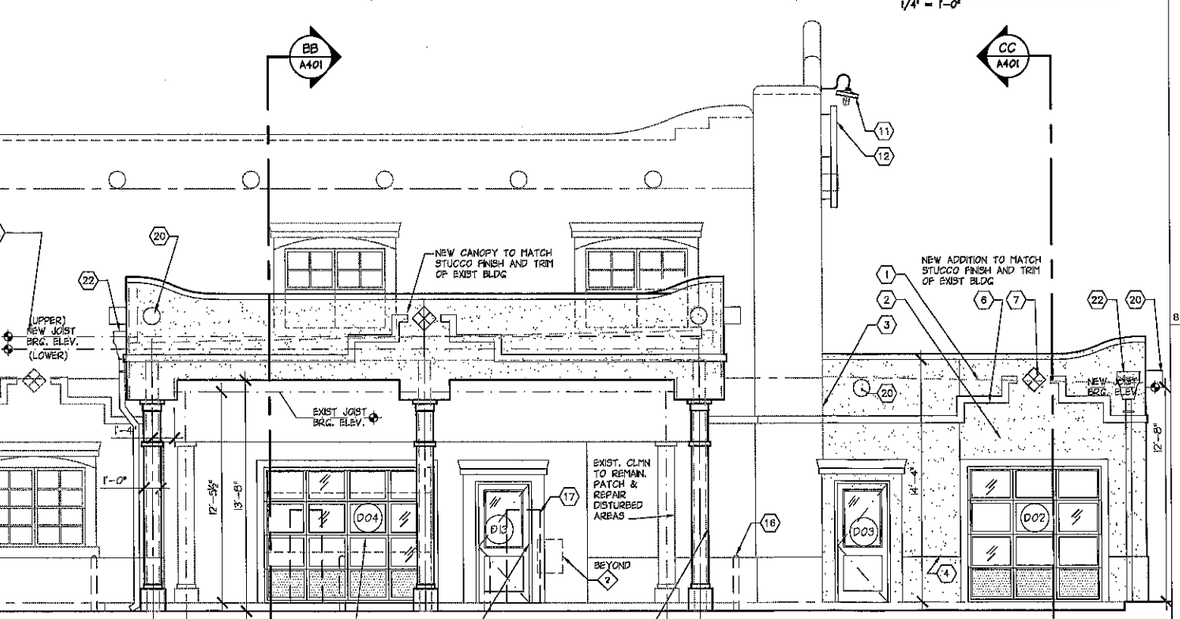


NEW SERVICE CHECK IN – 101
25'-4"

NORTH ELEVATION
1/4" = 1'-0"



NEW COVERED SERVICE COURT – 003



NEW CART FUELING AREA – 001

NEW SERVICE CHECK IN – 101

EAST ELEVATION
1/4" = 1'-0"

kp studio architect
KP STUDIO ARCHITECT P.A.
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Ocala Florida 34470
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CONSULTANT

PROJECT

ADDITIONS & RENOVATIONS OF GOLF CART SERVICE CENTER LA PLAZA GRANDE SOUTH THE VILLAGES, FLORIDA

SEAL

REGISTRATION
LICENSE NUMBER AR97146
EDWARD ROBERT PLASTER JR

MARK	DATE	DESCRIPTION	BY
REVISIONS:			

DRAWN BY:	DM
CHECKED BY:	JWS / LCK
DATE:	10-02-2014

SHEET:
ENLARGED EXTERIOR ELEVATIONS
A-303
JOB No. 14064

NOV 05 2014

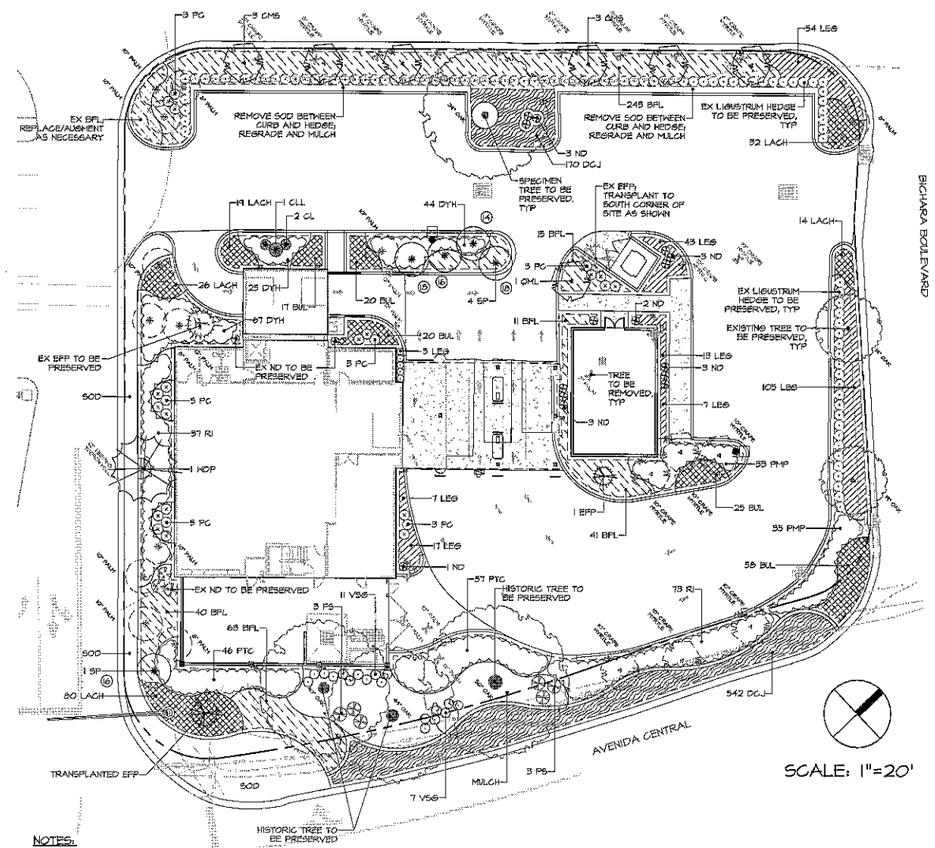
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. KP Studio Architect P.A. must be notified immediately in verifying of any variation from the dimensions and conditions shown on these drawings. Field verify all conditions prior to fabricating or installing associated work. Bidings to the architect's attention any variations from indicated conditions and field conditions prior to ordering materials and executing work, and cooperate with architect to modify such conditions at no additional cost to the owner, architect or architect's consultants. Shop details must be submitted to the architect's office and reviewed by the architect prior to ordering materials. These documents are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and written consent of KP Studio Architect P.A. In the event of unauthorized use of these documents by a third party, the user party shall indemnify KP Studio Architect P.A. against any and all claims arising from such use.

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, 34", 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 application(s) 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 (or 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 mix, well mixed.
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 top-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 warranty period. Trees, Palms, and Specimen plants shall be guaranteed for a period of 1 year. The warranty 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.

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 Existing on-site Irrigation Meter.
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 hardwired, 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 IPS 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 WW-V-54 Type I, Class A. Valves shall be threaded, bronze, rough bodied, and have finished trimmings. Ball valves shall be Nibco T-585-70-LC 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 flood 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-Clik 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. Reproducible as-built copies from the original plan showing dimensional locations of all system components shall be required for final payment.



SCALE: 1"=20'

NOTES:
Any damage to any existing landscaping or irrigation on adjacent sites caused by any impact of the construction of this project shall be restored immediately to acceptable conditions, as determined by MPA.

SEE SHEET L-2 FOR ADDITIONAL DETAILS

IMPORTANT! NOTICE TO CONTRACTORS:

This project is within the jurisdiction of The Villages. Bidding on these landscape plans is subject to mandatory procedures under The Villages' design review authority. Bidding shall occur only under direction of The Villages' Design Review Committee to insure that all requirements have been met. Bids solicited, submitted, or received otherwise will not be qualified bids.

Details about this process shall be obtained by contacting Michael Pape & Associates PA.

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 EXISTING WATER METER.
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.

PLAN DATA & CALCULATIONS

TREES TO BE REMOVED:

Viable Canopy Trees	Other Trees	
58" OAK	8" CRAPE MYRTLE	12" PALM
	8" CRAPE MYRTLE	12" PALM
	8" CRAPE MYRTLE	10" PALM
	8" CRAPE MYRTLE	8" CEDAR
	10" CRAPE MYRTLE	12" PALM
	8" CRAPE MYRTLE	12" PALM
	10" CRAPE MYRTLE	8" PALM
	8" CRAPE MYRTLE	12" WEEPING YAUPON HOLLY
	8" CRAPE MYRTLE	
	8" CRAPE MYRTLE	
	8" CRAPE MYRTLE	

TREES TO BE PRESERVED:

Viable Canopy Trees	Other Trees
19" OAK	10" CRAPE MYRTLE
19" OAK	10" CRAPE MYRTLE
24" OAK (Specimen)	10" CRAPE MYRTLE
40" OAK (Historic)	8" PALM
44" OAK (Historic)	8" PALM
50" OAK (Historic)	8" PALM
	8" PALM
	10" PALM
	10" PALM
	10" PALM
	10" PALM
	10" PALM
	10" PALM
	12" PALM
146 Total Inches	103 Total Inches

MINIMUM REQUIREMENT OF 25% OF EXISTING VIABLE TREES TO BE PRESERVED EXCEEDED.

SITE AREA: .45 AC. (41,290 SF)

TREE REQUIREMENTS: .45 ACRES X 160" = 152" REQUIRED

EXISTING TREES PRESERVED: 249" *
PROPOSED TREES:
CANOPY AND UNDERSTORY: 17"
PALMS: 48"

TOTAL EXISTING + PROPOSED: 364" PROVIDED

* EXISTING TREES LOCATED OUTSIDE OF PROJECT AREA ALONG AVENIDA CENTRAL ARE NOT INCLUDED IN THIS CALCULATION. PRESERVED TREES CALCULATED AS FOLLOWS:
Palms - 8" each
Understory Tree (Crape Myrtles) - 2.5" each
Oaks - DBH, as noted on plan

REQUESTED WAIVERS:

1. LANDSCAPE BUFFERS
   Due to the location of this site near the Spanish Springs Downtown and La Plaza Grande Shopping Center, 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 such 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 30 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.

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
BFL	413	Blueberry Flax Lily Dianella tasmanica	#3; full; 30" oc	24" ht x full mass
BUL	140	Bulbine Bulbine frutescens 'Hallmark'	#1; full; 2' oc	12" ht x full mass
CL	2	Crinum Lily, red Crinum augustum 'Queen Emma'	#7; 3'+ OA	Allow mature growth
CLL	1	Crinum Lily, red Crinum augustum 'Queen Emma'	#15; 4' OA	Allow mature growth
CML	1	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
CMS	6	Crape Myrtle, Standard Lagerstroemia indica 'Natchez'	#65; 10-12' ht x 5'+ spr; min 5' CT standard; matched	25' ht x 20' spr; prune no more than 1/2" wood; maintain single leader
DCJ	712	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
DYH	156	Dwarf Yaupon Holly Ilex vomitoria 'Stokes Dwarf'	#3; 10-12" ht x 14-18" spr; 30" oc	30" ht x full mass
EFP	1	European Fan Palm Chamaerops humilis	Cont/B&B; 4' OA; multi-trunk; mature specimen	Allow natural growth; control encroachment
LAGH	171	Lantana, dwarf yellow Lantana camara 'Chapel Hill'	#1; full; 12"+ spr; 2' oc	Allow natural growth; remove frost damage in spring
LEG	254	Emerald Goddess Liriope Liriope muscari 'Emerald Goddess'	#1; full; 5-7 ppp min; 2' oc	18" ht x full mass
ND	15	Heavenly Bamboo Nandina domestica	#7; 28"+ ht x 2'+ spr; 5 canes min	Allow natural growth
PG	24	Plumbago Plumbago capensis	#3; 18" x 18"+; 3' oc	4' ht x full mass; maintain informally do not shear
PMP	68	Pringles Dwarf Japanese Yew Podocarpus macrophyllus 'Pringlei'	#5; 20" min ht x 12-18"+ spr; 3' oc	30-36" ht x full mass; maintain informally do not shear
PS	6	Split-leaf Philodendron Philodendron selloum	#3; 18"+ ht x 18"+ spr; 3' oc	Allow natural growth; maintain informally
PTC	108	Pittosporum, compact green Pittosporum tobira 'Compacta'	#3; 20-24"+ ht x 18-24"+ spr; 3' oc	36" ht x full mass; maintain informally do not shear
RI	130	Indian Hawthorn, white Raphiolepis indica 'Alba'	#3; 20" min ht x 18"+ spr; 3' oc	30-36" ht x full mass; maintain informally do not shear
SP	5	Sabal Palm Sabal palmetto	BUR; hurricane cut; No more than 4' of boots below the lowest living frond; See plan for CT heights	Allow natural growth; prune only dead fronds
VSG	13	Variegated Shell Ginger Alpinia zerumbet 'Variegata'	#3; 3' OA; shade-grown; 3' oc	Allow natural growth; maintain informally; remove dead foliage
WDP	1	Wild Date Palm Phoenix sylvestris	BUR; 16' CT	Allow natural growth; prune only dead fronds
SOD		Zoysia 'Empire' Zoysia japonica 'Empire'		
MULCH		Pine Straw	3" depth	Refresh annually, or as needed

Pat Pape
10/29/14

REVISIONS
DATE

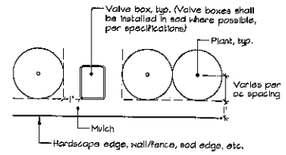
MPA
MICHAEL PAPE & ASSOCIATES, P.A.
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 S.E. 17TH STREET • OCALA, FLORIDA 34471 • (352) 351 - 8300

THE VILLAGES GOLF CAR SHOP
TOWN OF LADY LAKE
The Villages
LANDSCAPE PLAN

DATE 09/08/14
JOB NO. 2045
DWG. NO. 2045
DWN. BY SS
CHKD. BY MP

SHEET 1 OF 2

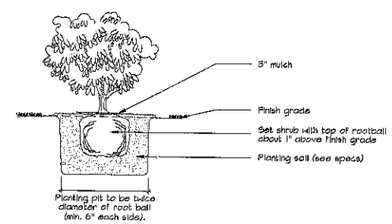
L-1



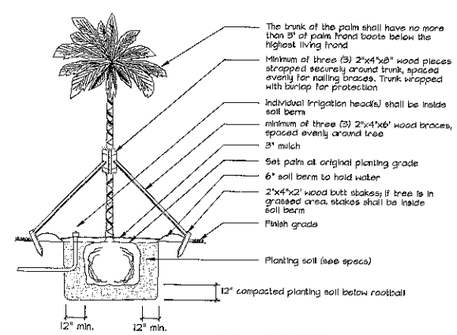
As shown on plan, all shrubs and groundcovers adjacent to curb/pavement, rec. trail, wall/fence, building foundation, valve box/utility vault, sod, etc., shall be installed with the plant center spaced an additional 1' from the edge, unless otherwise noted

OFFSET DETAIL

N.T.S.

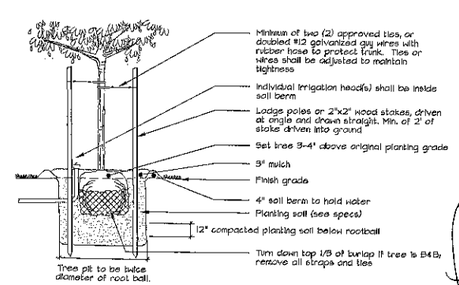


SHRUB INSTALLATION DETAIL



ALL WOOD SHALL BE PRESSURE-TREATED PINE, OR BETTER

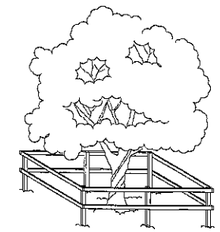
PALM INSTALLATION DETAIL



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.



Individual or continuous barricade to be constructed of 2x4 lumber, 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

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. Supplying 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.

IMPORTANT! NOTICE TO CONTRACTORS:

This project is within the jurisdiction of The Villages. Bidding on these landscape plans is subject to mandatory procedures under The Villages' design review authority. Bidding shall occur only under direction of The Villages' Design Review Committee to insure that all requirements have been met. Bids solicited, submitted, or received otherwise will not be qualified bids.

Details about this process shall be obtained by contacting Michael Pape & Associates PA.

Patti Pape 6/24/14

REVISIONS

DATE	

MPA
MICHAEL PAPE & ASSOCIATES, P.A.
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 S.E. 17TH STREET • OCALA, FLORIDA 34471 • (352) 351 - 5500

THE VILLAGES GOLF CAR SHOP
TOWN OF LADY LAKE
The Villages
LANDSCAPE PLAN

DATE 09/08/14
JOB NO. 2045
DWG. NO. 2045
DWN. BY SS
CHKD. BY MP

SHEET 2 OF 2

L-2

The Villages®

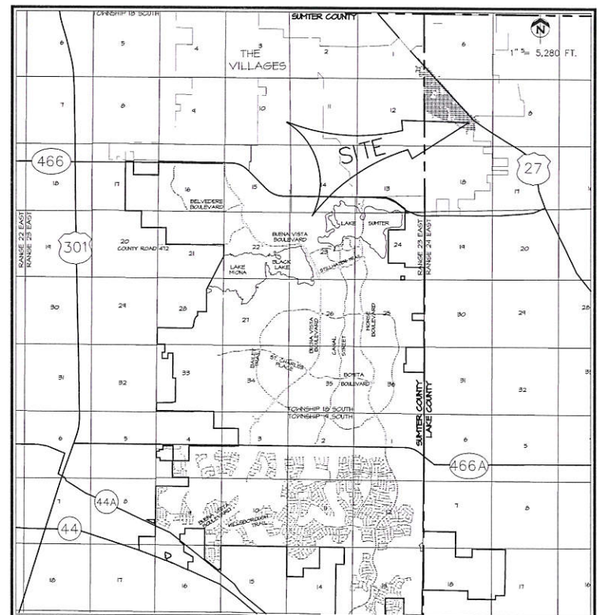
SITE PLAN OF THE VILLAGES GOLF CAR SHOP @ LA PLAZA GRANDE SOUTH

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN AND BEING A PORTION OF LOT "X", OF THE VILLAGE CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 92 THROUGH 97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF BICHARA BOULEVARD AND THE NORTHWESTERLY RIGHT OF WAY LINE OF AVENIDA CENTRAL OF SAID PLAT OF THE VILLAGE CENTER; SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 670.00 FEET FEET TO WHICH A RADIAL LINE BEARS N57°45'18"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF AVENIDA CENTRAL AND THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT "X", THROUGH A CENTRAL ANGLE OF 05°07'24", A DISTANCE OF 59.91 FEET TO RESPECTIVELY, THE POINT OF BEGINNING; THE FOLLOWING 6 COURSES BEING ALONG THE BOUNDARY LINES OF SAID LOT "X": THENCE CONTINUE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°14'41", A DISTANCE OF 61.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 570.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°10'50", AN ARC DISTANCE OF 121.18 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97°59'39", AN ARC DISTANCE OF 42.76 FEET TO THE POINT OF TANGENCY; THENCE N47°56'53"W, 159.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE N42°03'07"E, 170.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE DEPARTING SAID BOUNDARY LINE OF LOT "X" RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96°48'56", AN ARC DISTANCE OF 42.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°38'45", AN ARC DISTANCE OF 33.67 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 11,818.40 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°21'35", AN ARC DISTANCE OF 74.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°15'35", AN ARC DISTANCE OF 34.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.95 ACRES, MORE OR LESS.



VICINITY MAP

SECTIONS 7, TOWNSHIP 18 SOUTH: RANGE 24 EAST
LAKE COUNTY, FLORIDA

SHEET INDEX

01	COVER SHEET
02	AERIAL PHOTOGRAPH
03	MASTER DEVELOPMENT PLAN
04	DEMOLITION PLAN
05	SITE PLAN
06	GRADING & DRAINAGE PLAN
07	UTILITY PLAN
08	SITE 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. 1929 ADD 3.46 FEET.

ENGINEER/SURVEYOR:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FL 34785
JEFFREY A. HEAD, P.E.
FLA. LIC. NO. 58058

TENANT/DEVELOPER:
THE VILLAGES OPERATING COMPANY
1045 LAKE SUMTER LANDING
THE VILLAGES, FL 32162
JOHN R. GRANT,
AUTHORIZED REPRESENTATIVE

JEFFREY A. HEAD LICENSE No 58058 STATE OF FLORIDA PROFESSIONAL ENGINEER

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3126

NOV 05 2014

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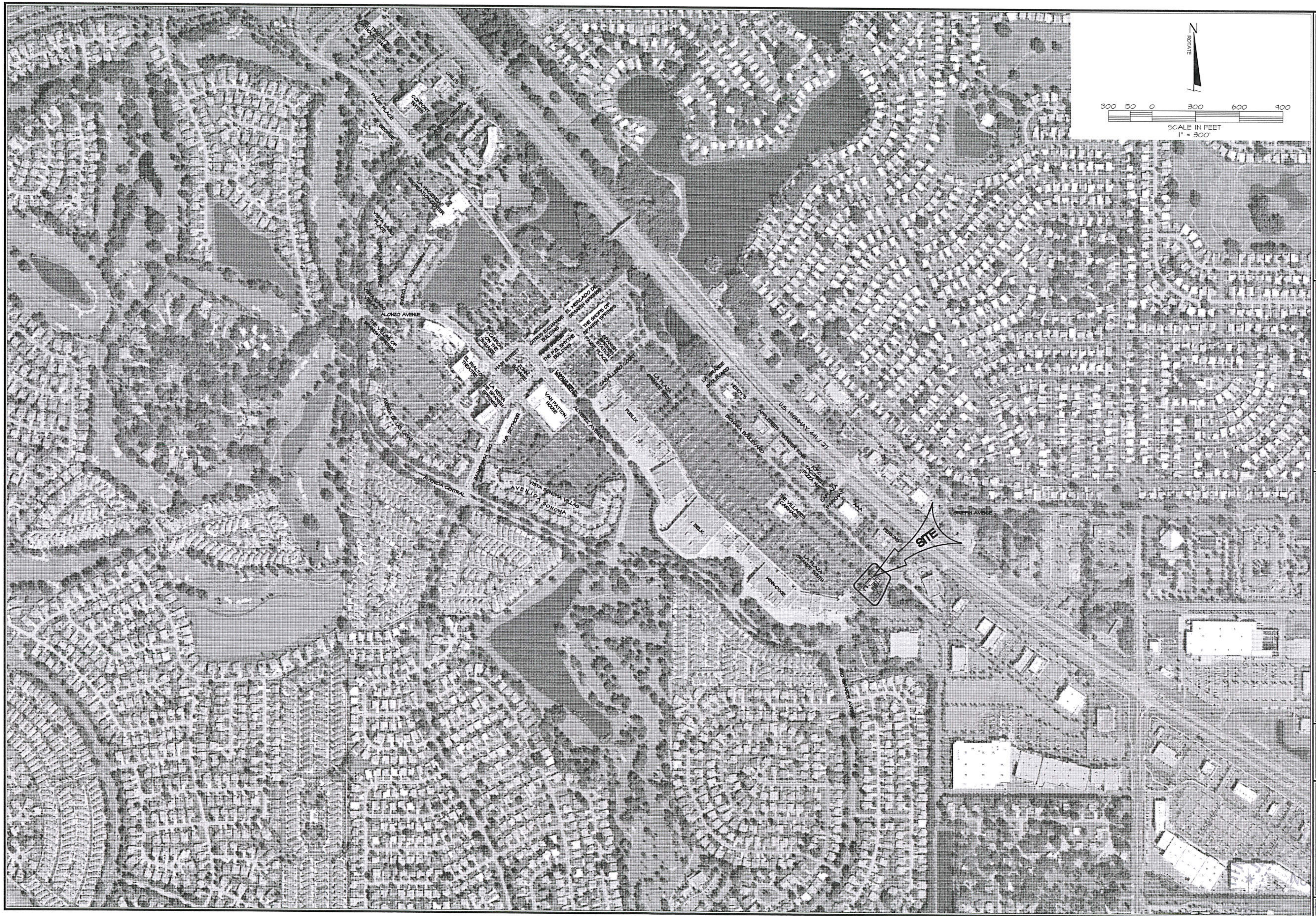

DATE	REVISIONS	BY

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
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4450 N.E. 83rd Road o Wildwood, Florida 34785 o (352) 748-3126

The Villages

VILLAGES OF LAKE SUMTER
THE VILLAGES GOLF CAR SHOP
• LA PLAZA GRANDE SOUTH

AERIAL PHOTOGRAPH

DATE 9/18/14
DRAWN BY BRP
CHKD BY JAH
FILE NAME 002 TVGCS AERIAL
JOB NO. 9211141.3557

ALLEN ... LICENSE No 58068 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHT. 02 OF 08

NOV 05 2014

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BY	REVISIONS	DATE

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▲ SURVEYORS
▲ PLANNERS
AND ASSOCIATES, INC.
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4450 N.E. 83rd Road O Wildwood, Florida 34785 O (352) 748-3156

The Villages

VILLAGES OF LAKE SUMTER
THE VILLAGES GOLF CAR SHOP
@ LA PLAZA GRANDE SOUTH

MASTER DEVELOPMENT PLAN

DATE 9/18/14
DRAWN BY BRP
CHKD BY JAH
FILE NAME
JOB NO. 921141.3557

JEFFREY ALLEN
LICENSE
No 58053
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHT. 03 OF 08

NOV 05 2014

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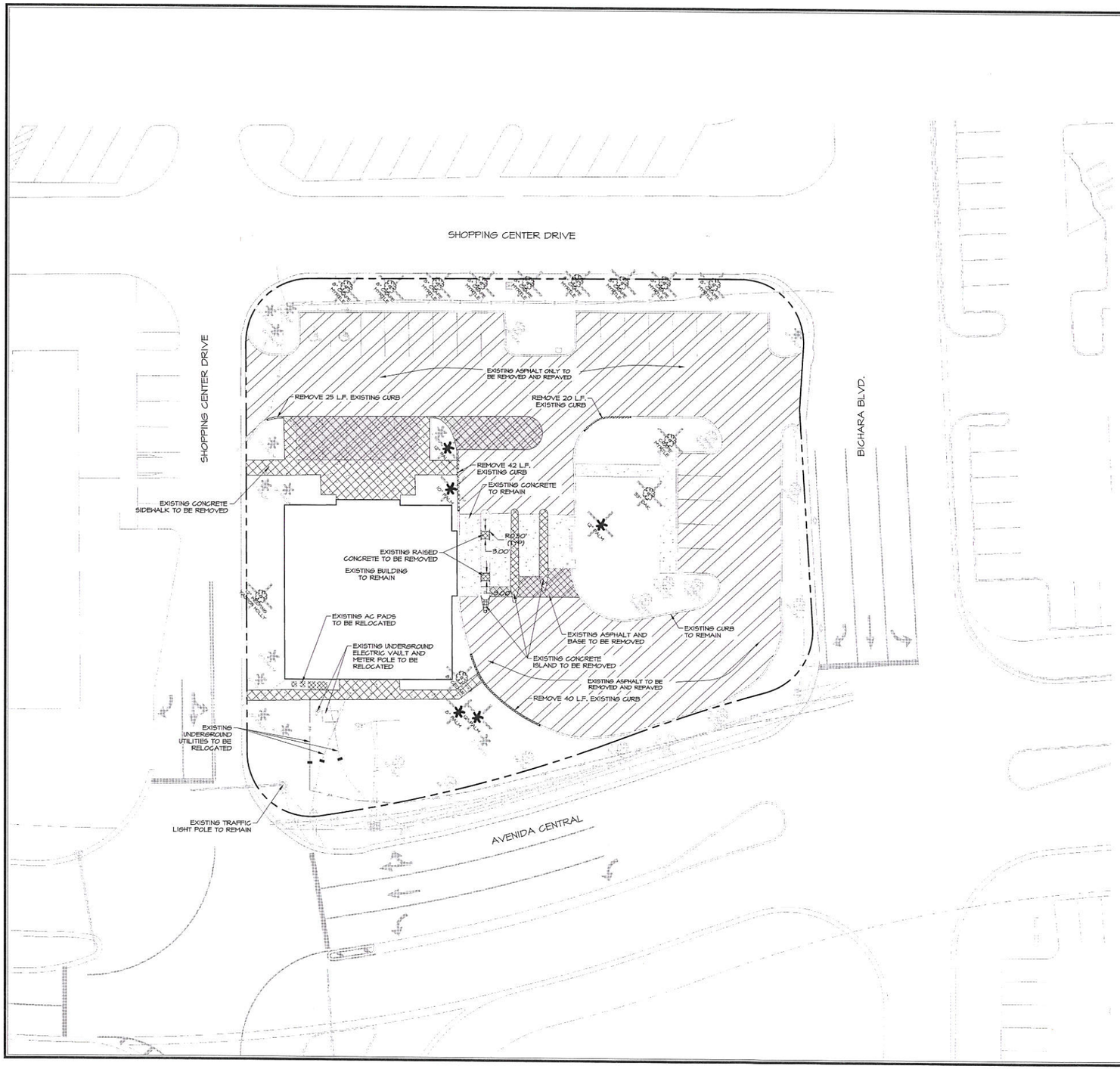

20 10 0 20 40 60

SCALE IN FEET
1" = 20'

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 ASPHALT 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 ASPHALT ONLY TO BE REMOVED AND REPAVE WITH 1" NEW ASPHALT.

= EXISTING ASPHALT, SIDEWALK AND BASE TO BE REMOVED.

= EXISTING CONCRETE SIDEWALK AND CURB TO BE REMOVED

= EXISTING TREE TO BE REMOVED

= EXISTING PALM TREE TO BE REMOVED

DATE	REVISIONS	BY

FARNER BARLEY ▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS AND ASSOCIATES, INC.
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road O Wildwood, Florida 34785 O (352) 748-3126

The Villages

VILLAGES OF LAKE SUMTER
THE VILLAGES GOLF CAR SHOP
@ LA PLAZA GRANDE SOUTH

DEMOLITION PLAN

DATE 11/5/14
DRAWN BY BRP
CHKD BY JAH
FILE NAME 004 TVGCS DEMO
JOB NO. 92141.3551

SHT 04 OF 08

JEFFREY ALLEN HARP LICENSED No 58058 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOV 05 2014

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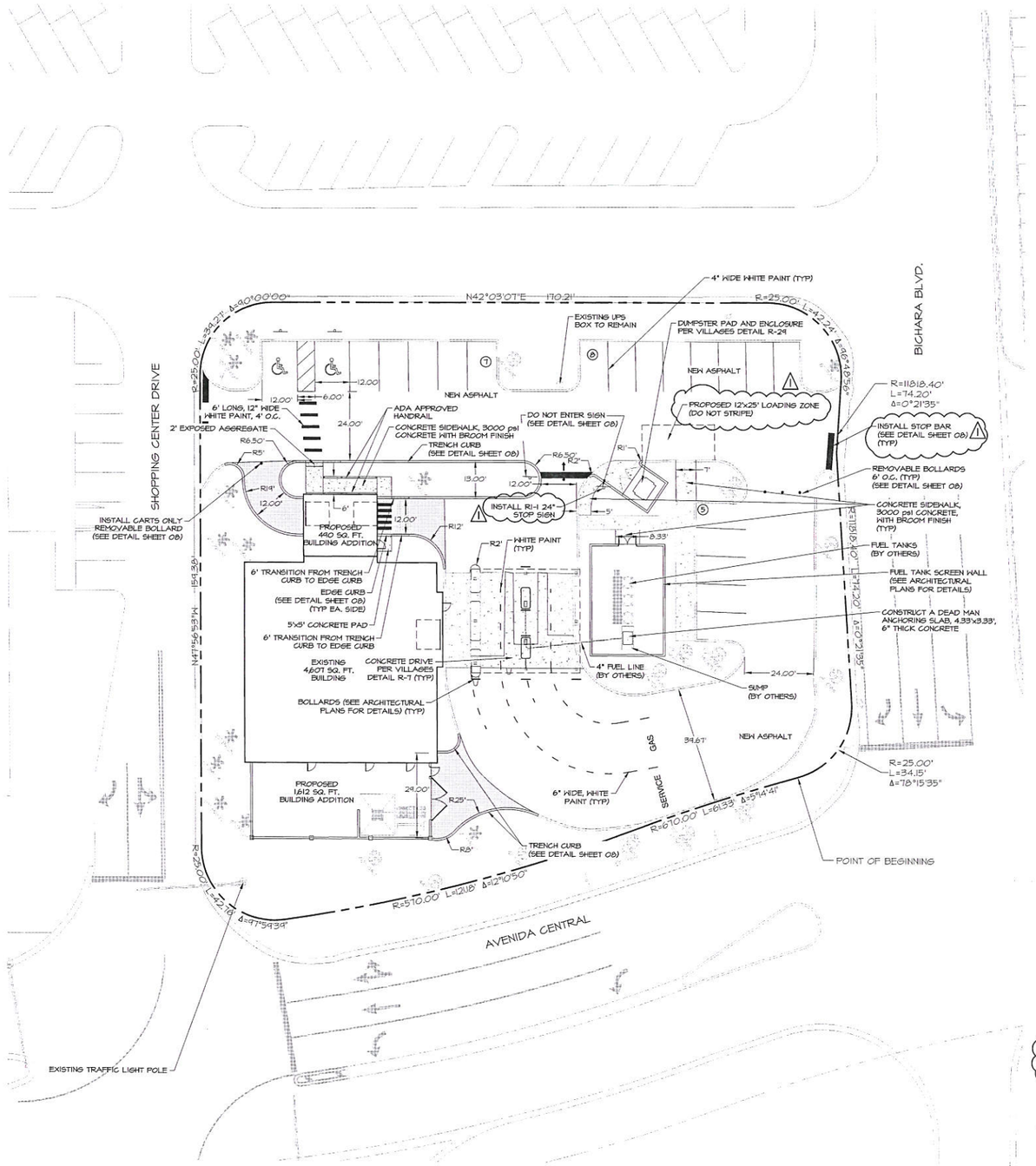

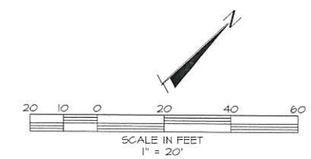

SITE DATA

1. PROJECT AREA = 0.95 AC. (41,290 SQ. FT.)
2. ZONING = CP - PLANNED COMMERCIAL
3. PROJECT ADDRESS - 990 BICHARA BLVD.
4. BUILDING TYPE:
   GOLF CAR SHOP - 2 STORY, 10,844 SQ. FT. CONCRETE BLOCK.
5. PARKING DATA:
   REQUIRED PARKING = SEE PARKING TABULATIONS FOR VILLAGE CENTER DOWNTOWN PARKING ALLOCATION
   HANDICAP PARKING SPACES (REQUIRED): 1 SPACES
6. ENGINEER/SURVEYOR ~ FARNER BARLEY & ASSOCIATES, INC.
   4450 N.E. 83RD ROAD
   WILDWOOD, FLORIDA 34785
   (352) 748-3126
7. SOIL TYPE - CANDLER AND FINE SANDS
8. PERMITTING AGENCIES:
   -TOWN OF LADY LAKE -SJRWMD
9. WATER AND SANITARY SEWER PROVIDED BY VILLAGES CENTER COMMUNITY DEVELOPMENT DISTRICT
10. UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY DUKE ENERGY
11. SOLID WASTE BY LOCAL FRANCHISE.
12. TELEPHONE SERVICE BY CENTURYLINK.
13. GAS PROVIDED / SERVICED BY: TECO
14. LOCATED IN SECTIONS 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LADY LAKE, LAKE COUNTY, FLORIDA.
15. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

EXISTING BUILDING	= 4,607 SQ. FT. (0.11 AC.) 11%
EXISTING SIDEWALKS/CONCRETE	= 3,129 SQ. FT. (0.07 AC.) 8%
EXISTING ASPHALT	= 18,383 SQ. FT. (0.42 AC.) 44%
TOTAL EXISTING IMPERVIOUS AREA	= 26,119 SQ. FT. (0.60 AC.) 63%
NEW BUILDING ADDITION	= 2,102 SQ. FT. (0.04 AC.) 5%
NEW SIDEWALKS/CONCRETE	= 485 SQ. FT. (0.01 AC.) 1%
NEW ASPHALT	= 1,536 SQ. FT. (0.04 AC.) 4%
TOTAL NEW IMPERVIOUS AREA	= 4,123 SQ. FT. (0.09 AC.) 10%
EXISTING IMPERVIOUS TO BE REMOVED	= 3,185 SQ. FT. (-0.07 AC.) -8%
TOTAL IMPERVIOUS AREA	= 27,057 SQ. FT. (0.62 AC.) 65%
OPEN AREA	= 14,233 SQ. FT. (0.33 AC.) 35%
PROJECT AREA	= 41,290 SQ. FT. (0.95 AC.) 100%
IMPERVIOUS NET INCREASE	= 938 SQ. FT. (0.02 AC.) 2%

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 EOP 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 PROVIDED 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. CONSTRUCT SIDEWALK WIDTHS AS NOTED, 4" THICK, 3,000 PSI CONCRETE WITH BROOM FINISH (TYP.) PER VILLAGES DETAIL "R-20".
9. SEE SHEET 6 FOR PAVEMENT SECTION DETAILS.

BUILDING SETBACKS

- 0 FEET FROM AVENIDA CENTRAL AND BICHARA BLVD.
- 0 FEET ALL SIDES

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.

= PROPOSED ASPHALT & BASE

= PROPOSED CONCRETE

DATE	REVISIONS	BY
10/29/14	REVISED PER TOWN OF LADY LAKE COMMENTS DATED 10/16/14	BRP

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 SUMTER
THE VILLAGES GOLF CAR SHOP
@ LA PLAZA GRANDE SOUTH

SITE PLAN

DATE 11/5/14
DRAWN BY BRP
CHKD BY JAH
FILE NAME 08 7.1403.313
JOB NO. 92141.3557

SHT. 05 OF 08

JEFFREY A. HENLEY LICENSE No 58753 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOV 05 2014

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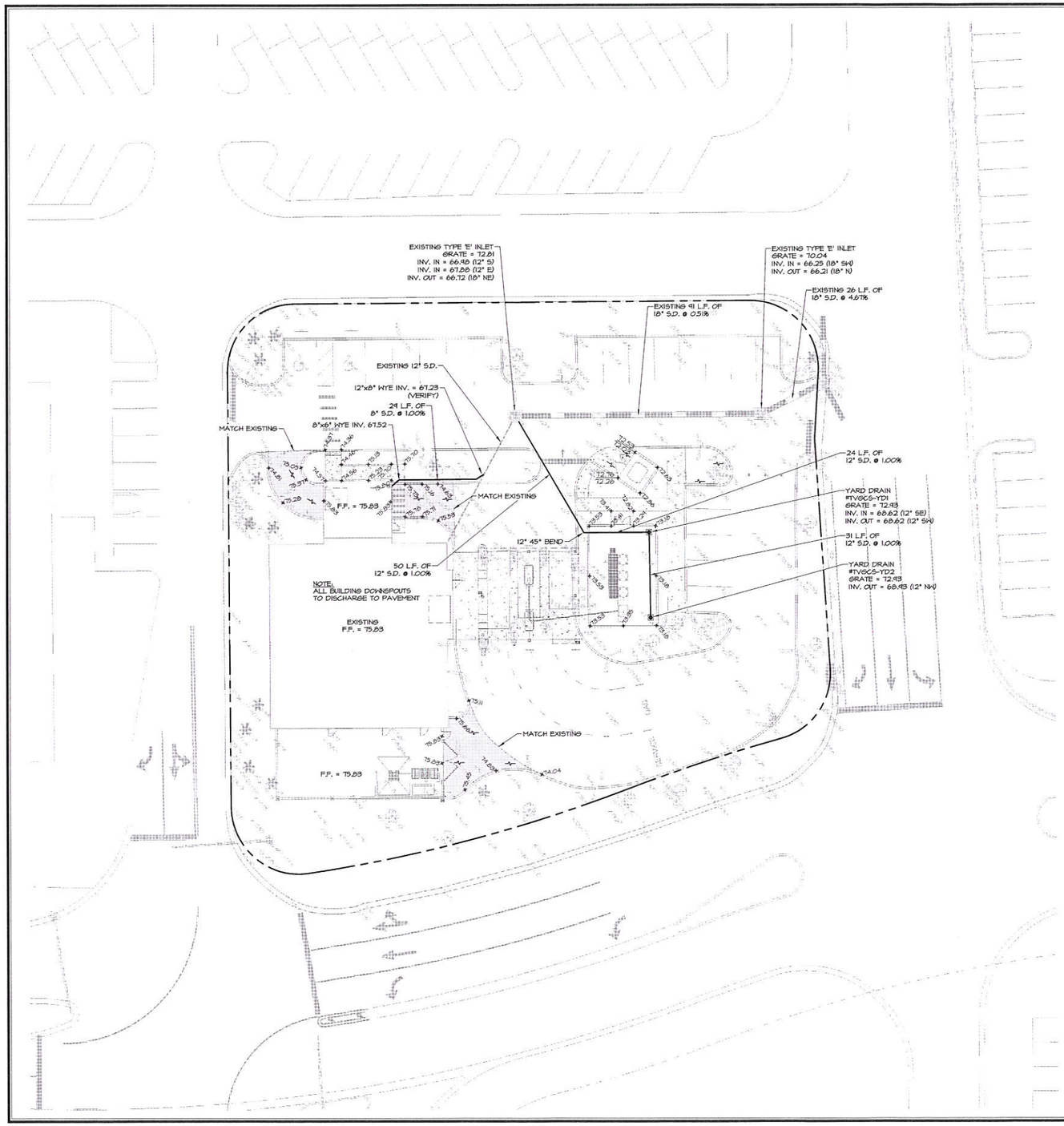
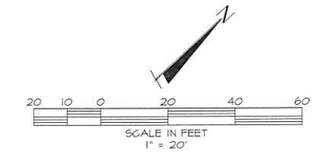




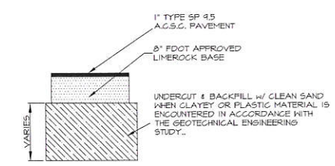
LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED PAVEMENT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED PAVEMENT ELEVATION
- EXISTING ELEVATION
- DIRECTION OF DRAINAGE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING INLET
- PROPOSED INLET
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED YARD DRAIN
- RRRC-D# — DRAINAGE STRUCTURE NUMBER (PROPOSED)

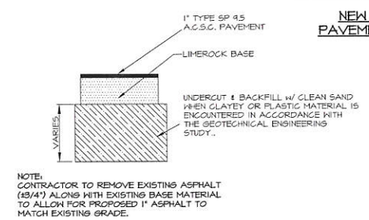
- DRAINAGE PIPING:
  (S.D.) STORM DRAIN PIPE
  (R.D.) ROOF DRAIN PIPE
  (Y.D.) YARD DRAIN PIPE
  SHALL BE F.D.O.T. APPROVED OR ONE OF THE FOLLOWING MATERIALS:
  P.V.C. SDR35 OR A2000
  REINFORCED CONCRETE
  HDPE (ROOF DRAIN OR YARD DRAIN PIPE ONLY)

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. 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.

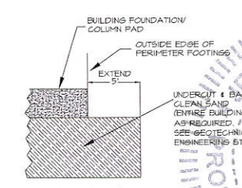


NEW ASPHALT PAVEMENT SECTION



NOTE:
CONTRACTOR TO REMOVE EXISTING ASPHALT (13/4") ALONG WITH EXISTING BASE MATERIAL TO ALLOW FOR PROPOSED 1" ASPHALT TO MATCH EXISTING GRADE.

EXISTING ASPHALT PAVEMENT SECTION



BUILDING PAD SECTION

DATE	REVISIONS	BY

FARNER BARLEY ▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
AND ASSOCIATES, INC.
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3126

The Villages

VILLAGES OF LAKE SUMTER
THE VILLAGES GOLF CAR SHOP
@ LA PLAZA GRANDE SOUTH

GRADING & DRAINAGE PLAN

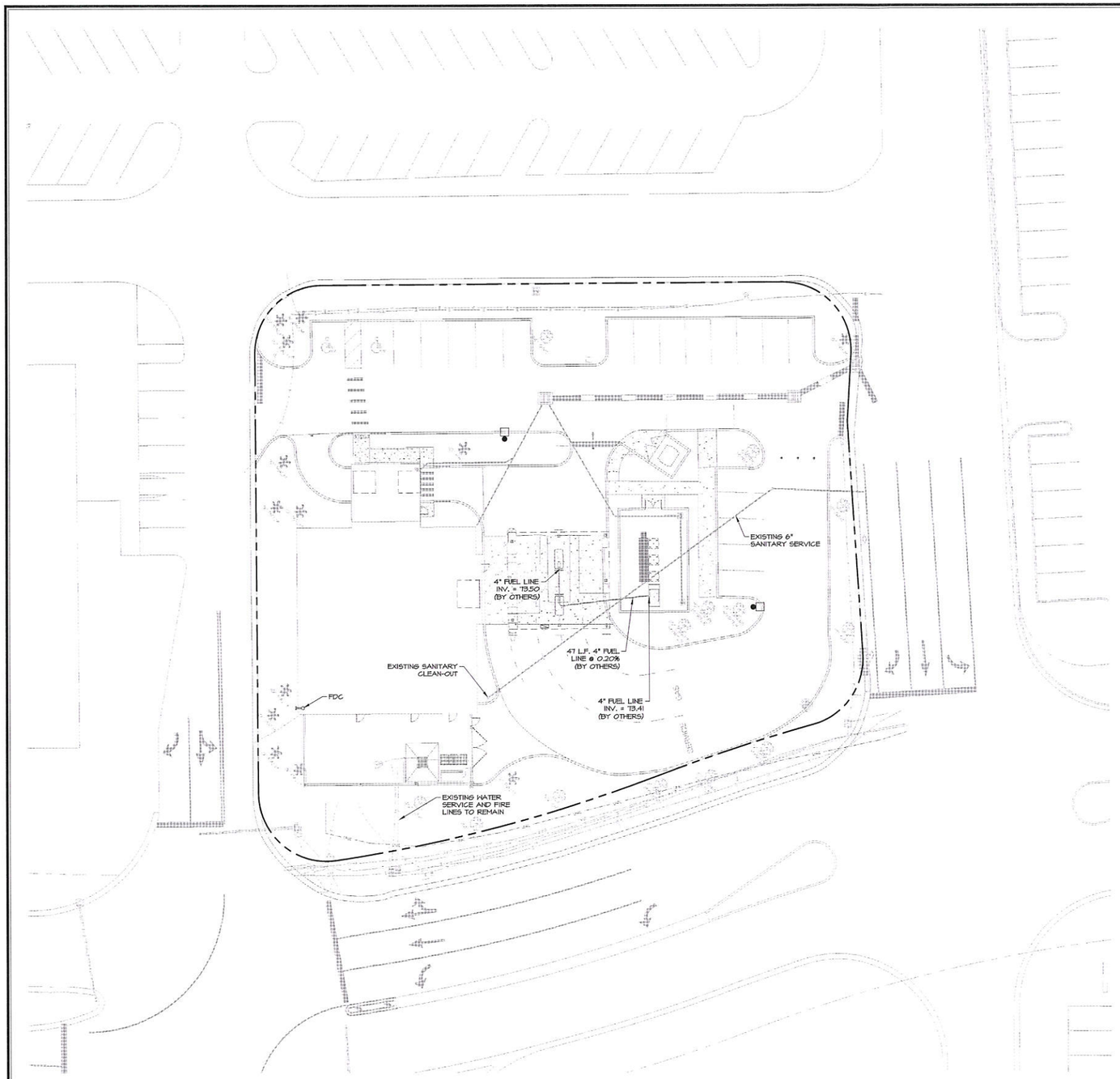
DATE 11/4/14
DRAWN BY BRP
CHKD BY JAH
FILE NAME 009 TVGCS-GRD-DRN
JOB NO. 92141.3551

JEFFREY ALLEN HAMM
LICENSE NO. 53058
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHT 06 OF 08

NOV 05 2014

S:\LAKESITEPLANS\LA PLAZA GRANDE SOUTH (LPGS)\THE VILLAGES GOLF CAR SHOP\CIVIL\CONSTRUCTION\009 TVGCS GRD-DRN.dwg, 11/5/2014 7:23:38 AM, BRP



20 10 0 20 40 60

SCALE IN FEET
1" = 20'

LEGEND

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING IRRIGATION MAIN
- PROPOSED IRRIGATION MAIN
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- SAMPLE POINT

KEY

DUKE ENERGY SINGLE SHOEBOX TRU42SW8FU0024 TRIBUTE BY LUMARK; TYPE III FORMED DISTRIBUTION, 400W, HPS, 30' MOUNTING HEIGHT; ROUND, BRONZE, TAPERED CONCRETE POLE BY AMERON, MODEL MER-9/BZ3. (2 TOTAL)

LUMARK WAL-PAK WALL MOUNTED LUMINAIRE, 250W HPS; BLACK. 12' MOUNTING HT. (1 TOTAL)

ALL LIGHT FIXTURES/POLES AVAILABLE THROUGH DUKE ENERGY, AND ARE TO MATCH PREVIOUS VILLAGE INSTALLATIONS

DATE	REVISIONS	BY

FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road O Wildwood, Florida 34785 O (352) 748-3126

The Villages

VILLAGES OF LAKE SUMTER
THE VILLAGES GOLF CAR SHOP
@ LA PLAZA GRANDE SOUTH

UTILITY PLAN

DATE 11/4/14
DRAWN BY BRP
CHKD BY JAH
FILE NAME SHT 5-9-03-01.UT
JOB NO. 421141.3557

JEFFREY A. LEE
LICENSED
No 66058
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHT 07 OF 08

NOV 05 2014

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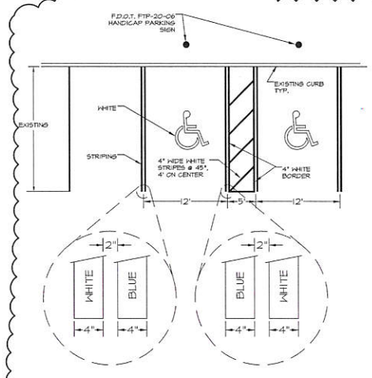


HANDICAP PARKING STRIPING DETAIL

NOT TO SCALE

EXPOSED AGGREGATE SPECIFICATIONS

EXPOSED AGGREGATE: SELECTED, HARD AND DURABLE; WASHED; FREE OF MATERIALS WITH DELETERIOUS REACTIVITY TO CEMENT OR THAT CAUSE STAINING; FROM A SINGLE SOURCE, WITH GAP-GRADED COARSE AGGREGATE AS FOLLOWS:

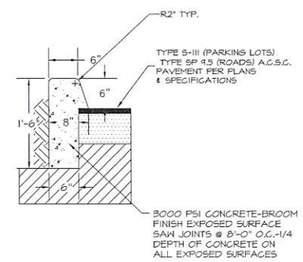
AGGREGATE SIZES: 3/8" – 5/8" NOMINAL.
AGGREGATE COLOR: BROWN "RIVER ROCK".

FORMS: MEET THE REQUIREMENTS SPECIFIED IN FDOT STANDARD SPECIFICATIONS 522-3.

DETECTABLE WARNINGS: ALL DETECTABLE WARNING MATERIALS SHALL BE EXPOSED AGGREGATE CONCRETE. SUBMIT MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH ALL APPLICABLE STANDARDS AND DRAWINGS AND/OR CATALOG CUT SHEETS TO THE ENGINEER FOR APPROVAL. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT AND SHALL BE TEXTURED TO PROVIDE SLIP RESISTANCE. SUBMIT COLOR SAMPLES FOR EXPOSED AGGREGATE DETECTABLE WARNINGS FOR APPROVAL BY THE ENGINEER. COLOR SUBMITALS INCLUDE MANUFACTURER'S STATEMENT OF PERCENTAGE OF VISUAL CONTRAST PROVIDED ACCORDING TO ADAAG A4.29.2.

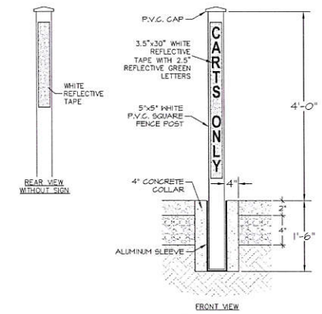
STOP BAR AND STOP MESSAGE DETAIL

NOT TO SCALE



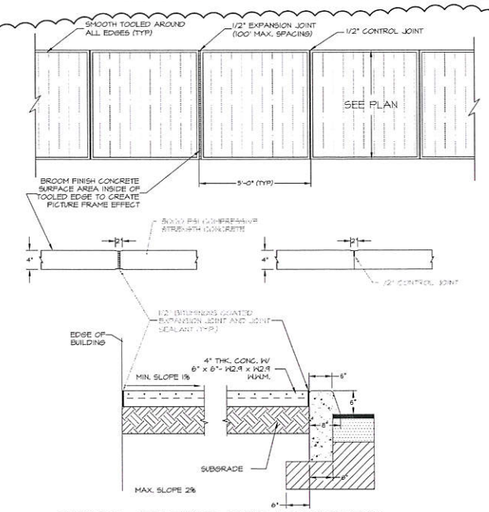
TRENCH CURB DETAIL

NTS



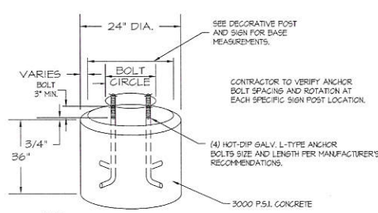
GOLF CART BOLLARD DETAIL

NOT TO SCALE



TYPICAL CONCRETE SIDELWALK DETAIL

NOT TO SCALE



NOTE:

SET TOP OF BASE 2" ABOVE SURROUNDING FINISHED GRADE.

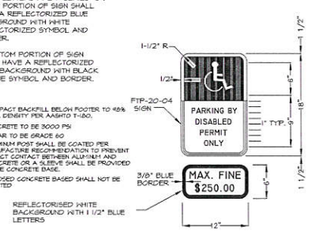
CONTRACTOR TO VERIFY ANCHOR BOLT SPACING AND ROTATION AT EACH SPECIFIC SIGN POST LOCATION.

DECORATIVE SIGN POST BASE DETAIL

NTS

NOTES:
1. ALL LETTERS ARE 1" SERIES "C".
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED SYMBOL AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK SPACE SYMBOL AND BORDER.

NOTES
1. COMPACT BACKFILL BELOW FOOTER TO 40% MAX. DENSITY PER AASHTO T-180.
CONCRETE TO BE 3000 PSI
REBAR TO BE GRADE 60
ALUMINUM POST SHALL BE COATED PER MANUFACTURE RECOMMENDATION TO PREVENT DIRECT CONTACT BETWEEN ALUMINUM AND CONCRETE OR A SLEEVE SHALL BE PROVIDED IN THE CONCRETE BASE.
EXPOSED CONCRETE BASED SHALL NOT BE PAINTED

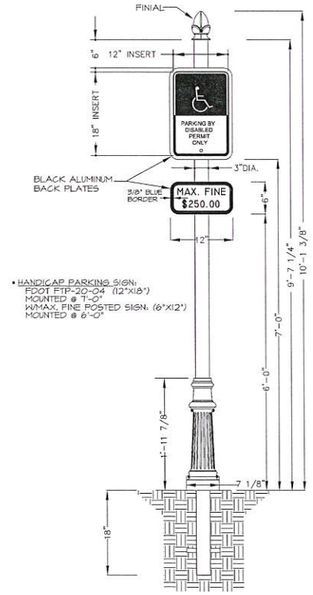


HANDICAP SIGN DETAIL

NOTES:

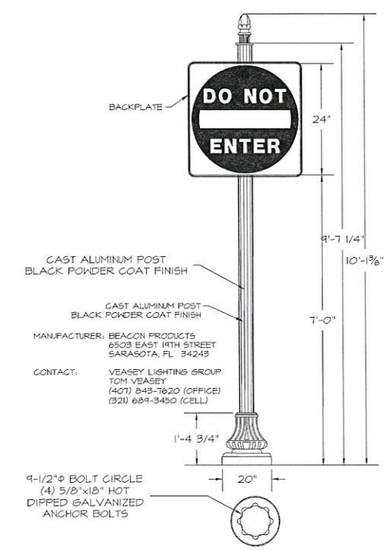
CATALOG NO. P1141B-08/DBE/12X18-BP/INSERT/BLT-CN

POST: 3" DIA. X .125 WALL EXTRUDED ALUMINUM (STRAIGHT, SMOOTH).
FINIAL: CAST ALUMINUM A356.2 ALLOY.
BACK PLATE: CAST ALUMINUM A356.2 ALLOY.
DOT INSERT: FTP-20-04 SIGN
BASE COVER: TWO PART COVER FABRICATED ALUMINUM.
FASTENERS: ALL FASTENERS ARE STAINLESS STEEL.
FINISH: BEACOTE III
POLYESTER POWDER COAT ELECTROSTATICALLY APPLIED AND THERMOCURED.
WHEN DECORATIVE BASE AND FINIAL ARE SPECIFIED, POST SHALL BE BLACK COLOR TO MATCH



GRASS OR LANDSCAPED AREA INSTALLATION

DECORATIVE HANDICAP POST & SIGN DETAIL



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

DATE	REVISIONS	BY
10/29/14	△1 REVISE TO ADD DETAIL SHEET PER TOWN OF LAKE COMMENTS DATED 10/16/14.	BRP

FARNER BARLEY ▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS AND ASSOCIATES, INC.
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3106

The Villages

VILLAGES OF LAKE SUMTER
THE VILLAGES GOLF CAR SHOP
@ LA PLAZA GRANDE SOUTH

SITE DETAILS

DATE 10/29/14
DRAWN BY BRP
CHKD BY JAH
FILE NAME 001-1603-DETAILS
JOB NO. 92114.3557

SHT. 08 OF 08

JEFFREY A. HERR LICENSE No 57065 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOV 05 2014

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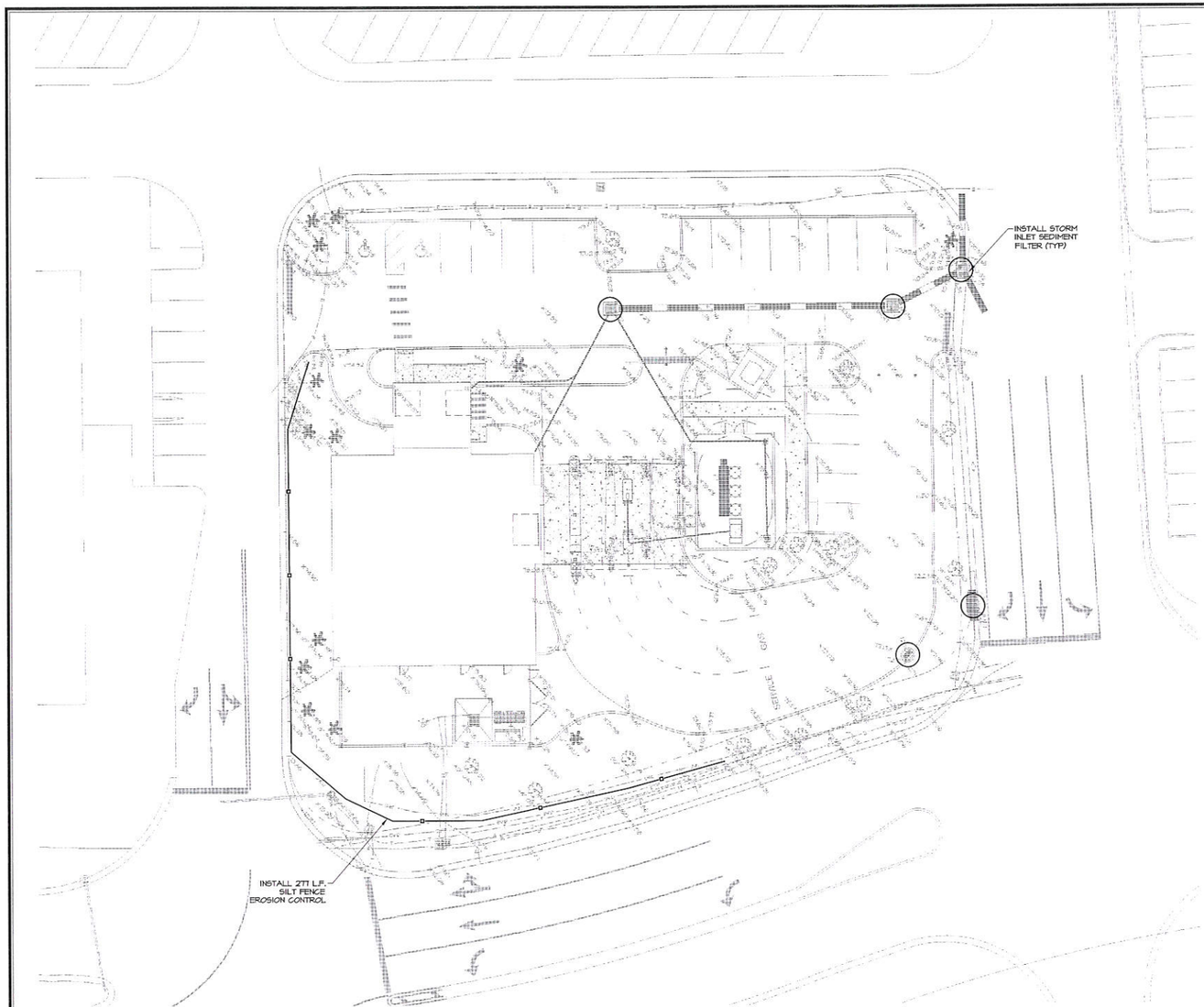
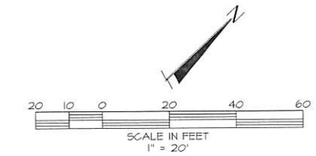
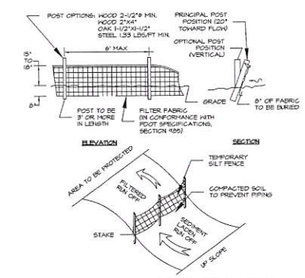




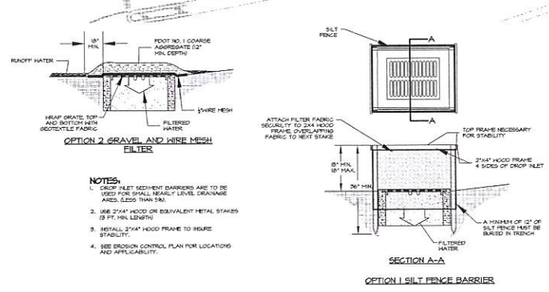


FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL

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 (LF).
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.

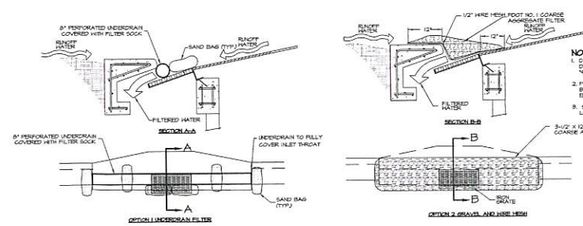
NOTE:
THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.



NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL NEARLY LEVEL DRAINAGE AREA, 0.25 THAN 5ac.
2. USE 2"X4" WOOD OR EQUIVALENT METAL STAKES (3 FT. MIN. LENGTH)
3. INSTALL 2"X4" WOOD FRAME TO INSURE STABILITY.
4. SEE EROSION CONTROL PLAN FOR LOCATIONS AND APPLICABILITY.

DROP INLET SEDIMENT FILTER DETAIL



NOTES:

1. DIMENSIONS OF SEDIMENT FILTER DETAILS MAY BE ADJUSTED FOR TYPE "B" CURB INLET TOPS.
2. PRE-FABRICATED INLET SOCK MAY BE SUBMITTED IF APPROVED BY THE ENGINEER.
3. SEE EROSION CONTROL PLAN FOR LOCATION AND APPLICABILITY.

CURB INLET SEDIMENT FILTER DETAIL

N.T.S.

JEFFREY A. HEAD, P.E.
REGISTERED ENGINEER NO. 58058
STATE OF FLORIDA

JOHN R. GRANT
VICE PRESIDENT
THE VILLAGES OF LAKE SUMTER, INC.

STATE OF FLORIDA PROFESSIONAL ENGINEER No. 58058

NOV 05 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

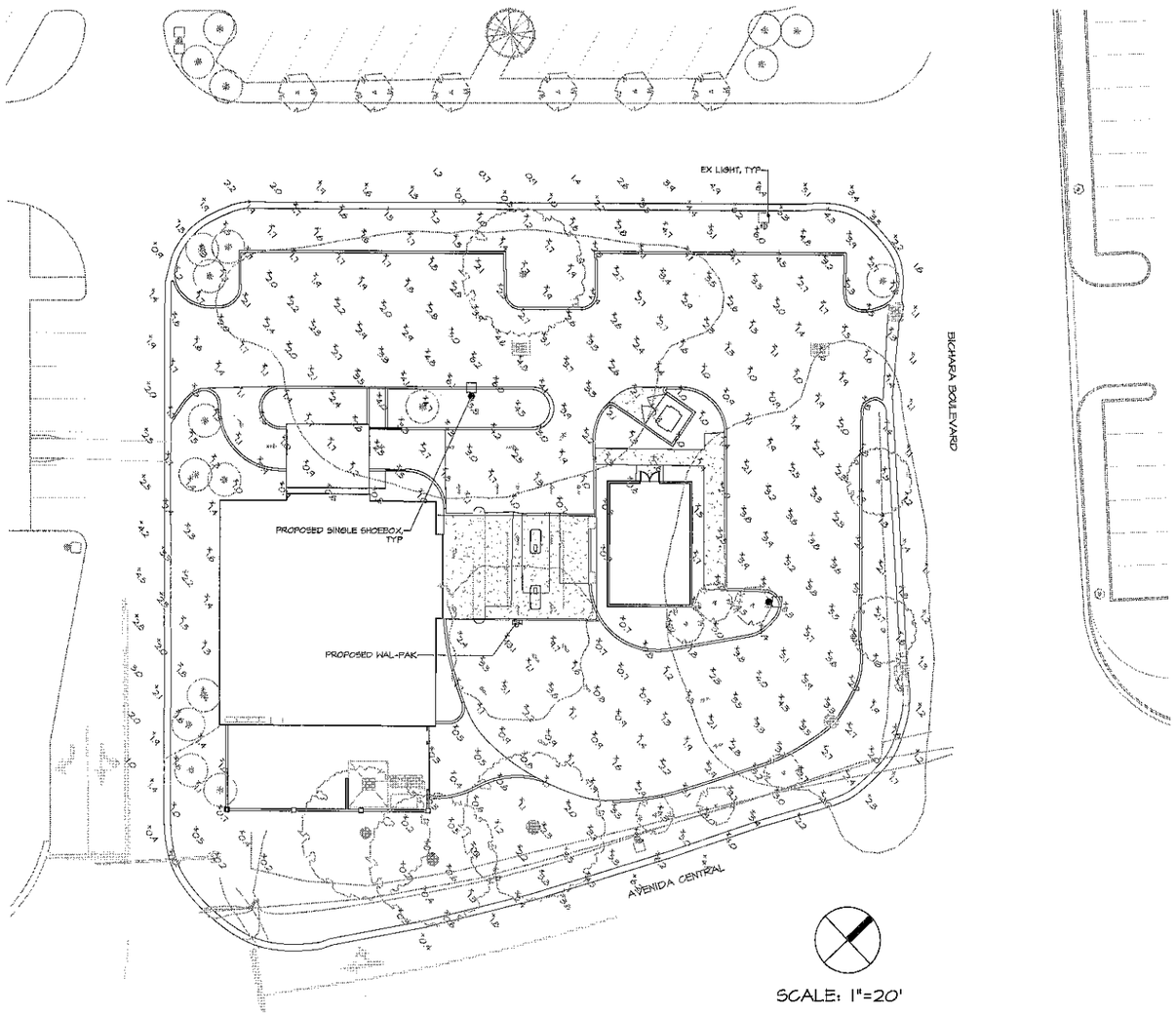
VILLAGES OF LAKE SUMTER,
THE VILLAGES GOLF CAR SHOP
@ LA PLAZA GRANDE SOUTH

EROSION CONTROL PLAN

DATE 10/14/14
DRAWN BY BRP
CHKD BY JAH
FILE NAME JOB 7.053.01/SCS
JOB NO. 92141.3551

SHT. 81 OF 81

S:\LAKESITEPLANS\LA PLAZA GRANDE SOUTH (LPGS)\THE VILLAGES GOLF CAR SHOP\CIVIL\CONSTRUCTION\008 TVGCS EROSION.dwg, 11/5/2014 7:24:00 AM, BRP



SCALE: 1"=20'

LIGHTING NOTES:

1. This lighting layout meets the recommendations for safe lighting levels established by the Illuminating Engineering Society of North America in the general areas where lights have been provided. Architectural lighting will be 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. Illuminance values shown are for design purposes only. Variances in actual installation or changes to the plan or specifications may cause the actual measured values to vary.
3. Orient fixtures and arms as shown on plan.
4. Buildings have been included in this calculation as non-reflective obstructions.
5. All point by point values shown are maintained (a light depreciation factor has been included). Light levels are measured at finished grade.
6. Light installations for off site roadways and/or adjoining properties shown on this plan have been included in the calculations.

KEY

● PROGRESS ENERGY SINGLE SHOEBOX TRU426WBFU0024 TRIBUTE BY LUMARK, TYPE III FORMED DISTRIBUTION, 400W, HPS, 30' MOUNTING HEIGHT, ROUND, BRONZE, TAPERED CONCRETE POLE BY AMERON, MODEL MER-4/BZS. (2 TOTAL)

☒ LUMARK WAL-PAK WALL MOUNTED LUMINAIRE, 250W HPS, BLACK. 12' MOUNTING HT. (1 TOTAL)

ALL LIGHT FIXTURES/POLES AVAILABLE THROUGH PROGRESS ENERGY, AND ARE TO MATCH PREVIOUS VILLAGE INSTALLATIONS

Patrick Page
10/29/14

DATE	REVISIONS

MPA
MICHAEL PAPE & ASSOCIATES, P.A.
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2251 S.E. 17TH STREET • OCALA, FLORIDA 34471 • (352) 351 - 8500

THE VILLAGES GOLF CAR SHOP
SPANISH SPRINGS TOWN CENTER
The Villages
SITE LIGHTING & PHOTOMETRIC PLAN

DATE 09/08/14
JOB NO. 2045
DWG. NO. 2045
DWN. BY SS
CHKD. BY MP

SHEET 1 OF 1

LTG-1

L-7

TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: November 17, 2014

SUBJECT: **Consideration to approve the Job Description and Staffing of a full-time Code Enforcement Officer, in lieu of two part-time officers as it currently exists, for the Growth Management Department.**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDATIONS:

Staff Recommendation is to approve the Job Description and Staffing of a full-time Code Enforcement Officer, in lieu of two part-time officers as it currently exists, for the Growth Management Department.

SUMMARY:

The Town's Senior Code Enforcement Officer has tendered a resignation to be effective December 31, 2014. In addition, the Code Enforcement Officer also expressed a desire to end employment with the Town in April of 2015 (though he has expressed a desire to stay on 2 days a week in a part-time capacity through that date, and would be open to staying on if scheduled work was reduced to two days per week beyond that). At this time, the Growth Management Department would like to advertise a posting for a Code Enforcement Officer in a full-time position, while keeping the part-time officer employed through April to provide a period of overlap for training purposes and familiarization with the Town's Code Enforcement policies and procedures. As a full-time employee, the Code Enforcement Officer would be entitled to benefits not currently provided to the part-time officers. The cost of increase to this year's budget is reflected below.

FISCAL IMPACT: $ Increase of +/- 15,650.96

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[X] Other – Consideration and Approval

DEPARTMENT HEAD Submitted Date 11/10/14

FINANCE DEPARTMENT Approved as to Budget Requirements Date 11/10/14

HUMAN RESOURCES	Approved Agenda Item for: 11-17-14	Date 11-10-14
TOWN ATTORNEY	Approved as to Form and Legality	Date
TOWN MANAGER	Approved Agenda Item for: 11-17-14	Date 11-10-14

COMMISSION ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

TOWN OF LADY LAKE
JOB DESCRIPTION

JOB TITLE: CODE ENFORCEMENT OFFICER **PAY GRADE:** 318 HH0/01

DEPARTMENT: GROWTH MANAGEMENT DEPARTMENT

CLASSIFICATION: NON-EXEMPT **STATUS:** ~~PART-TIME~~FULL-TIME

DIRECT REPORT: ~~SENIOR CODE ENFORCEMENT OFFICER~~GROWTH MANAGEMENT DIRECTOR

GENERAL DESCRIPTION:

Technical work investigating and implementing the Town Code of Ordinances and Land Development Regulations. Work is performed under the general direction and supervision of the ~~Senior Code Enforcement Officer and/or~~ Director of Growth Management ~~with minimal supervision~~.

ESSENTIAL JOB FUNCTIONS:

1. Responds to a wide variety of calls and complaints involving municipal violations of law from the public, Building, Public Works ~~and~~ other departments, and external government agencies.

2. Utilizes Town vehicle to conduct inspections for violations of the Town Code of Ordinances and Land Development Regulations. Determines through inspection whether individual properties are in compliance with Town codes, identifies any deficiencies and takes appropriate enforcement action. Conducts code inspections of residential, commercial and business properties.

3. Resolves violations through voluntary compliance or, when not possible, prepares a case to be presented to the Town's Special Magistrate or other enforcement procedures.

4. Conducts research to determine necessary facts, through interview with violators, complainants, property owners, public records, tax rolls, intra- and inter-agencies or other sources. Conducts research on zoning use issues and zoning regulations. Researches property ownership records using tax folio and alternate key property identification numbers, mortgage companies and county recorded documents.

5. Performs all facets of case preparation and development for the Special Magistrate Hearing. Prepares all documentation including all Notices of Violation, Notice of Hearing, Orders of Enforcement, affidavits to document compliance, non-compliance, postings, mailings, personal service, certified mail and subpoenas.
6. Presents cases to the Special Magistrate, as applicable. Provides testimony and evidence in code violation matters.

7. Keeps records and makes reports of activities and cases filed or forwarded for filing. Prepares and manages all active, closed pre- and post-Special Magistrate Hearing case files.

Essential Job Functions (Continued):

8. Prepares, distributes and files notices, letters, memos, liens, drafts ordinances and records information pertinent to active enforcement cases, pre- and post-Special Magistrate Hearing cases.

9. Prepares and maintains Special Magistrate Hearing Activity log which details lien accruals on post Special Magistrate Hearing cases.

10. Inputs daily inspection reports into the computer.

11. Meets with the general public to explain and interpret Town codes and zoning regulations. Provides interpretation and information regarding Town Code and Florida Statutes to a variety of individuals and groups including Town personnel, local police, county sheriff, county code enforcement, licensing agents, animal control, health department, property owners, business owners and state code enforcement association and others.

12. Attends workshops and professional seminars as required.

13. Enforces business tax receipt violations of non-payment, unlicensed or under licensed business entities. Works directly with Town Clerk's office on enforcement activities.

14. Conducts inspections on all ~~Villages~~ approved modification/alterations ~~at individual properties~~ to determine if the work was performed, completed and if applicable permits were obtained. Non-compliant properties are cited and enforcement processes are utilized.

15. ~~Attends~~ Provides assistance at ~~to~~ the Growth Management Department counter when needed, ~~accepting new building permit applications, processing payment for approved permit applications~~, answering telephone and providing public with general information.

16. Initiates and coordinates the Nuisance Abatement Process to correct specific code violations, solicits bids, and prepares documents necessary to have abatements corrected, prepares invoices, and prepares liens to be recorded on properties serviced.

17. Reports street/traffic light problems, street sign damage and other problems within public right of ways to appropriate agency or department for action.

18. Removes illegal signs from public Right of Ways.

19. Maintains data and collects fees in association with the abandoned property registration program and conducts routine follow-ups on registered properties to confirm property ownership record..

20. Develops and updates general code enforcement forms and Special Magistrate Hearing forms, as needed.

21. Conducts the necessary preliminary research for drafts of ordinance, resolution or other projects as directed by the Growth Management Director or their Designee.

22. Operates a variety of office equipment and machinery in the performance of job duties, Town vehicle, computer, ~~,~~ copier, tape recorder, digital camera, personal computer and printer, internet research, facsimile machine, typewriter, telephone and tools used in standard inspections and postings of property.

23. Answers telephone; performs routine clerical work and provides information to the public.

[These essential job functions are not to be construed as a complete statement of all duties performed. Employees will be required to perform other job related marginal duties as required.]

MINIMUM QUALIFICATIONS:

KNOWLEDGE, SKILLS AND ABILITIES:

- Knowledge of , or ability to perform, ~~accepted~~ Code Enforcement Principles & Practices
- Knowledge of, or ability to interpret, the Code of Ordinances and Land Development Regulations of the Town.
- Knowledge of the geography of the Town, proximate incorporated areas and the Town's road network.
- Ability to understand and carry out moderately complex oral and written instructions.
- Ability to enforce ordinances with firmness, tact and impartiality, and to deal courteously with the general public.
- Ability to keep records and make written and verbal reports from such records.
- Ability to access input and retrieve information from a computer.
- Ability to perform work with minimal supervision.
- Ability to relay less than favorable accepted information in a practical, polite manner.
- Ability to deal with stressful situations and deadlines.

EDUCATION AND EXPERIENCE

- High School diploma or General Education Degree (GED) equivalency.
- At least two years of specific land use related, code enforcement experience and clerical experience to include proficient computer knowledge.

[A comparable amount of training, education or experience may be substituted for the above minimum qualifications.]

LICENSES, CERTIFICATIONS OR REGISTRATIONS:

- Certification by Florida Association of Code Enforcement, Inc. desirable.
- Valid Florida Driver's License

ESSENTIAL PHYSICAL SKILLS:

~~- Acceptable eyesight (with or without correction)~~

- ~~Acceptable Hearing (with or without correction)~~
- Ability to effectively communicate with individuals in person and telephonically ~~both orally and in writing~~.
- Ability to operate a motor vehicle.

ENVIRONMENTAL CONDITIONS:

- Works inside and outside.
- Stress-related situations.

[Reasonable accommodation will be made for otherwise qualified individuals with a disability.]

Supersedes all job descriptions prior to: November 2014
Revised: 11/6/14
Approved by Commission: 11/17/14

Budget for Code Enforcement Personnel FY 2014/15	$42,439.57
Senior Code Officer	$25, 189.59
Code Officer	$17, 250.00
968.83 x 7 pay periods for senior officer (Through December 31, 2014)	$6,781.80
663.46 x 13 pay periods for code officer (Through April 3, 2015)	$8,625.00
FY 2014/15 Costs through period of resignations	$15, 406.80
Budget less wages through April 3, 2015	$27, 032.77 (Balance to carry toward new employee)
9 months wages with benefits (Assumption of Family Medical)	$42, 683.73
Cost of Budget Shortfall FY 2014/15	**$15,650.96**

NAME	BI-WEEKLY HIRE DATE	HOURS	RATE	INC RATI Special 0.0%	ANNUAL WAGE	HOL PAY	NCENTIV PAY	Sick Pay Out	X-MAS BONUS	TOTAL WAGE	S/S & MED.	MEDICAL 0%	DENTAL 13%	LIFE	LTD	PENSION	W/C Category	W/C RATE	W/C Cost 9.5%	TOTAL COST
NO RAISE				0.0%	26						7.6500%					10.00%				
	Partial year				2080						21-00	23-20	23-25	23-10	23.75	15.30%			24-00	
Less than one year Prorated per H/R's calculation				Fixed	2236											8.00%				
Vacant positions					1040											7.00%				
																6.00%				
Code Enforcement 001-2901-529																				
		40	22.05	22.05	22,932.00				0.00	22,932.00	1,754.30	0.00	0.00	0.00	0.00	0.00	9410	0.021946	503.27	25,189.57
		40	15.10	15.10	15,704.00				0.00	15,704.00	1,201.36	0.00	0.00	0.00	0.00	0.00	9410	0.021946	344.64	17,250.00
TOTAL					38,636.00	0.00	0.00	0.00	0.00	38,636.00	2,955.66	0.00	0.00	0.00	0.00	0.00			847.91	42,439.57
Code Enforcement 001-2901-529												Single								
Full Time		80	15.10	15.10	31,408.00				0.00	31,408.00	2,402.71	6,440.64	279.12	79.63	116.90	1,884.48	9410	0.021946	689.28	52,710.79
Code Enforcement 001-2901-529												Spouse								
Full Time		80	15.10	15.10	31,408.00				0.00	31,408.00	2,402.71	9,307.32	279.12	79.63	116.90	0.00	9410	0.021946	689.28	53,692.99
Code Enforcement 001-2901-529												Family								
Full Time		80	15.10	15.10	31,408.00				0.00	31,408.00	2,402.71	12,525.96	279.12	79.63	116.90	0.00	9410	0.021946	689.28	56,911.63

M-8

TOWN COMMISSION AGENDA ITEM

REQUESTED BOARD MEETING DATE: November 17, 2014 – Second/Final Reading

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SUBJECT: **Ordinance No. 2014-08 - Minor Amendment to The Tri-County Villages Development of Regional Impact, Adopting a Ninth Amendment to the Amended Development Order to reduce approved hotel rooms by 29 units and replace them with 48 townhomes/condominium units and to reflect the Land Use Allocations and Phasing Changes for the Hotel and Residential uses for the DRI.**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDED MOTIONS:

1. **Recommendation of approval of Ordinance No. 2014-08-Minor Amendment to the Tri-County Villages Development of Regional Impact, Adopting a Ninth Amendment to the Amended Development Order.**

2. **Recommendation of denial of Ordinance No. 2014-08-Minor Amendment to the Tri-County Villages Development of Regional Impact, Adopting a Ninth Amendment to the Amended Development Order.**

Staff supports recommendation of Motion #1.

SUMMARY

Applicant Martin L. Dzuro on behalf of Central Florida Lodging, LLC, has submitted an application for a minor amendment to the Tri-County Villages of Lake Development of Regional Impact (DRI) development order. The DRI Development Order must be amended in order to convert 29 Hotel Rooms into 48 townhomes/condominium units and to show the acreage changes to Hotel and Residential. La Hacienda Hotel is located at 1201 Avenida Central, in Spanish Springs within The Village Town Center.

The Town Center Commercial category in the DRI is being amended to permit the townhomes/condominium use by amending the Phase Allocation table to identify townhomes/condominium units as a permitted use in the Town Center Commercial category. The Town of Lady Lake Comprehensive Plan and Zoning Designation of the property already permit the townhomes/condominium use.

In accordance with Florida Statute 380.06(19)(e)2, a local government can approve the amendment based on their local approval process. However, courtesy copies of the

proposed amendment have been provided, under separate cover, to the East Central Florida Regional Planning Council (ECFRPC), Withlacoochee Regional Planning Council (WRPC) and the Florida Department of Economic Opportunity (DEO). The statute does require that a copy of the adopted amendment be submitted to the ECFRPC, WRPC and DEO pursuant to Section 380.06(19)(e)2., F.S.

Traffic: On a correspondence dated 10-17-2014 (please see enclosed), the MPO determined that reducing the number of approved hotel rooms by 29 and replacing them with 48 residential condominiums will result in no net new trips.

Note: Prior to the Planning and Zoning Board meeting, the MPO was not able to substantiate the methodology of the Villages Traffic Study, therefore the applicant agreed to an exchange of 42 Hotel Rooms for the 48 Condo/Townhome units, should it be found necessary pending the finding of the MPO. As noted by the October 17, 2014 correspondence, the MPO does concur with the original proposed exchange of 29 Hotel Units for the 48 Condo/Townhome units for equivalency of traffic impacts.

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

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

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

Changes to Map H-1 as a result of the amendment are as follows, reflecting the conversion of the allocation of 29 hotel rooms to 48 residential units:

Original Map H-1 (Exhibit B) January 2014

Hotel Rooms	333
Residential Units	2,060

Amended Map H-1 (Exhibit 1) September 2014

Hotel Rooms	304
Residential Units	2,108

Notices to inform the surrounding property owners (5) within 150' of the subject property of the proposed amendment were mailed by certified mail return receipt on Monday, September 29, 2014. The property was also posted on Monday, September 29, 2014

Past Actions:

The members of the **Technical Review Committee** individually reviewed the application for Ordinance 2014-08 and provided all comments by Thursday, October 23, 2014. Please find TRC Report attached.

At the October 13, 2014 meeting, the **Planning and Zoning Board** voted 3-0 to forward Ordinance 2014-08 to the Town Commission with the recommendation of approval.

At the November 3, 2014 meeting, the **Town Commission** voted 5-0 to approve Ordinance 2014-08 by a vote of 5-0.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other

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

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WB 11-10-14 **DEPARTMENT HEAD** **Submitted** 11/10/14 **Date**

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

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

TOWN MANAGER **Approved Agenda Item for:** 11/17/14 **Date** 11/10/14

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

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

[ ] Approved with Modification

ORDINANCE NO. 2014-08

AN ORDINANCE OF THE TOWN COMMISSION OF LADY LAKE, FLORIDA, ADOPTING A NINTH AMENDMENT TO THE AMENDED DEVELOPMENT ORDER FOR THE TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT LAKE COUNTY; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA:

WHEREAS, on January 18, 1988, a DRI known as Orange Blossom Gardens-South (OBGS) was approved by the Town of Lady Lake in Ordinance 88-1. A substantial deviation to the OBG-South DRI was approved on May 7, 1990 by Town of Lady Lake Ordinance 90-12. A second substantial deviation was approved as the Orange Blossom Gardens-West (OBGW) DRI on May 29, 1990 by the Sumter County Board of County Commissioners and on May 7, 1990 by the Town of Lady Lake. The OBGW DRI Development Order was amended on August 14, 1990 and again on February 16, 1993. On September 20, 1994 and October 12, 1994, Sumter County and Lady Lake respectively approved a substantial deviation to the OBGS and OBGW DRI development orders, combining them and referring to the development collectively as the Tri-County Villages DRI. A first revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on October 29, 1996. On August 3, 1998, a first revision to the Lady Lake Tri-County Villages development order was approved by Town of Lady Lake Ordinance 98-13. A second revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on September 15, 1998. On May 15, 2000, a third revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission. A fourth revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on September 12, 2001. A fifth revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on May 15, 2002. A sixth revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on April 22, 2003. On October 18, 1999, a second revision to the Lady Lake Tri-County Villages development order was approved by Town of Lady Lake Ordinance 99-37. On May 8, 2000, a third revision to the Lady Lake Tri-County Villages development order was approved by Town of Lady Lake Ordinance 2000-20. A fourth revision to the Lady Lake Tri-County Villages development order was approved on May 15, 2003 by Town of Lady Lake Ordinance 2003-07. A seventh revision to the Sumter Tri-

County Villages development order was approved by the Sumter County Commission on March 16, 2004. A seventh revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on March 16, 2004. On August 2, 2004, a fifth revision to the Lady Lake Tri-County Villages development order was approved on August 2, 2004 by Town of Lady Lake Ordinance 2004-6. An eighth revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on October 26, 2004. A sixth revision to the Lady Lake Tri-County Villages development order was approved on March 17, 2005 by Town of Lady Lake Ordinance 2005-7. A ninth revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on October 11, 2005. A tenth revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on February 10, 2009; a seventh revision to the Lady Lake Tri-County Villages development order was approved by the Lady Lake Town Commission on February 23, 2009. An eleventh revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on December 11, 2012; an eleventh revision to the Sumter Tri-County Villages development order was approved by the Sumter County Commission on December 11, 2012; and an eighth revision to the Lady Lake Tri-County Villages development order was approved by the Lady Lake Town Commission on March 17, 2014.

WHEREAS, on September 23, 2014, The Villages of Lake-Sumter, Inc. and Central Florida Lodging, LLC submitted their e2 application pursuant to 380.06 (19)(e)(2.)k., Florida Statutes (F.S.), to the Town of Lady Lake to amend the Tri-County Villages Development of Regional Impact (DRI) Amended Development Order, (the ADO); and

WHEREAS, the Town of Lady Lake (Lady Lake), as governing body of the local government having jurisdiction, is authorized and empowered to consider DRIs; and

WHEREAS, Lady Lake has reviewed the e2 application, as well as all related testimony and evidence submitted by each party and members of the general public; and

WHEREAS, Lady Lake has conducted an advertised public hearing on November 17, 2014 for the purpose of receiving public comment.

NOW, THEREFORE BE IT RESOLVED BY THE LADY LAKE TOWN COMMISSION, IN PUBLIC MEETING DULY CONSTITUTED AND ASSEMBLED THIS 17th DAY OF NOVEMBER, 2014, THAT THE TRI-COUNTY VILLAGES OF LAKE DRI IS HEREBY APPROVED, EFFECTIVE AS SPECIFIED HEREIN, BASED UPON AND SUBJECT TO THE FOLLOWING FINDINGS OF FACT, CONCLUSIONS OF LAW AND CONDITIONS/RESTRICTIONS:

SECTION 1. Findings of Fact. Based on the documentation and testimony received at the public hearing, the Board hereby finds as fact as follows:

1. The Tri-County Villages DRI is a mixed-use retirement community Development of Regional Impact located in northwestern Lake County/Lady Lake and in northeastern Sumter County.
2. On September 23, 2014, The Villages of Lake-Sumter, Inc. and Central Florida Lodging, LLC submitted an e2 application to a previously approved DRI pursuant to Section 380.06 (19)(e)(2)k., F.S. to amend the DRI in Lady Lake as follows:
   - Amend Map H to change a portion of the Hotel Land Use to Residential.
   - Amend Map H-1 to convert 29 hotel rooms into 48 townhome/condominium units and to show the acreage changes to Hotel and Residential. (see **EXHIBIT 1**);
3. The changes proposed in the e2 application meet the criteria in s.380.06(19)(e)2.k. because the amendment results in no increase in external peak hour trips and does not reduce open space or conserved lands in the Tri-County Villages Development of Regional Impact (DRI).
4. This amendment is not a substantial deviation to the DRI pursuant to s.380.06(19)(e)2.k.
3. A duly noticed public hearing was conducted on the e2 application by the Town of Lady Lake on November 17, 2014 and all interested parties and members of the public were similarly afforded the opportunity to participate.

SECTION 2. Conclusions of Law. Based on the findings of fact adopted above, Lady Lake hereby adopts the following conclusions of law:

1. The Town of Lady Lake is the governing body having jurisdiction over the review and approval of the e2 application, pursuant to Chapter 380, F.S., and is authorized and empowered to issue this Ninth Amendment to the Tri-County Villages DRI ADO.
2. The property does not lie within an Area of Critical State Concern as designated pursuant to Chapter 380.05, F.S.
3. The proposed development is consistent with the applicable local comprehensive plan and is consistent with the applicable local land development regulations.
4. The proposed development is consistent with the East Central Florida Strategic Regional Policy Plan.
6. The provisions of this amendment to the ADO shall not be construed as a waiver of or exception to any local, state or federal law or regulation.
7. The impacts of this development, as conditioned by this Ninth Amendment to the ADO, are adequately addressed pursuant to the requirements of Chapter 380, F.S., and the changes as approved by the Town of Lady Lake do not constitute a substantial deviation to the original DRI Development Order or subsequent amendments or create additional local impacts.
8. To the extent that the application for development approval (ADA), NOPC or e2 application, or any other document is inconsistent with the terms and conditions of this amendment to the ADO, this amendment to the ADO shall prevail.

SECTION 3. General Conditions. The Town of Lady Lake, having made the aforementioned Findings of Fact and Conclusions of Law, hereby approves the proposed changes contained in the NOPC and subsequent addendum submittals and incorporated by reference herein, subject to the following modifications and conditions of development set forth in this amendment to the ADO:

1. Revisions to Development Order
   a. Revised Master Development Plan A revised Master Plan (Map H) and DRI Phase Allocation Table (Map H-1) (revised August, 2014) are hereby adopted for the Tri-County Villages DRI and a copy is attached and incorporated herein as **EXHIBIT 1**.

b. Amend Map H and H-1 to show the change of Hotel Land Use to Residential and a conversion of 29 hotel rooms into 48 townhome/condominium units. (see **EXHIBIT 1**).

c. Final Order. That this amendment to the ADO shall constitute the final order of the Town of Lady Lake in response to the DRI e2 application filed by the Developer.

d. Definitions. That the definitions found in Chapter 380, F.S. (2003) shall apply to this amendment to the ADO.

e. Assignability: Persons Bound. That this amendment to the ADO shall be binding upon the Developer and its heirs, assignees, or successors in interest.

f. Severability. That in the event any portion or section of this amendment to the ADO is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this amendment to the ADO, which shall remain in full force and effect.

g. Recordation of Notice of Adoption. That within sixty (60) days of the issuance of this amendment to the ADO, The Villages of Lake-Sumter, Inc. shall cause a Notice of Adoption of this amendment to be recorded among the Public Records of Lake County in accordance with Section 380.06 (15), F.S., and shall provide a copy of the recorded Notice to the Town of Lady Lake, Sumter County, the ECFRPC, the WRPC and the DEO.

h. Restriction on Downzoning, Density Reduction or Intensity Reduction. That the Town of Lady Lake agrees that the approved DRI shall not be subject to down zoning, density reduction, or intensity reduction after the effective date of this amendment to the ADO, unless the Town of Lady Lake can demonstrate that substantial changes in the conditions underlying the approval of the amendment to the ADO have occurred, or that the amendment to the ADO was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by the Town of Lady Lake to be essential to the public health, safety or welfare.

i. Impact Fees. That approval of this amendment to the ADO shall not exempt any portion or unit of the Tri-County Villages of Lake development from any future impact fees imposed by the Town of Lady Lake. Developer credit for applicable improvements paid for by it pursuant to the requirements of this amendment to the ADO shall be given as provided for by Section 380.06(16), F.S.

j. Effective Date. That upon adoption, this Amendment to the ADO shall be transmitted to the ECFRPC, the DEO and the Developer and shall become effective upon rendering of this Development Order by the Town of Lady Lake.

k. Transmittal of Amendment. That certified copies of this amendment to the ADO shall be transmitted immediately by certified mail to ECFRPC, DEO and the Developer, by the Town of Lady Lake.

PASSED AND ORDAINED in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, this 17th day of November, 2014.

TOWN OF LADY LAKE, FLORIDA

_____
Ruth Kussard, Mayor

ATTEST:

_____
Kris Kollgaard, Town Clerk

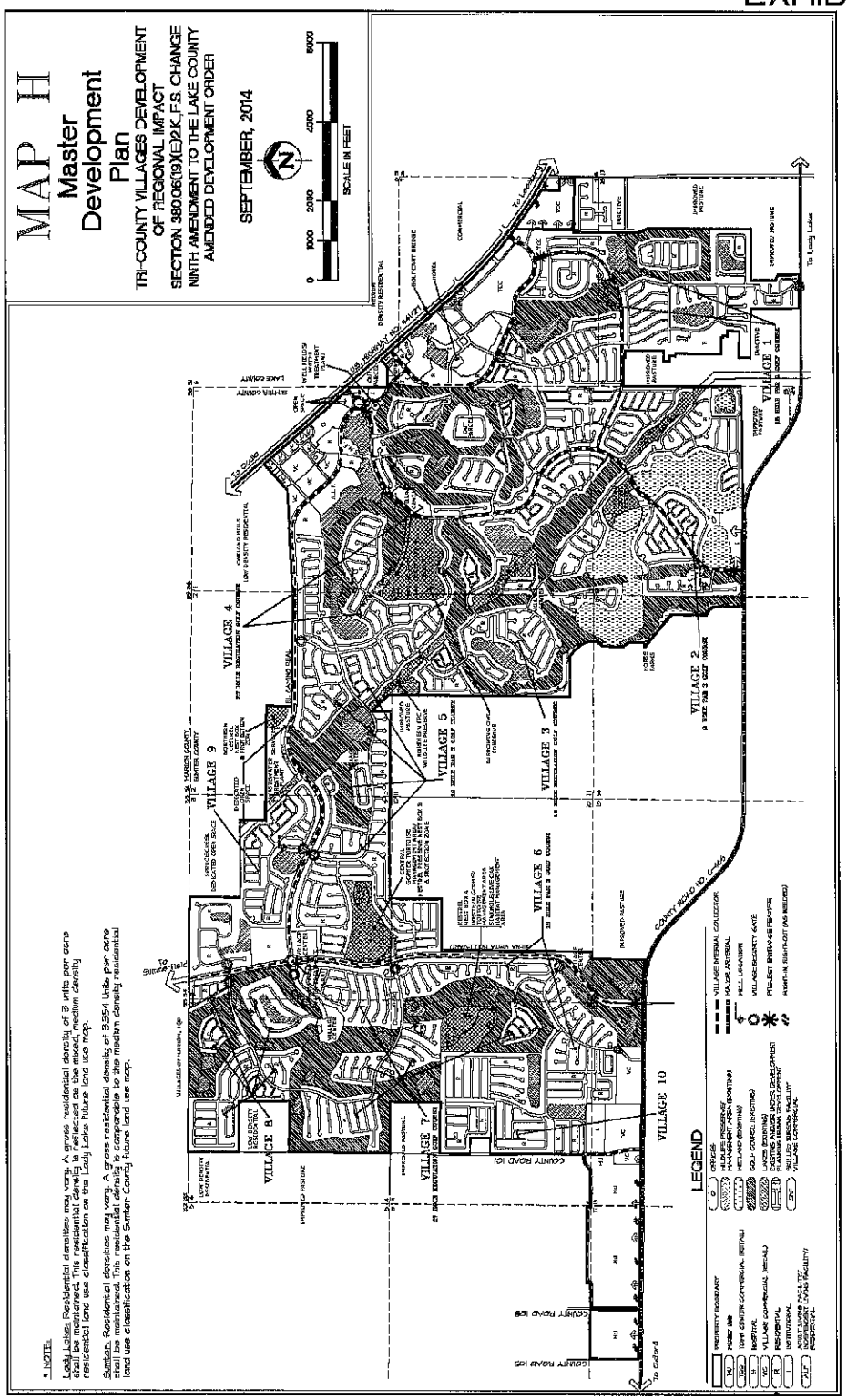
APPROVED AS TO FORM:

_____
Derek Schroth, Town Attorney

EXHIBIT 1

Master Development Plan, Map H and H-1 (Revised September, 2014)

EXHIBIT 1



MAP H-1

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT SECTION 380.06(19)(E)2.K.,F.S. CHANGE
NINTH AMENDMENT TO THE LAKE COUNTY AMENDED DEVELOPMENT ORDER

SEPTEMBER, 2014

LAND USE ALLOCATIONS

LAND USE	THE VILLAGES OF LAKE (OBG SOUTH/LAKE CO.)			THE VILLAGES OF SUMTER (OBG WEST/SUMTER CO.)			TOTALS		
	ACRES	UNITS/S.F	OTHER	ACRES	UNITS/S.F.	OTHER	ACRES	UNITS/S.F.	OTHER
RESIDENTIAL	412.2	2,108		2,343.0	11,719		2,755.2	13,827	
ALF/ILF (BEDS)				15.5		249	15.5		249
COMMERCIAL									
TOWN CENTER	151.4	1,121,450					151.4	1,121,450	
ASSISTED LIVING FACILITY (BEDS)			94						94
VILLAGE				252.4	1,562,300		252.4	1,562,300	
WELLNESS CENTER (V.C.)				2.1	32,000		2.1	32,000	
NEIGHBORHOOD									
SNF (BEDS) (V.C)				3.7		75	3.7		75
TOTAL COMMERCIAL	151.4	1,121,450		258.2	1,594,300		409.6	2,715,750	
OFFICE (GENERAL)				6.0	59,000		6.0	59,000	
MEDICAL CENTER									
HOSPITAL				6.6			6.6		
BEDS						350			350
MEDICAL OFFICES (OFFICES)				14.4	120,000		14.4	120,000	
HOTEL	7.3			11.0			18.3		
ROOMS			304			300			604
ATTRACTION/RECREATION									
THEATRE	4.5	23,549					4.5	23,549	
SCREENS			8						8
SEATS			1,235						1,235
INSTITUTIONAL	8.7			32.6			41.3		
GOLF COURSE	60.0	1		706.0	6.5		766.0	7.5	
CLUB HOUSES (VILLAGE CENTER)	5.8	1		41.4	7		46.4	8	
SERVICES				5.4			5.4		
WILDLIFE PRESERVES/MGMT. AREA				192.9			192.9		
POWERLINE R.O.W.				13.0			13.0		
WETLANDS				148.0			148.0		
LAKES	30.0			183.0			213.0		
ROADS	40.0			123.2			163.2		
LANDSCAPE FEATURES				8.0			8.0		
WASTEWATER TREATMENT PLANT/ PERCOLATION PONDS				15.0			15.0		
WATER TREATMENT PLANT				3.2			3.2		
WELLFIELDS				1.4			1.4		
BUFFER				3.6			3.6		
OPEN SPACE				2.6			2.6		
TOTAL ACREAGES	719.1			4,134.0			4,853.1		

PHASING SCHEDULE

LAND USE	EXISTING PRE 1990	1 1990-1994	2 1995-1999	3 2000-2004	4 2005-2009	5 2010-2014	TOTALS
THE VILLAGES OF LAKE (OBG SOUTH - LADY LAKE)							
RESIDENTIAL (UNITS)	75	1,448	438	147			2,108
COMMERCIAL (RETAIL/SERVICES)							
TOWN CENTER (S.F.)	140,886	100,000	168,000	634,567	35,547	42,450	1,121,450
ASSISTED LIVING FACILITY (BEDS)						94	
HOTEL (ROOMS)		0		80	224		304
ATTRACTION/RECREATION							
THEATRE (SCREENS)			8				8
GOLF COURSE (ACRES)	30	30					60
(HOLES)	9	9					18
INSTITUTIONAL (ACRES)			8.7				8.7
THE VILLAGES OF SUMTER (OBG WEST - SUMTER COUNTY)							
RESIDENTIAL (UNITS)		837	5,865	4,096	921		11,719
ALF (BEDS)					249		249
COMMERCIAL							
VILLAGE (S.F.)			216,000	159,300	688,000	600,000	1,562,300
NEIGHBORHOOD (S.F.)							
SNF (BEDS) (V.C.)					76		75
HOTEL (ROOMS)					100	200	300
OFFICE (GENERAL)					59,000		59,000
MEDICAL CENTER							
WELLNESS CENTER (V.C.) (S.F.)			32,000				32,000
HOSPITAL (BEDS)				60	200	90	350
MEDICAL OFFICES (S.F.) (OFFICES)				60,000	30,000	30,000	120,000
INSTITUTIONAL (ACRES)				32.6			32.6
GOLF COURSE (ACRES)		186	485	35			706
(HOLES)		27	81	9			117
SERVICES			5.4				5.4
TOTAL RESIDENTIAL (UNITS)	75	2,285	6,303	4,243	921		13,827
TOTAL COMMERCIAL (S.F.)	140,886	100,000	416,000	793,867	620,547	642,450	2,715,750
TOTAL OFFICE (S.F.)				60,000	89,000	30,000	179,000
TOTAL INSTITUTIONAL (ACRES)			8.7	32.6			41.3

EXHIBIT 1

REQUEST FOR SECTION 380.06(19)(E)2.K., F.S. CHANGE FOR THE TRI-COUNTY VILLAGES (LAKE) DRI

(9th Amendment to the Amended Development Order)

Prepared for:

THE VILLAGES OF LAKE-SUMTER, INC.
1020 LAKE SUMTER LANDING
THE VILLAGES, FLORIDA 32162

CENTRAL FLORIDA LODGING, LLC
1202 AVENIDA CENTRAL
THE VILLAGES, FLORIDA 32159

Prepared by:

CARLTON FIELDS, P.A.
215 SOUTH MONROE, SUITE 500
TALLAHASSEE, FLORIDA 32302

and

GRANT & DZURO
1045 LAKE SUMTER LANDING
THE VILLAGES, FLORIDA 32162

SEPTEMBER, 2014

REQUEST FOR SECTION 380.06(19)(E)2.K., F.S.
CHANGE FOR THE TRI-COUNTY VILLAGES (LAKE) DRI

1. I, Martin L. Dzuro, the undersigned authorized representative of Central Florida Lodging, LLC, hereby gives notice of an amendment to an approved Development of Regional Impact (DRI) in accordance with Section 380.06(19)(e)2.k., F.S. In support, I submit the following information concerning the Tri-County Villages DRI, which information is true and correct to the best of my knowledge. As supported in this application, this change meets the criteria of Section 380.06(19)(e)2.k., F.S., thereby no NOPC review is required. A copy of paragraph (e)2.k. is attached along with the Department of Economic Opportunity's (DEO) interpretation as **Exhibit A**. The local government can approve the amendment based on their local approval process. However, we are providing courtesy copies of the proposed amendment, under separate cover, to the East Central Florida Regional Planning council (ECFRPC), the Withlacoochee Regional Planning Council (WRPC) and the Florida Department of Economic Opportunity (DEO). The statute does require that a copy of the adopted amendment be submitted to the ECFRPC, WRPC and DEO pursuant to Section 380.06(19)(e)2., F.S.

9/23/14
(Date)

(Signature)

2. **Applicants (name, address, phone).**

The Villages of Lake-Sumter, Inc.
c/o Martin L. Dzuro, Vice President
1045 Lake Sumter Landing
The Villages, Florida 32162
(352) 753-6262

Central Florida Lodging, LLC
Larry Ducat, Manager
1202 Avenida Central
The Villages, Florida 32159
(352) 259-6578

3. **Authorized Agent (name, address, phone).**

Martin L. Dzuro, Vice President
The Villages of Lake-Sumter, Inc.
1045 Lake Sumter Landing
The Villages, Florida 32162
(352) 753-6262
marty.dzuro@thevillages.com

4. **Location (City, County, Township/Range/Section) of approved DRI and proposed change.**

Town of Lady Lake, Lake County, Township 18 South, Range 24 East Sections 6, 7 and 18.

5. **Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.**

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate.

Central Florida Lodging, LLC is proposing to convert the La Hacienda Hotel to a townhome/condominium in the Spanish Springs area, located within a portion of the Hotel area of the Tri-County Villages Development of Regional Impact in Lady Lake, Lake County, inside of Avenida Central and US Highway 441/27. **Exhibit C** identifies this Hotel area. The townhome/condominium will consist of 48 Residential Units.

The Villages is proposing to convert the existing DRI entitlements by reducing hotel by 29 rooms and increasing residential by 48 units. The converted residential will for the 48 townhome/condominium units. Attached as **Exhibit D** is a traffic analysis by Kimley Horn demonstrating that the conversion of 29 hotel rooms into 48 residential units results in no increase in external vehicle trips.

Exhibit C is an updated Map H, Map H-1 and a Detail Map reflecting the Land Use Change.

Change in 2012 DRI Law

In the 2012 legislative session, a new criterion was added to the list of what constitutes an (e)2. change. **Exhibit A** is a copy of Section 380.06(19)(e)2., the portion of the statute addressing

(e)2. changes. Section 380.06(19)(e)2.k. was added which states if an amendment results in no increase in external vehicle trips and no decrease in open space or conservation areas then the change is not a substantial deviation. The statute already provided an exemption from NOPC review for (e)2. changes. Correspondence with DEO on reducing confusion on when the new (e)2.k. criterion applies is also attached.

This amendment meets the new criterion in (e)2.k. The Land Use Change results in no increase in projected external vehicle traffic as demonstrated in **Exhibit D**.

The amendment would also not reduce conservation lands or open space in the DRI. None of the subject property is classified as Open Space or Conservation within the DRI. There are lands designated as Open Space and Conservation within the DRI but those lands are not impacted by this change.

Thus, this amendment meets the criteria in s.380.06(19)(e)2.k. because the amendment 1) does not generate an increase in external vehicle trips and 2) the amendment does not reduce any approved open space or conservation areas in the DRI.

6. **List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?**

   Tri-County Villages is a mixed-use retirement community located in northwestern Lake County/Town of Lady Lake and in northeastern Sumter County. It was formerly referred to as Orange Blossom Gardens and consists of four components.

   A. A portion of the property lying north and east of U.S. 27/441 was vested from Development of Regional Impact (DRI) review pursuant to a binding letter of vested rights dated November 29, 1973.

   B. On January 18, 1988, the second portion of the development was approved as a DRI known as Orange Blossom Gardens-South (OBGS) by the Town of Lady Lake in Ordinance 88-1.

   C. The third portion of the development was approved on May 7, 1990 by Town of Lady Lake Ordinance 90-12 for development as a substantial deviation to the original OBG-South DRI. This ordinance recognized the addition of a large development called Orange Blossom Gardens-West (OBGW) in Sumter County adjacent to OBGS. The OBGW DRI was approved on May 29, 1990 by the Sumter County Board of County Commissioners and on May 7, 1990 by the Town of Lady Lake. The OBGW DRI DO subsequently received minor amendments on August 14, 1990, and again on February 16, 1993.

   D. The fourth component of the Orange Blossom Gardens development was approved on September 20, 1994 by the Sumter County Commission and October

12, 1994, by the Town of Lady Lake. This component added significant land area and development to the OBGW and OBGS DRIs and consolidated the entire development into a single entity called the Tri-County Villages under the new corporate name of Villages of Lake-Sumter, Inc.

A complete history of the Tri-County Villages DOs and amendments in Lady Lake and Sumter County is provided below:

Lady Lake Ordinance 88-1

This ordinance, approved on January 18, 1988 by the Town Council, authorized the original DRI DO for OBGS. The DO authorized 1,375 single-family residential units, 225 multi-family units and 500,000 s.f. of commercial space on 595.17 acres.

Lady Lake Ordinance 90-12

The Town Council approved this ordinance on May 7, 1990. The ordinance was passed to recognize the authorization of additional development of Orange Blossom Gardens in Sumter County. The DRI-sized addition to the development in Sumter County was treated as a substantial deviation from the OBGS DO. However, the new development in Sumter County was named Orange Blossom Gardens-West. No additional development was authorized in the Town of Lady Lake. See Sumter resolution dated May 29, 1990 below for development authorized for OBGW.

Sumter County Resolution dated 05/29/90

This resolution authorized the OBGW substantial deviation to the OBGS DO. The DO authorized 200,000 s.f. gross leasable area (GLA) of community commercial space, 3,425 single family residential units and 2,725 multi-family units or any combination of these residential types, not exceeding 6,150 dwelling units on 1,737 acres and a gross density of 3.54 units per acre if conventionally constructed housing is employed. If any manufactured housing is utilized, a deviation of 10% from the maximum caps on 3,425 single family units and 2,725 multi-family units is allowed providing the total does not exceed 6,150 dwelling units on 1,737 acres and a gross density of 3.54 units per acre is maintained.

Sumter County Resolution dated 08/14/90

This amendment to the May 29, 1990 Sumter County DO provided clarification to Section III, H.3.b. (Page 9) of the resolution regarding hurricane preparedness. The amendment required the Developer to submit an emergency preparedness plan meeting the mitigation requirements of Rule 9J-2.0265 F.A.C. prior to the issuance of the 146th building permit or occupancy permit for mobile homes. The annual status report of the Developer shall show the cumulative and annual number of building permits and occupancy permits issued for mobile homes.

Sumter County Resolution dated 02/16/93

This amendment to the May 29, 1990 Sumter County DO amended the requirement that no building permit would be approved for any residential structure unless the structure had direct access via a Sumter County road to the North-South Collector road connecting CR-466 with US-441/27. The amendment provided an exception for a rectory for the St. Timothy's Catholic Church.

Sumter County Resolution dated 09/20/94

This amendment to the May 29, 1990 Sumter County DO consolidated all of the development in Sumter County approved for OBGW under the May 29, 1990 resolution and its amendments plus additional development and land area. The consolidated DO provided for 12,400 conventionally constructed single family dwelling units on 2,097.3 acres; 20 acres of institutional space, on which the Developer may construct local government and community facilities and up to 200,000 square feet of churches; up to 1,200 ACLF units; 910,000 square feet of Gross Floor Area (GFA) of neighborhood, community or general retail structures on 103 acres; 120,000 square feet GFA of office space on 12 acres; 720 acres of golf courses; and 738 acres of related roads, recreation and conservation areas, on a total project area of 3,697 acres, where residential density shall not exceed 3.354 dwelling units per gross acre.

Lady Lake Ordinance 94-17

This amendment to Ordinance 90-12 provided approval for additions to the OBGS or Lady Lake portion of the development and consolidated the total development in Lady Lake. The DO approved total development in the Town of Lady Lake to be 2,048 single family attached or detached dwelling units on 393 acres; 1,250,000 s.f. of Gross Floor Area of neighborhood, community, or general retail structures on 160 acres; 60 acres of golf courses, and 75 acres of related roads, recreation and conservation areas for a total project area of 688 acres, where residential density shall not exceed 3 dwelling units per gross acre.

Memorandum of Correction to Ordinance 94-17

A Memorandum of Correction was filed by the Town Manager of Lady Lake correcting three "scrivener's errors" to Ordinance 94-17.

Sumter County Resolution dated 10/29/96

This amendment to the September 20, 1994 resolution of Sumter County implemented the following changes: Reconfigured golf courses for Villages 4 and 5 to eliminate 9 Holes and eliminate 9 holes from Village 9; provided for filling wetland areas 12A and 12B in Village 4; realigned a road (El Camino Real) along the northern boundary of the project and added a roundabout (traffic circle) as an entrance feature; relocated residential land from Village 4 to Village 2 commercial area and relocated commercial development in Village 2 to east side of El Camino Real; created new lakes in Village 4; relocated water wellfields from Florida Power Corporation ROW easement to areas adjacent to the Gopher Tortoise Preserve and the Central Gopher Tortoise Management Area/Kestrel Preserve; added 43± acres to the northeast side of the DRI along US 441/27 and classified the area as Village Commercial on the Master Development Plan; corrected a scrivener's error in the alignment of the acreage totals with the corresponding land uses in the Tri-County Villages DO Land Use Allocations (Revised 4/6/94) table (**Exhibit B**) and correctly reflected the new land use totals in the revised Land Use Allocation Table (June 1996).

Lady Lake Ordinance 98-13 dated 8/3/98

This amendment designated an existing 48 unit hotel in the Village Town Center commercial area as a separate DRI land use and converted 100 units of residential sufficient to accommodate the 48 hotel units without increasing total traffic. The amendment added 47 townhouse hotel rental units to the Village Town Center commercial area and converted 35 units of residential and 8,000 s.f. of retail commercial sufficient to accommodate the 47 hotel units without increasing total traffic. The amendment also designated an existing 8 screen movie theater in the Village Town Center commercial area as a separate DRI land use and converted 32,000 s.f. of retail commercial sufficient to accommodate the 8 screen, 1,235 seat theater without increasing total traffic.

Sumter County Resolution dated 9/15/98

This resolution made minor changes in land use locations and acreage amounts and designated a Medical Center complex on Map H consisting of a possible 90 bed hospital, a wellness center and medical office; converted 39,700 s.f. (figure rounded) of the currently approved 850,000 s.f. of Village Commercial in Sumter County into a proposed 90 bed hospital; reduced the development plan by 410 residential units and 26,000 s.f. of Village Commercial to accommodate additional traffic resulting from conversion of general Office to Medical Office and to correct December 1993 traffic generation analysis which used 90,000 s.f. of Office instead of 120,000 s.f.

Lady Lake Ordinance No. 99-37 dated 10/18/99

This Ordinance amended the DO to provide for the following changes:

Land use changes as reflected in the Land Use Allocation Table and Phasing Chart and Map H (revised August 1999) for the Sumter County Tri-County Villages area; transfer 47 existing townhouse villa hotel units allocated in the Village Town Center commercial area to the La Hacienda hotel location to increase the hotel allocation in this location to 95 units; add 33 new hotel units to the La Hacienda hotel location thereby raising the total hotel allocation in this location to 128 hotel units and decreasing the land area for the hotel land use by 6.3 acres to construct 80 new hotel units; add 147 townhouse residential units to the Village Town Center commercial area and increase residential acreage by 20.1 acres; convert 27,000 s.f. of retail commercial sufficient to accommodate the additional 33 hotel units and 147 residential units and decrease Town Center commercial acreage by 13.8 acres.

Lady Lake Ordinance 2000-20

This ordinance added the Sumter County Commercial Area known as "Spanish Plaines" to Map H-1 so that it will depict the entire Town Center area. It reclassified three areas to Institutional land use to reflect church use. These areas include 4.0 acres for Church On The Square (Lady Lake), 3.4 acres for St. George Episcopal Church (Lady Lake), and 1.3 acres for St. Timothy's Catholic Church (Lady Lake). The ordinance reduced Town Center Commercial (Lady Lake) by 4.0 acres, 3.4 acres and 1.3 acres, a total of 8.7 acres. It added provisions to the DO strengthening the requirement to maintain level of service on public roads internal to the development.

Sumter County Resolution dated 5/15/00

This resolution added a commercial area known as "Spanish Plaines" to Map H-1; redesignated 10.8 acres of Institutional land use to Village Center Commercial; reclassified 2.8 acres from Village Commercial to Institutional land use for St. Timothy's Catholic Church; reclassified 2.8 acres of Open Space to Institutional land use; reclassified .78 acres of Open Space to Well/Water Treatment Plant land use; reconfigured the medical center area of 3.9 acres of Village Commercial (retail), 7.5 acres of Office and 9.2 acres of Hospital to 14 acres of Office and 6.6 acres of Hospital without changing the overall gross floor area of Village Commercial, Offices or the number of Hospital beds; redesignated .9 acres of Village Center Commercial to Residential without changing the number of residential units; redesignated .6 acres of roads as Wellfields/Water Treatment Plant, and; added a condition strengthening the requirement to maintain level of service on public roads internal to the development.

Sumter County Resolution dated 9/12/01

This resolution made the following changes in land use locations, acreage amounts and entitlements to the Sumter County portion of the DRI:

Converted 14.8 acres of Residential land in Village 2 located adjacent to CR 466 to Institutional use for the construction of two churches; converted 19 acres of Neighborhood Commercial located in Village 9 at the intersection of Buena Vista Boulevard and El Camino Real to Residential Use; Increased the number of hospital beds from 90 to 350; revised the residential and golf course phasing of the DRI to reflect much higher absorption rates for residential housing and associated golf course construction than originally programmed; reduced the acreage for golf courses was by 2.8 acres and residential acreage was increased by 2.8 acres; deleted 60,000 s.f. of Neighborhood Commercial in Sumter County to accommodate additional traffic resulting from the increase of 260 hospital beds.

Sumter County Resolution dated 5/14/02

This resolution made the following changes in land use locations and acreage amounts to Map H and H-1, Master Development Plan and its accompanying Land Allocation and Phasing Tables:

A. Add 232.5 acres to the existing DRI but not increase existing entitlements;

B. Add 184.8 acres of Residential land to the development plan;

C. Add a net of 5.9 acres of Village Commercial land to the development plan and convert 23.4 acres of Village Commercial to Residential to accommodate Nursing Home beds and/or Adult Congregate Living Facilities;

D. Add 15 acres of Institutional land to accommodate church construction;

E. Increase Lakes/Retention land use by 15 acres;

F. Add 11.7 acres of Roadways; and

G. Provide for an additional access point to the regional roadway network via C.R. 101.

Sumter County Resolution dated 4/22/2003

This resolution made the following changes in land use locations and acreage amounts to Map H and H-1, Master Development Plan and its accompanying Land Allocation and Phasing Tables:

A. Add a 4.1 acre parcel to the existing DRI while simultaneously converting approximately 2.1 acres to the right-of-way for a relocation of CR 101, which yields a net increase in commercial land of approximately 2.0 acres but not increase existing entitlements;

B. Revise the Master Development Plan (Map H) to show the relocation of the intersection of CR 101 with CR 466 at the southwestern corner of the development and show new property;

C. Revise the legal description of the Tri-County Villages DRI.

Lady Lake Ordinance 2003-07

This Ordinance amended the DO to provide for the following changes:

A. Add a 1.07 acre parcel located in the northwest quadrant of the US 27/441/Avenida Central intersection to the DRI to be designated on the Master Development Plan as Village Center Commercial without increasing any entitlements.

B Convert a 2.1 acre parcel located directly adjacent to the 1.07 acre (in A. above) from commercial to an 80 room hotel site by simultaneously reducing 25,000 square feet of currently approved commercial floor area to offset any external traffic impacts.

C. Change the Annual Report due date from February 15 to May 1 beginning with the 2003 report.

Sumter County Resolution dated 3/16/2004

This resolution made the following changes in land use locations and acreage amounts to Map H and H-1, Master Development Plan and its accompanying Land Allocation and Phasing Tables:

A. Add 157.5 acres to the existing DRI.

B. Increase entitlement by 95,000 square feet of retail/service use and 59,000 square feet of office use.

Lady Lake Ordinance 2004-6

This Ordinance amended the DO to provide for the following changes:

A. Add a 29.88 acre parcel to the DRI to be designated as Town Center Commercial without increasing entitlements.

B. Provide a list of land uses specifically allowed in the 29.88 acre parcel.

C. Incorporate a change from Residential to Town Center Commercial use (without changing entitlements) for a 2.54 acre parcel in the Town Center Commercial Area.

Sumter County Resolution dated October 26, 2004

This Resolution created an amended and restated DO for the substantial deviation that provided for an increase of 715,000 square feet of retail/service floor area and the addition of 300 hotel rooms to be located in the southwestern part of the DRI in the "Leatherman-Smith Tract" (now known as "Buffalo Ridge").

Lady Lake Ordinance 2005-7

This Ordinance amended the DO to provide for the following changes:

A. Convert 29,000 square feet of Town Center Commercial floor area to 125 hotel rooms.

B. Convert 1.4 acres from Town Center Commercial to Hotel.

C. Update the Tri-County Villages Map H, H-1 and H-2.

There has been no change of local government jurisdiction since the last approval or DO was issued.

Sumter County Resolution dated February 10, 2009

This Resolution amended the DO for the Sumter portion of the Tri-County Villages DRI as follows:

1. Updated Map H-1 Land Use Allocation and Phasing Tables to reflect the conversion of 24 approved, but unbuilt dwelling units to 16 skilled nursing facility beds and 14 approved, but unbuilt, dwelling units to 9 independent living units (all Assisted Living Facilities) pursuant to the land use conversion table contained within the DO.

2. Affordable Housing – Included requirement for a one-time payment of $419,916 to the County for use in the County's affordable housing program to fully mitigate for the affordable housing conditions within the DO.

3. Transportation – Included the Proportionate Share Joint Participation Agreement between The Villages of Lake-Sumter, Inc. and the Florida Department of Transportation, executed on January 27, 2009. This agreement provides for the cumulative mitigation of transportation impacts through buildout. The transportation projects within the agreement include:

    a. Adding 2 new lanes to US 301 from south of Oxford to the north end of the CSX railroad overpass in Wildwood

    b. Intersection/operational improvements to US 301 and Florida Turnpike, CR 466 and US 301, US 301 and SR 44, and Morse Boulevard and CR 466

    c. Commitment to commence construction of a partial interchange at CR 468 and the Florida Turnpike by December 1, 2014

4. Modeling and Monitoring – Removed transportation monitoring and modeling requirements from the DO. This was the result of the full mitigation of The Villages transportation impacts through buildout from the transportation improvements contained within the Proportionate Share Joint Participation

Agreement between The Villages of Lake-Sumter, Inc. and the Florida Department of Transportation. However, it does include a payment of $15,000 per year from the Villages of Lake-Sumter Inc. from 2010 to 2014 to the County to support the County's traffic count and monitoring program. In addition, the requirement to address the annual monitoring and modeling report is removed from the DO due to the elimination of the transportation monitoring and modeling requirement.

5. Buildout and Expiration Date – The DO clarifies the buildout date as December 31, 2014 and expiration date of the DO as December 31, 2019. This maintains consistency between the four Developments of Regional Impact and one Florida Quality Development that comprises The Villages.

A similar amendment was adopted by the Town of Lake Lady Lake on February 23, 2009 for the Lake County portion of the Tri-County Villages DRI.

Lake County Ordinance 2009-1

This Ordinance amended the DO to provide for the following changes:

1. Establish December 31, 2014 as the buildout date.
2. Establish December 31, 2019 as the expiration date.
3. Establish the Developer's cumulative transportation mitigation for significant state and regional roadways and eliminate all monitoring and modeling requirements.
4. Establish full transportation mitigation on local roadways.
5. Recognize that the Developer has now fully mitigated for the cumulative impacts of its development on Affordable Housing.
6. Update the Master Development Plan (Maps H and H-1) to account for changes made by use of the Land Use Conversion Matrix and Amendments made by Sumter County.
7. Clarify that the requirements for Annual Reports cease upon reaching buildout.

Lady Lake, Notice of Section 54(19)(c)2. Chapter 2011-139, Laws of Florida dated August 2, 2011

This Notice pursuant to Section 54(19)(c)2. Chapter 2011-139, Laws of Florida extended Phase, Buildout and Expiration dates for Tri-County Villages DRI.

The extended dates are:

Phase V	December 31, 2018
Buildout	December 31, 2018
Expiration	December 31, 2023

Sumter County Resolution dated December 11, 2012

This Resolution amended the DO for the Sumter portion of Tri-County Villages DRI by amending solid waste provisions subsection 3 of Section III.H of the Amended DO by adding "Notwithstanding the expiration of the Developer Order, this provision shall continue until December 31, 2043.

Lady Lake Ordinance 2014-03

This Ordinance amended the DO to provide for the following changes:

A. This Amendment designated a portion of the Town Center Commercial (TCC) area to Assisted Living Facility (ALF), added 94 ALF beds and reduced the TCC square feet by 7,550.

7. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.

No change in dates proposed.

8. Will the proposed change require an amendment to the local government comprehensive plan?

No.

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06(15) F.S., and 9J-2.025, F.A.C.:

9. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.

A revised Master Plan Map H-1 is included.

10. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order.

Language changes related to this proposed DO amendment are found in the proposed Ordinance adopting this Ninth Amendment to the amended Lake County Development Order for the Tri-County Villages DRI attached as **Exhibit E.**

This amendment does not add or delete any land to the Tri-County Villages DRI or make any other changes.

EXHIBITS

EXHIBIT A	COPY OF SECTION 380.06(19)(e)2.k., F.S. AND LETTER OF INTERPRETATION FROM DEO
EXHIBIT B	CURRENT MASTER DEVELOPMENT PLAN (MAP H), LAND USE AND PHASING TABLES (MAP H-1), AND DETAIL MAP (JANUARY, 2014)
EXHIBIT C	PROPOSED MASTER DEVELOPMENT PLAN (MAP H), LAND USE AND PHASING TABLES (MAP H-1) AND DETAIL MAP SHOWING THE HOTEL LAND USE CHANGED TO RESIDENTIAL. (SEPTEMBER, 2014)
EXHIBIT D	TRAFFIC ANALYSIS BY KIMLEY-HORN & ASSOCIATES
EXHIBIT E	PROPOSED AMENDMENT TO THE TRI-COUNTY VILLAGES DEVELOPMENT ORDER, LAKE COUNTY

EXHIBIT A

COPY OF SECTION 380.06(19)(E)2.K., F.S. AND LETTER OF INTERPRETATION FROM DEO

EXHIBIT A

COPY OF FLORIDA STATUTES CH. 380.06(E)(2)K.

(2). The following changes, individually or cumulatively with any previous changes, are not substantial deviations:
a. Changes in the name of the project, developer, owner, or monitoring official.
b. Changes to a setback which do not affect noise buffers, environmental protection or mitigation areas, or archaeological or historical resources.
c. Changes to minimum lot sizes.
d. Changes in the configuration of internal roads which do not affect external access points.
e. Changes to the building design or orientation which stay approximately within the approved area designated for such building and parking lot, and which do not affect historical buildings designated as significant by the Division of Historical Resources of the Department of State.
f. Changes to increase the acreage in the development, if no development is proposed on the acreage to be added.
g. Changes to eliminate an approved land use, if there are no additional regional impacts.
h. Changes required to conform to permits approved by any federal, state, or regional permitting agency, if these changes do not create additional regional impacts.
i. Any renovation or redevelopment of development within a previously approved development of regional impact which does not change land use or increase density or intensity of use.
j. Changes that modify boundaries and configuration of areas described in subparagraph (b)11. due to science-based refinement of such areas by survey, by habitat evaluation, by other recognized assessment methodology, or by an environmental assessment. In order for changes to qualify under this sub-subparagraph, the survey, habitat evaluation, or assessment must occur before the time that a conservation easement protecting such lands is recorded and must not result in any net decrease in the total acreage of the lands specifically set aside for permanent preservation in the final development order.
k. Changes that do not increase the number of external peak hour trips and do not reduce open space and conserved areas within the project except as otherwise permitted by sub-subparagraph j.
l. Any other change that the state land planning agency, in consultation with the regional planning council, agrees in writing is similar in nature, impact, or character to the changes enumerated in sub-subparagraphs a.-k. and that does not create the likelihood of any additional regional impact.

This subsection does not require the filing of a notice of proposed change but requires an application to the local government to amend the development order in accordance with the local government's procedures for amendment of a development order. In accordance with the local government's procedures, including requirements for notice to the applicant and the public, the local government shall either deny the application for amendment or adopt an amendment to the development order which approves the application with or without conditions. Following adoption, the local government shall render to the state land planning agency the amendment to the development order. The state land planning agency may appeal, pursuant to s. 380.07(3), the amendment to the development order if the amendment involves sub-subparagraph g., sub-subparagraph h., sub-subparagraph j., sub-subparagraph k., or sub-subparagraph l. and if the agency believes that the change creates a reasonable likelihood of new or additional regional impacts.

MAP H-1

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT SECTION 380.06(19)(E)2.K,F.S. CHANGE EIGHT AMENDMENT TO THE LAKE COUNTY AMENDED DEVELOPMENT ORDER

JANUARY, 2014

LAND USE ALLOCATIONS

LAND USE	THE VILLAGES OF LAKE (OBG SOUTH/LAKE CO.)			THE VILLAGES OF SUMTER (OBG WEST/SUMTER CO.)			TOTALS		
	ACRES	UNITS/S.F	OTHER	ACRES	UNITS/S.F.	OTHER	ACRES	UNITS/S.F.	OTHER
RESIDENTIAL	410.6	2,060		2,343.0	11,719		2,753.6	13,779	
ALF/ILF (BEDS)				15.5		249	15.5		249
COMMERCIAL									
TOWN CENTER	151.4	1,121,450					151.4	1,121,450	
ASSISTED LIVING FACILITY (BEDS)			94						94
VILLAGE				252.4	1,562,300		252.4	1,562,300	
WELLNESS CENTER (V.C.)				2.1	32,000		2.1	32,000	
NEIGHBORHOOD									
SNF (BEDS) (V.C.)				3.7		76	3.7		76
TOTAL COMMERCIAL	151.4	1,121,450		258.2	1,594,300		409.6	2,715,750	
OFFICE (GENERAL)				6.0	59,000		6.0	59,000	
MEDICAL CENTER									
HOSPITAL									
BEDS				6.6			6.6		
MEDICAL OFFICES (OFFICES)						350			350
				14.4	120,000		14.4	120,000	
HOTEL	8.9			11.0			19.9		
ROOMS			333			300			633
ATTRACTION/RECREATION									
THEATRE	4.5	23,549					4.5	23,549	
SCREENS			8						8
SEATS			1,235						1,235
INSTITUTIONAL	8.7			32.6			41.3		
GOLF COURSE	60.0	1		706.0	6.5		766.0	7.5	
CLUB HOUSES (VILLAGE CENTER)	5.0	1		41.4	7		46.4	8	
SERVICES				5.4			5.4		
WILDLIFE PRESERVES/MGMT. AREA				192.9			192.9		
POWERLINE R.O.W.				13.0			13.0		
WETLANDS				148.0			148.0		
LAKES	30.0			183.0			213.0		
ROADS	40.0			123.2			163.2		
LANDSCAPE FEATURES				8.0			8.0		
WASTEWATER TREATMENT PLANT / PERCOLATION PONDS				15.0			15.0		
WATER TREATMENT PLANT				3.2			3.2		
WELLFIELDS				1.4			1.4		
BUFFER				3.6			3.6		
OPEN SPACE				2.6			2.6		
TOTAL ACREAGES	719.1			4,134.0			4,853.1		

PHASING SCHEDULE

LAND USE	EXISTING PRE 1990	1 1990-1994	2 1995-1999	3 2000-2004	4 2005-2009	5 2010-2014	TOTALS
THE VILLAGES OF LAKE (OBG SOUTH - LADY LAKE)							
RESIDENTIAL (UNITS)	75	1,400	438	147			2,060
COMMERCIAL (RETAIL/SERVICES)							
TOWN CENTER (S.F.)	140,886	100,000	168,000	534,567	35,547	42,450	1,121,450
ASSISTED LIVING FACILITY (BEDS)						94	
HOTEL (ROOMS)		48		80	205		333
ATTRACTION/RECREATION							
THEATRE (SCREENS)			8				8
GOLF COURSE (ACRES)	30	30					60
(HOLES)	9	9					18
INSTITUTIONAL (ACRES)			8.7				8.7
THE VILLAGES OF SUMTER (OBG WEST - SUMTER COUNTY)							
RESIDENTIAL (UNITS)		837	5,865	4,096	921		11,719
ALF (BEDS)					249		249
COMMERCIAL							
VILLAGE (S.F.)			218,000	159,300	585,000	600,000	1,562,300
NEIGHBORHOOD (S.F.)							
SNF (BEDS) (V.C.)					76		76
HOTEL (ROOMS)					100	200	300
OFFICE (GENERAL)					59,000		59,000
MEDICAL CENTER							
WELLNESS CENTER (V.C.) (S.F.)			32,000				32,000
HOSPITAL (BEDS)				60	200	90	350
MEDICAL OFFICES (S.F.) (OFFICES)				60,000	30,000	30,000	120,000
INSTITUTIONAL (ACRES)				32.6			32.6
GOLF COURSE (ACRES)		186	485	35			706
(HOLES)		27	81	9			117
SERVICES			5.4				5.4
TOTAL RESIDENTIAL (UNITS)	75	2,237	6,303	4,243	921		13,779
TOTAL COMMERCIAL (S.F.)	140,886	100,000	418,000	793,867	620,547	642,450	2,715,750
TOTAL OFFICE (S.F.)				60,000	89,000	30,000	179,000
TOTAL INSTITUTIONAL (ACRES)			8.7	32.6			41.3

EXHIBIT B

MAP H

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT
SECTION 380.06(19)(E)2.K.,F.S. CHANGE
EIGHT AMENDMENT TO THE LAKE COUNTY
AMENDED DEVELOPMENT ORDER

JANUARY, 2014

0 1000 2000 4000 6000
SCALE IN FEET

* NOTE:

Lady Lake: Residential densities may vary. A gross residential density of 3 units per acre shall be maintained. This residential density is reflected as the mixed, medium density residential land use classification on the Lady Lake future land use map.

Sumter: Residential densities may vary. A gross residential density of 3.334 Units per acre shall be maintained. This residential density is comparable to the medium density residential land use classification on the Sumter County future land use map.

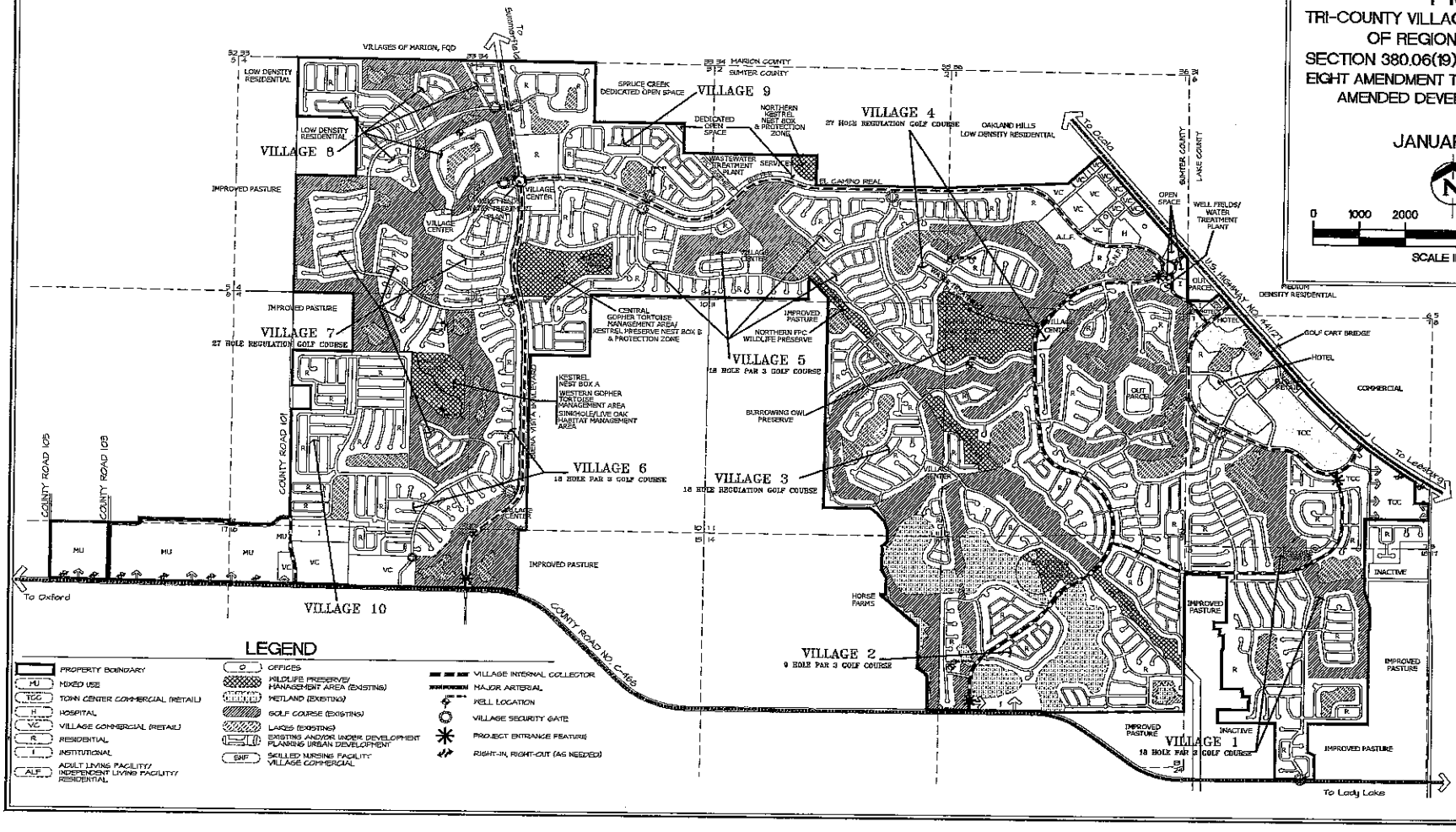


EXHIBIT B

Rick Scott
GOVERNOR

Hunting F. Deutsch
EXECUTIVE DIRECTOR

May 16, 2012

Mr. Darrin F. Taylor
Certified Planner/Government Consultant
Carlton Fields, Tallahassee Office
215 S. Monroe Street, Suite 500
Tallahassee, Florida 32301-1866

Dear Darrin:

I am writing in response to your letter of April 24, 2012 (copy attached), regarding the interpretation of House Bill 979 as it relates to a new provision included at sub-subparagraph 380.06(19)(e)2.k, F.S. This provision is an addition to the list of changes that are not substantial deviations and states that changes which do not increase external peak hour trips and do not reduce open space/conserved areas are not substantial deviations. We agree with the interpretations contained in your letter with the following clarifications:

1. On page 2, under item 2, we believe the fourth sentence should be revised to read as follows:

After adoption the local government must render the development order to DEO who may appeal if the amendment involves sub-subparagraphs g, h, j, k, or l and if the agency believes the change creates a reasonable likelihood of new or additional regional impacts ~~it meets the criteria in the statute~~.

It is unclear what "if it meets the criteria in the statute" means, and I have therefore quoted the portions of the statute that apply.

2. Also on page 2, item 2, we would rewrite the part of the paragraph that deals with the Florida Quality Development program as follows:

If the project is a Florida Quality Development (FQD), the developer must file the proposed changes (not a NOPC) with the local government, the DEO, and the RPC. The Department and the local government, in consultation with the regional planning council, determine whether the change is substantial. ~~The RPC is not required to review the change~~. As long as the DEO and local government agree that the changes meet the (e)2 criteria, then no further regional review is required. The local government must in a public hearing make a recommendation for

An equal opportunity employer/program. Auxiliary aids and services are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711.

the DEO to issue the development order amendment ~~and then render the development order to DEO~~. The DEO issues the development order.

3. On page 3, item 3, you state that "development order amendments that do not result in an increase in external peak hour trips (as determined by the local government) ...." While it is true the local government makes the initial determination regarding whether there is an increase in peak hour trips, the Department is not bound by that determination and will conduct its own review.

If you have any questions, please contact Mike McDaniel at 717-8499 or James Stansbury at 717-8512.

Sincerely,

Tom Beck

J. Thomas Beck, Director
Division of Community Development

JTB/mm

Attachment: April 24, 2012 Letter

CARLTON FIELDS

ATTORNEYS AT LAW
215 S. Monroe Street, Suite 500
Tallahassee, Florida 32301-1866
P.O. Drawer 190 | Tallahassee, Florida 32302-0190
850.224.1585 | fax 850.222.0398

Atlanta
Miami
Orlando
St. Petersburg
Tallahassee
Tampa
West Palm Beach

Darrin Taylor
(850)425-3398
dtaylor@carltonfields.com

April 24, 2012

J.Thomas Beck, Director
Division of Community Development
Florida Department of Economic
Opportunity
The Caldwell Building
107 East Madison Street
Tallahassee, Florida 32399

Re: Interplay between HB 979 and s.380.06(19)(b) and substantial deviation presumptions

Dear Tom:

This week Nancy Linnan, Linda Shelley and I met with Mike McDaniel, David Jordan and James Stansbury to discuss how the Department will interpret the new DRI law approved in the 2012 Legislative Session, specifically s.380.06(19)(e)2.k. This provision exempts from the Notice of Proposed Change (NOPC) requirements development order amendments that result in no increase in peak hour trips or decrease in open space or preserved lands. It reads as follows:

k. *Changes that do not increase the number of external peak hour trips and do not reduce open space and conserved areas within the project except as otherwise permitted by subparagraph j.*

As with all legislative changes, as the dust begins to settle from the Session and planners and land use attorneys begin to compare and contrast the new and existing law, it is important for DRI practitioners and local governments to understand how the Department interprets the new (e)2.k. language as it relates to the existing provisions in s.380.06(19)(b) - (e) and (i). The meeting with your team was to help us understand your Department's interpretation.

Our position is the new law provides clear direction that if the amendment results in no numerical increase in external peak hour trips (as defined by the local government) and

no decrease in open space or conservation lands, it is deemed to be an (e)2. change and no NOPC review is required. Thus, this provision trumps certain provisions in (19)(b) and (c) that relate to changes in development amounts if the proposed development order amendment does not result in an increase in peak hour trips or a decrease in open space or preserved areas in the project.

At the meeting your staff generally agreed with our recommended approach. It was also agreed, however, that provisions related to non-numerical considerations such as additions of new land within a DRI (s.380.06(19)(e)3.) and development order extensions (s.380.06(19)(c)) were not eligible to be deemed an (e)2. change pursuant to (e)(2)k. The Department could determine, on a case-by-case basis after looking at all the facts, that the addition of new land within a DRI is an (e)2. change pursuant to s.380.06(19)(e)2.l.

We agreed at the meeting to submit our position in writing in order to receive a written determination from the Department and that is the purpose of this letter. As always, the local government retains the ultimate authority to approve or deny the project even if the amendment is deemed to be an (e)2. change.

Below is a comprehensive review of the options available for amending development orders and our position on how s. 380.06(19) should be interpreted in light of the new law change.

1. **Amendments that qualify under (19)(e)1.**

Development order amendments that are less than any of the numerical criteria identified in (19)(b)1. – 10., and do not exceed any other criterion or are a development order extension of less than 5 years, do not require a determination of whether the change is a substantial deviation and do not require a public hearing under s. 380.06. No NOPC is required and only the local approval process is applied. The DO amendment must be sent to the DEO and the Regional Planning Council (RPC) and serves as notice of the amendment to the development order.

2. **Amendments that qualify under (19)(e)2.**

Development order amendments that are identified in (19)(e)a. – j. (copy attached) are not substantial deviations pursuant to s. 380.06(19). These changes are considered to have no regional impacts and no NOPC review is required. The developer must file an application with the local government in accordance with local procedures including notice to the applicant and the public. After adoption the local government must render the development order to DEO who may appeal if it meets the criteria in the statute. If the project is a Florida Quality Development (FQD), the developer must file the proposed change (not a NOPC) with the local government, the DEO and the RPC. The RPC is not required to review the change. As long as the DEO and local government

agree that the changes meet the (e)2. criteria, then no further regional review is required. The local government must in a public hearing make a recommendation for the DEO to issue the development order amendment and then render the development order to DEO. The DEO issues the development order.

3. Amendments that qualify under (19)(e)2.k.

Development order amendments that do not result in an increase in external peak hour trips (as determined by the local government) and do not reduce open space and conservation areas within the project (except as authorized in j.) are deemed to be an (e)2. change. The change can result in additional external non-peak trips and generate additional peak hour trips as long as the trips are all retained on-site. The local government must follow the approval process identified in #2 above (including no NOPC review) and the DEO retains appeal authority if it believes the amendment will generate additional regional impacts.

The following changes identified in (19)(b) and (c) qualify as an (e)2.k. change as long as the effect of the change meets the criteria stated above:

A. Attraction/Recreation – 15% or greater increase in number of parking spaces or 500 or more spaces, or a 15% or greater increase in the number of spectators or 1,500 or more spectators, whichever is greater ((19)(b)1.)

B. Airport – 25% or greater increase in lengthening of an existing runway, a new runway, a new terminal facility or a 25% or greater increase in the number of gates for an existing terminal if at least three gates are added, whichever is greater ((19)(b)2.)

C. Office - 15% or greater increase in land area or gross floor area or 100,000 or more SF whichever is greater ((19)(b)3.)

D. Residential – 10% or greater increase in dwelling units or 55 or more units whichever is greater ((19)(b)4.)

E. Affordable Housing – 50% or greater increase in dwelling units or 200 or more units provided that 15% or more of the units are dedicated to affordable housing ((19)(b)5.)

F. Commercial – 10% or greater increase in square feet of gross floor area, 60,000 or more square feet of gross floor area or 425 or more parking spaces, whichever is greater ((19)(b)6.)

G. RV Parks – 10% or greater increase in vehicle spaces or 110 or more spaces, whichever is greater ((19)(b)7.)

H. Multi-Use – 110% or greater increase in the sum of each land use ((19)(b)9.)

I. New Land Use – Addition of new land use not previously reviewed for 15% or more of land area ((19)(e)5.a.)

J. Simultaneous increases and decreases – A proposed change consisting of simultaneous increases and decreases of at least two of the uses for a DRI which was originally approved with 3 or more uses and residential ((19)(e)5.b.)

K. Affordable Housing – An increase in affordable housing units within a DRI shall not constitute a substantial deviation and shall not be subject to DRI review for additional impacts as long as the total number of new affordable residential units does not exceed 200% of the substantial deviation threshold. ((19)(i))

4. Amendments that do not qualify under (e)1. or (e)2.

The following changes do not qualify under #1 - #3 above. These changes require the developer to either file a NOPC or seek a determination from the Department that the change will not result in additional regional impacts pursuant to s.380.06(19)(e)2.I.:

A. Decrease in Open Space – Decrease in the area set aside for open space of 5% or 20 acres, whichever is less. ((19)(b)8.)

B. External Vehicle Trips – A cumulative increase of 15% in external vehicle trips for the project. ((19)(b)10.)

C. Changes to Preservation Areas – Any change resulting in development of an area specifically set aside for preservation, except those that qualify under the criteria of (e)(2)j. ((19)(b)11.)

D. Changes as a result of requirements from DEP or Water Management District – Changes to an approved development order resulting from requirements imposed by the DEP or the Water Management District. These changes are presumed not to create a substantial deviation and may meet the criteria of (e)(2)l. ((19)(d))

E. Time extensions of 5 Years or More – Extensions to development order approval dates that are for five years or more do not qualify under (e)(2)k. Extensions of less than five years do not require the filing of a NOPC pursuant to s.380.06(19)(e)1., F.S. ((19)(c))

F. Addition of land not previously reviewed within the DRI – Additions of land within the DRI not previously reviewed are presumed to create a substantial

deviation. The amendment could receive a determination from the Department that the change would not result in additional regional impacts pursuant to (e)2.I. ((19)(e)3.)

G. Recalculation of Proportionate Share Calculation – Developers may request a recalculation of the proportionate share calculation and mitigation plan as a result of the new proportionate share formula. The local government is under no obligation to renegotiate the proportionate share calculation. The change, if agreed upon, is presumed not to create a substantial deviation and the change in the proportionate share calculation shall not be considered an additional regional impact. ((19)(e)6.)

Please review our interpretation and let us know if you agree with our position on s.380.06(19) and the new law change. If you have any questions you can call me at (850) 425 – 3398.

Sincerely,

CARLTON FIELDS, P.A.

Darrin F. Taylor

Cc: Linda Shelley
Nancy Linnan
David Jordan
Mike McDaniel
James Stansbury

22943472.1

List of s.380.06(19)(e)2. Changes

(e)2. The following changes, individually or cumulatively with any previous changes, are not substantial deviations:

a. Changes in the name of the project, developer, owner, or monitoring official.

b. Changes to a setback that do not affect noise buffers, environmental protection or mitigation areas, or archaeological or historical resources.

c. Changes to minimum lot sizes.

d. Changes in the configuration of internal roads that do not affect external access points.

e. Changes to the building design or orientation that stay approximately within the approved area designated for such building and parking lot, and which do not affect historical buildings designated as significant by the Division of Historical Resources of the Department of State.

f. Changes to increase the acreage in the development, provided that no development is proposed on the acreage to be added.

g. Changes to eliminate an approved land use, provided that there are no additional regional impacts.

h. Changes required to conform to permits approved by any federal, state, or regional permitting agency, provided that these changes do not create additional regional impacts.

i. Any renovation or redevelopment of development within a previously approved development of regional impact which does not change land use or increase density or intensity of use.

j. Changes that modify boundaries and configuration of areas described in subparagraph (b)11. due to science-based refinement of such areas by survey, by habitat evaluation, by other recognized assessment methodology, or by an environmental assessment. In order for changes to qualify under this sub-subparagraph, the survey, habitat evaluation, or assessment must occur prior to the time a conservation easement protecting such lands is recorded and must not result in any net decrease in the total acreage of the lands specifically set aside for permanent preservation in the final development order.

k. Any other change which the state land planning agency, in consultation with the regional planning council, agrees in writing is similar in nature, impact, or character to the changes enumerated in sub-subparagraphs a.-j. and which does not create the likelihood of any additional regional impact.

EXHIBIT B

CURRENT MASTER DEVELOPMENT PLAN (MAP H), LAND USE AND PHASING TABLES (MAP H-1) AND DETAIL MAP (JANUARY, 2014)

DETAIL

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT
SECTION 380.06(19)(E)2.K.,F.S. CHANGE
EIGHT AMENDMENT TO THE LAKE COUNTY
AMENDED DEVELOPMENT ORDER

JANUARY, 2014

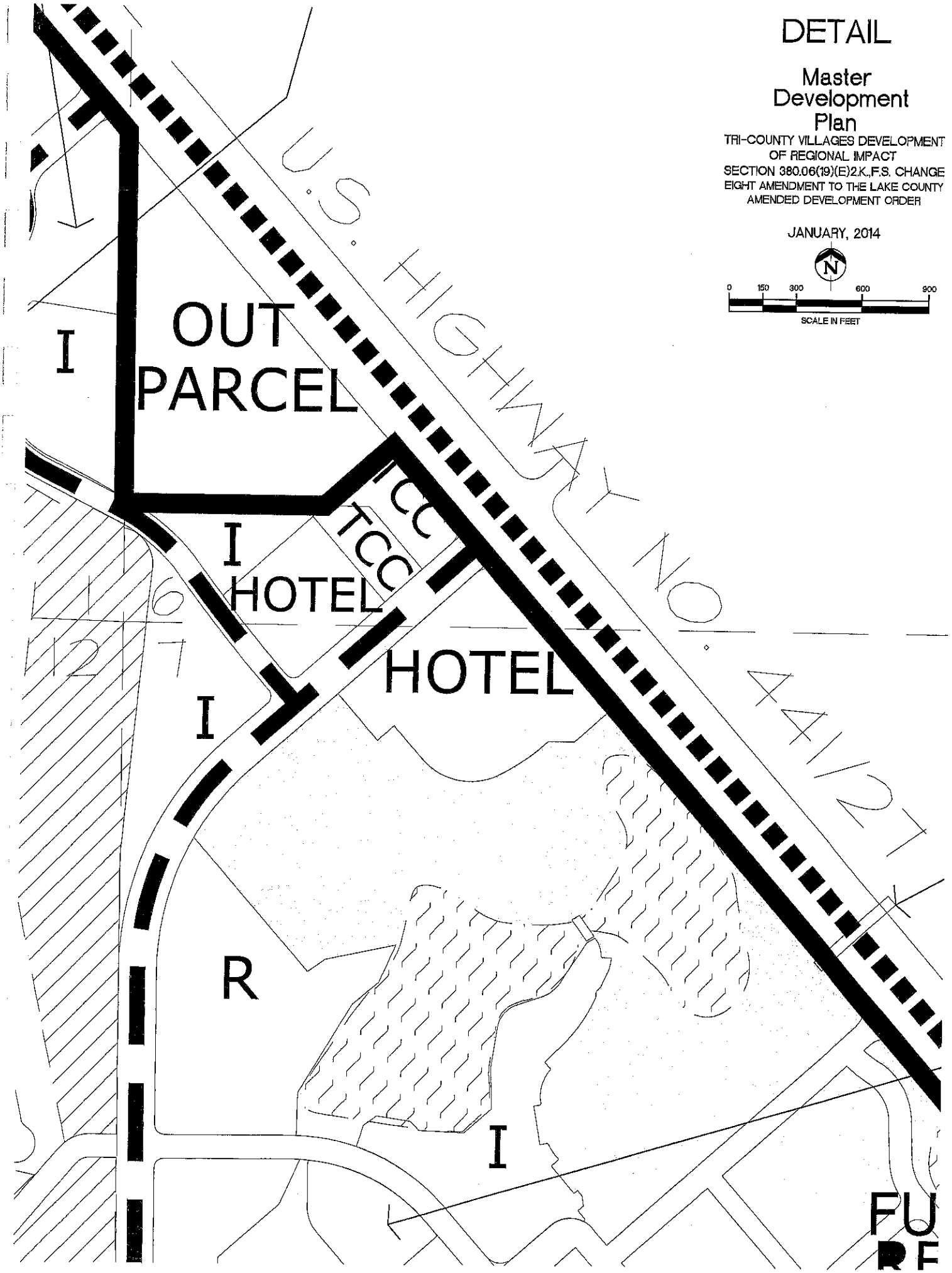


EXHIBIT C

PROPOSED MASTER DEVELOPMENT PLAN (MAP H) SHOWING THE HOTEL LAND USE CHANGED TO RESIDENTIAL, MASTER DEVELOPMENT PLAN (MAP H-1) SHOWING THE HOTEL AND RESIDENTIAL ACREAGE CHANGE AND DETAIL MAP (SEPTEMBER, 2014)

MAP H

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT
SECTION 380.06(19)(E)2.K.,F.S. CHANGE
NINTH AMENDMENT TO THE LAKE COUNTY AMENDED DEVELOPMENT ORDER

SEPTEMBER, 2014

0 1000 2000 4000 6000
SCALE IN FEET

* NOTE:

Lady Lake: Residential densities may vary. A gross residential density of 3 units per acre shall be maintained. This residential density is reflected as the mixed, medium density residential land use classification on the Lady Lake future land use map.

Sumter: Residential densities may vary. A gross residential density of 3.354 Units per acre shall be maintained. This residential density is comparable to the medium density residential land use classification on the Sumter County future land use map.

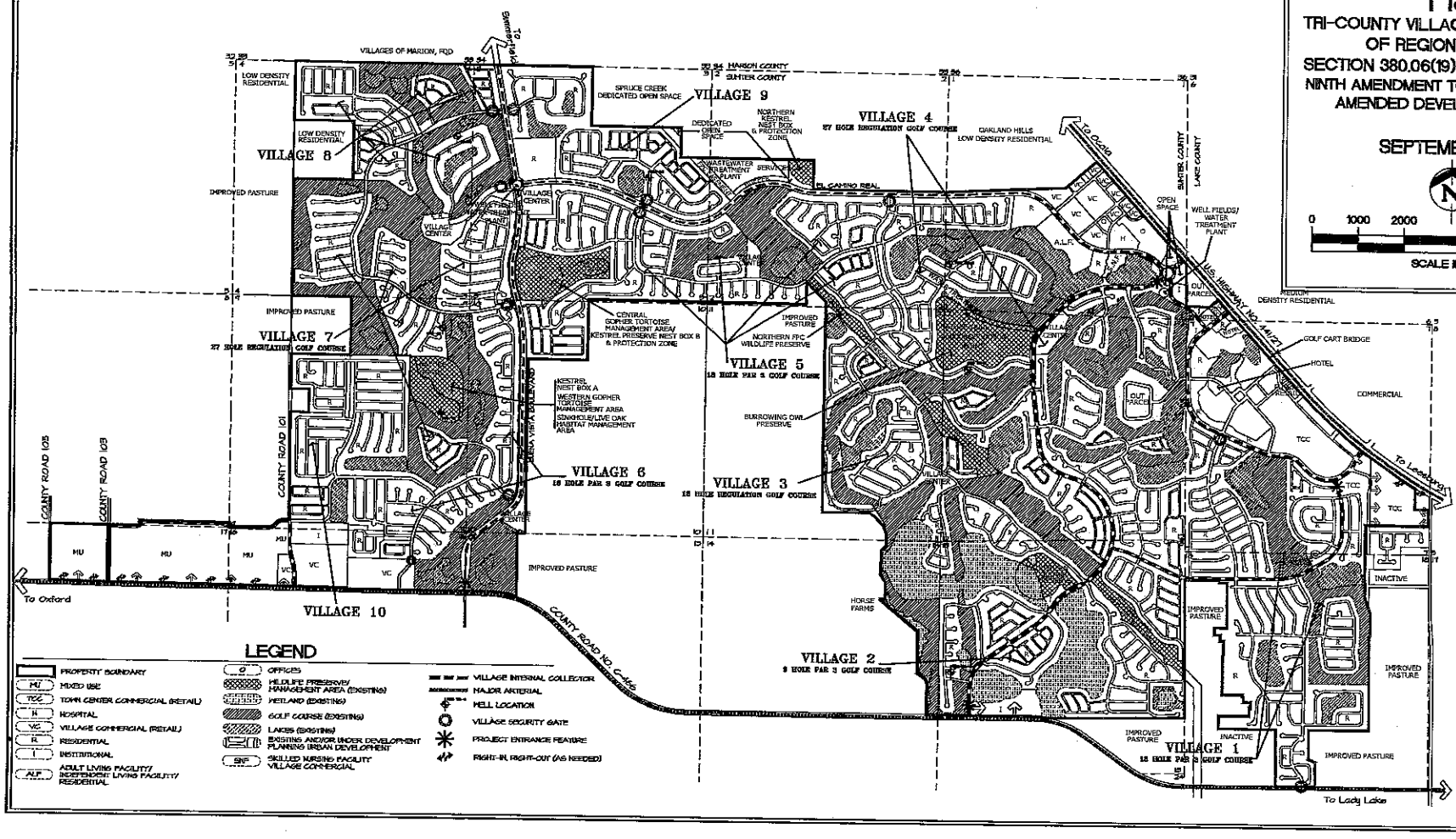


EXHIBIT C

MAP H-1

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT SECTION 380.06(19)(E)2.K,F.S. CHANGE
NINTH AMENDMENT TO THE LAKE COUNTY AMENDED DEVELOPMENT ORDER

SEPTEMBER, 2014

LAND USE ALLOCATIONS

LAND USE	THE VILLAGES OF LAKE (OBG SOUTH/LAKE CO.)			THE VILLAGES OF SUMTER (OBG WEST/SUMTER CO.)			TOTALS		
	ACRES	UNITS/S.F	OTHER	ACRES	UNITS/S.F.	OTHER	ACRES	UNITS/S.F.	OTHER
RESIDENTIAL	412.2	2,108		2,343.0	11,719		2,755.2	13,827	
ALF/ILF (BEDS)				15.5		249	15.5		249
COMMERCIAL									
TOWN CENTER	151.4	1,121,450					151.4	1,121,450	
ASSISTED LIVING FACILITY (BEDS)			94						94
VILLAGE				252.4	1,562,300		252.4	1,562,300	
WELLNESS CENTER (V.C.)				2.1	32,000		2.1	32,000	
NEIGHBORHOOD									
SNF (BEDS) (V.C.)				3.7		76	3.7		76
TOTAL COMMERCIAL	151.4	1,121,450		258.2	1,594,300		409.6	2,715,750	
OFFICE (GENERAL)				6.0	59,000		6.0	59,000	
MEDICAL CENTER									
HOSPITAL				6.6			6.6		
BEDS						350			350
MEDICAL OFFICES (OFFICES)				14.4	120,000		14.4	120,000	
HOTEL	7.3			11.0			18.3		
ROOMS			304			300			604
ATTRACTION/RECREATION									
THEATRE	4.5	23,549					4.5	23,549	
SCREENS			8						8
SEATS			1,235						1,235
INSTITUTIONAL	8.7			32.6			41.3		
GOLF COURSE	60.0	1		706.0	6.5		766.0	7.5	
CLUB HOUSES (VILLAGE CENTER)	5.0	1		41.4	7		46.4	8	
SERVICES				5.4			5.4		
WILDLIFE PRESERVES/MGMT. AREA				192.9			192.9		
POWERLINE R.O.W.				13.0			13.0		
WETLANDS				146.0			146.0		
LAKES	30.0			183.0			213.0		
ROADS	40.0			123.2			163.2		
LANDSCAPE FEATURES				8.0			8.0		
WASTEWATER TREATMENT PLANT / PERCOLATION PONDS				15.0			15.0		
WATER TREATMENT PLANT				3.2			3.2		
WELLFIELDS				1.4			1.4		
BUFFER				3.6			3.6		
OPEN SPACE				2.6			2.6		
TOTAL ACREAGES	719.1			4,134.0			4,853.1		

PHASING SCHEDULE

LAND USE	EXISTING PRE 1990	1 1990-1994	2 1995-1999	3 2000-2004	4 2005-2009	5 2010-2014	TOTALS
THE VILLAGES OF LAKE (OBG SOUTH - LADY LAKE)							
RESIDENTIAL (UNITS)	75	1,448	438	147			2,108
COMMERCIAL (RETAIL/SERVICES)							
TOWN CENTER (S.F.)	140,886	100,000	168,000	634,567	35,547	42,450	1,121,450
ASSISTED LIVING FACILITY (BEDS)						94	
HOTEL (ROOMS)		0		80	224		304
ATTRACTION/RECREATION							
THEATRE (SCREENS)			8				8
GOLF COURSE (ACRES)	30	30					60
(HOLES)	9	9					18
INSTITUTIONAL (ACRES)			8.7				8.7
THE VILLAGES OF SUMTER (OBG WEST - SUMTER COUNTY)							
RESIDENTIAL (UNITS)		837	5,865	4,096	921		11,719
ALF (BEDS)					249		249
COMMERCIAL							
VILLAGE (S.F.)			218,000	159,300	585,000	600,000	1,562,300
NEIGHBORHOOD (S.F.)							
SNF (BEDS) (V.C.)					76		76
HOTEL (ROOMS)					100	200	300
OFFICE (GENERAL)					59,000		59,000
MEDICAL CENTER							
WELLNESS CENTER (V.C.) (S.F.)			32,000				32,000
HOSPITAL (BEDS)				60	200	90	350
MEDICAL OFFICES (S.F.) (OFFICES)				60,000	30,000	30,000	120,000
INSTITUTIONAL (ACRES)				32.6			32.6
GOLF COURSE (ACRES)		186	485	35			706
(HOLES)		27	81	9			117
SERVICES			5.4				5.4
TOTAL RESIDENTIAL (UNITS)	75	2,285	6,303	4,243	921		13,827
TOTAL COMMERCIAL (S.F.)	140,886	100,000	418,000	793,867	620,547	642,450	2,715,750
TOTAL OFFICE (S.F.)				60,000	89,000	30,000	179,000
TOTAL INSTITUTIONAL (ACRES)			8.7	32.6			41.3

EXHIBIT C

DETAIL

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT
SECTION 380.06(19)(E)2.K.,F.S. CHANGE
NINTH AMENDMENT TO THE LAKE COUNTY AMENDED DEVELOPMENT ORDER

SEPTEMBER, 2014

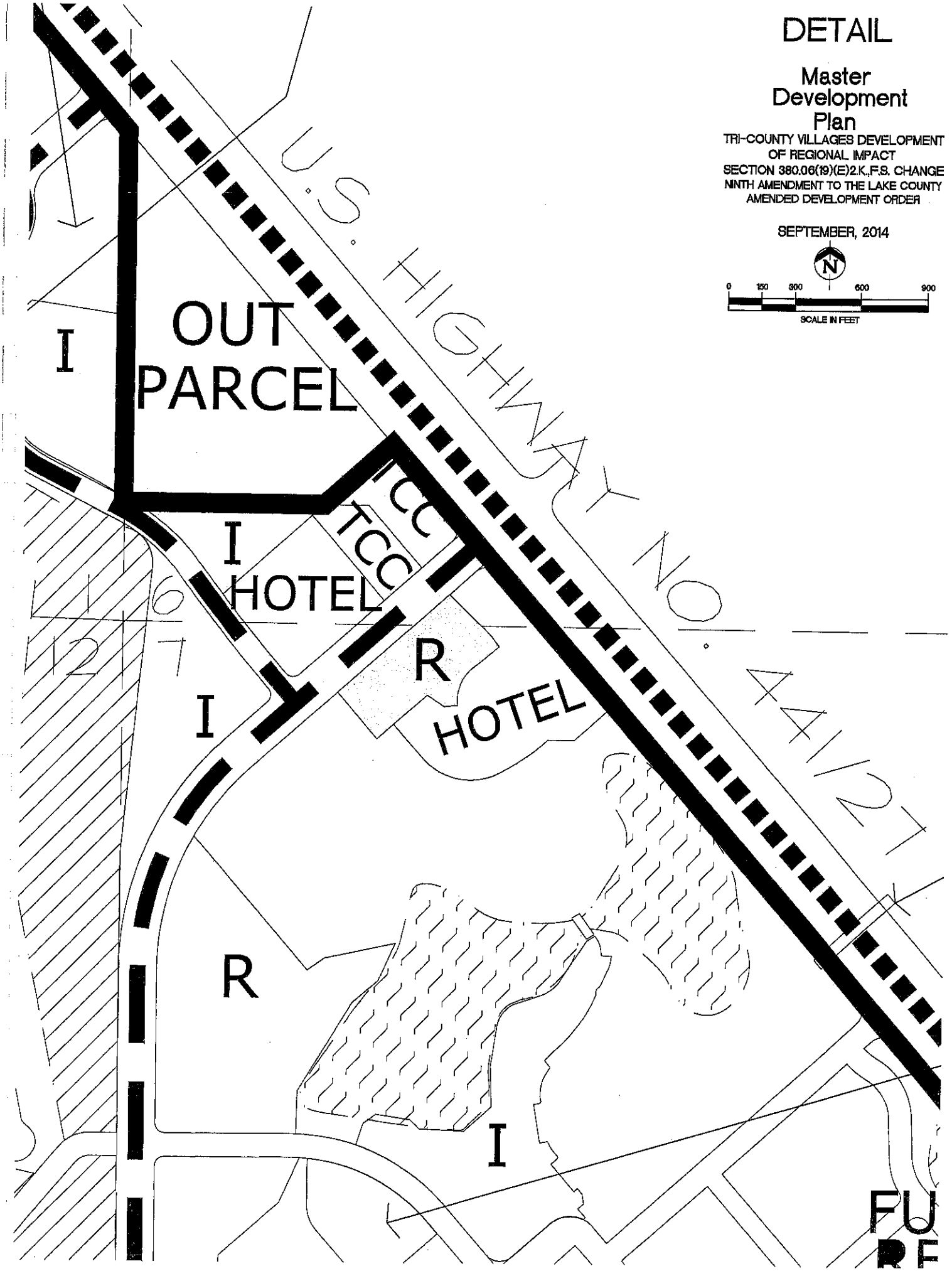


EXHIBIT D

TRAFFIC ANALYSIS BY KIMLEY-HORN & ASSOCIATES

Kimley»Horn

September 11, 2014

Mr. Martin L. Dzuro, P.S.M.
Grant & Dzuro
1045 Lake Sumter Landing
The Villages, Florida 32162

RE: ***Tri-County Villages (Lake) DRI***
Section 380.06 (19)(E)2.k., F.S. Change
Ninth Amendment – Hotel to Condominium
The Villages, FL

Dear Marty:

The Villages is proposing the construction of 48 residential condominiums in the Spanish Springs/Town Center area. This letter summarizes the associated traffic impacts of this land use change to convert a portion of existing hotel use in the Tri-County Villages DRI to condominiums. The proposed reduction of hotel rooms is being made so that there is no increase in traffic impacts from the change.

The proposed condominiums will be located in the southwest quadrant of the intersection of Avenida Central and US 27. The 9th Edition of ITE's *Trip Generation Manual* and the latest DRI and traffic monitoring analyses for the Villages DRIs were used to determine the difference in trip generation associated with the land use change. With the proposed land use change, the trip generation analysis determined that the 48 condominium units will generate 17 trips during the p.m. peak hour, or 0.35 trips per dwelling unit. The trip generation analysis also determined that 29 hotel rooms will generate 17 trips during the p.m. peak hour, or 0.60 trips per room according to the *Trip Generation Manual*. The trip generation analysis is included as Table 1.

In summary, the proposed land use change from hotel to residential condominium will not result in any net new trips for the DRI. In addition, 29 hotel units will need to be reduced to equal the same impact as the proposed 48 condominium units.

If you have any questions or need additional information, please feel free to contact me.

Very truly yours,

KIMLEY-HORN

Richard R. Barr

Richard R. Barr
Senior Vice President

Cc: Darrin Taylor, Carlton Fields

Attachment: Table 1 – Trip Generation Analysis

K:\TAL_TPTO\040380 - Villages\001-021 - Tri-Co. Vill\Hotel to Condominium-Spanish Springs\Hotel_to_Condo_Memo.docx

Table 1 – Trip Generation Analysis

Land Use		Intensity	Units	Equation	PM Peak Hour of Adjacent Street Trips		
					Total	In	Out
Proposed	Residential Condominium/Townhouse	48	du	T = 0.35(X)[1]	17	11	6
Approved	Hotel	29	rooms	T = 0.60(X)[2]	17	9	8
				Total Net New Trips	**0**	**2**	**-2**

Notes:

[1] *Calculated using data from the Villages DRI Studies; Villages O-D Survey*

[2] *Calculated using data from ITE's Trip Generation Manual, 9th Edition*

EXHIBIT E

PROPOSED AMENDMENT TO THE TRI-COUNTY VILLAGES DEVELOPMENT ORDER, LAKE COUNTY

MAP H-1

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT SECTION 380.06(19)(E)2.K.,F.S. CHANGE
NINTH AMENDMENT TO THE LAKE COUNTY AMENDED DEVELOPMENT ORDER

SEPTEMBER, 2014

LAND USE ALLOCATIONS

LAND USE	THE VILLAGES OF LAKE (OBG SOUTH/LAKE CO.)			THE VILLAGES OF SUMTER (OBG WEST/SUMTER CO.)			TOTALS		
	ACRES	UNITS/S.F	OTHER	ACRES	UNITS/S.F.	OTHER	ACRES	UNITS/S.F.	OTHER
RESIDENTIAL	412.2	2,108		2,343.0	11,719		2,755.2	13,827	
ALF/ILF (BEDS)				15.5		249	15.5		249
COMMERCIAL									
TOWN CENTER	151.4	1,121,450					151.4	1,121,450	
ASSISTED LIVING FACILITY (BEDS)			94						94
VILLAGE				252.4	1,562,300		252.4	1,562,300	
WELLNESS CENTER (V.C.)				2.1	32,000		2.1	32,000	
NEIGHBORHOOD									
SNF (BEDS) (V.C.)				3.7		76	3.7		76
TOTAL COMMERCIAL	151.4	1,121,450		258.2	1,594,300		409.6	2,715,750	
OFFICE (GENERAL)				6.0	59,000		6.0	59,000	
MEDICAL CENTER									
HOSPITAL				6.5			6.5		
BEDS						350			350
MEDICAL OFFICES (OFFICES)				14.4	120,000		14.4	120,000	
HOTEL	7.3			11.0			18.3		
ROOMS			304 ~~285~~			300			604 ~~585~~
ATTRACTION/RECREATION									
THEATRE	4.5	23,549					4.5	23,549	
SCREENS			8						8
SEATS			1,235						1,235
INSTITUTIONAL	8.7			32.6			41.3		
GOLF COURSE	60.0	1		706.0	6.5		766.0	7.5	
CLUB HOUSES (VILLAGE CENTER)	5.0	1		41.4	7		46.4	8	
SERVICES				5.4			5.4		
WILDLIFE PRESERVES/MGMT. AREA				192.9			192.9		
POWERLINE R.O.W.				13.0			13.0		
WETLANDS				148.0			148.0		
LAKES	30.0			183.0			213.0		
ROADS	40.0			123.2			163.2		
LANDSCAPE FEATURES				8.0			8.0		
WASTEWATER TREATMENT PLANT / PERCOLATION PONDS				15.0			15.0		
WATER TREATMENT PLANT				3.2			3.2		
WELLFIELDS				1.4			1.4		
BUFFER				3.6			3.6		
OPEN SPACE				2.6			2.6		
TOTAL ACREAGES	719.1			4,134.0			4,853.1		

PHASING SCHEDULE

LAND USE	EXISTING PRE 1990	1 1990-1994	2 1995-1999	3 2000-2004	4 2005-2009	5 2010-2014	TOTALS
THE VILLAGES OF LAKE (OBG SOUTH - LADY LAKE)							
RESIDENTIAL (UNITS)	75	1,446	438	147			2,108
COMMERCIAL (RETAIL/SERVICES)							
TOWN CENTER (S.F.)	149,886	100,000	168,000	634,567	35,547	42,450	1,121,450
ASSISTED LIVING FACILITY (BEDS)						94	
HOTEL (ROOMS)		0		80	224 ~~205~~		304 ~~285~~
ATTRACTION/RECREATION							
THEATRE (SCREENS)			8				8
GOLF COURSE (ACRES)	30	30					60
(HOLES)	9	9					18
INSTITUTIONAL (ACRES)			8.7				8.7
THE VILLAGES OF SUMTER (OBG WEST - SUMTER COUNTY)							
RESIDENTIAL (UNITS)		837	5,865	4,096	921		11,719
COMMERCIAL					249		249
VILLAGE (S.F.)			218,000	159,300	585,000	600,000	1,562,300
NEIGHBORHOOD (S.F.)						200	32,000
SNF (BEDS) (V.C.)					76		76
HOTEL (ROOMS)					100		300
OFFICE (GENERAL)					59,000		59,000
MEDICAL CENTER							
WELLNESS CENTER (V.C.) (S.F.)			32,000				32,000
HOSPITAL (BEDS)				50	200	50	350
MEDICAL OFFICES (S.F.) (OFFICES)				60,000	30,000	30,000	120,000
INSTITUTIONAL (ACRES)				32.6			32.6
GOLF COURSE (ACRES)		186	485	35			706
(HOLES)		27	81	9			117
SERVICES			5.4				5.4
TOTAL RESIDENTIAL (UNITS)	75	2,285	6,303	4,243	921		13,827
TOTAL COMMERCIAL (S.F.)	149,886	100,000	418,000	793,867	620,547	642,450	2,715,750
TOTAL OFFICE (S.F.)				60,000	89,000	30,000	179,000
TOTAL INSTITUTIONAL (ACRES)			8.7	32.6			41.3

PROPOSED CHANGES

MAP H-1

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT SECTION 380.06(19)(E)2.K.,F.S. CHANGE
NINTH AMENDMENT TO THE LAKE COUNTY AMENDED DEVELOPMENT ORDER

SEPTEMBER, 2014

LAND USE ALLOCATIONS

LAND USE	THE VILLAGES OF LAKE (OBG SOUTH/LAKE CO.)			THE VILLAGES OF SUMTER (OBG WEST/SUMTER CO.)			TOTALS		
	ACRES	UNITS/S.F	OTHER	ACRES	UNITS/S.F.	OTHER	ACRES	UNITS/S.F.	OTHER
RESIDENTIAL	412.2	2,108		2,343.0	11,719		2,755.2	13,827	
ALF/ILF (BEDS)				15.5		249	15.5		249
COMMERCIAL									
TOWN CENTER	151.4	1,121,450					151.4	1,121,450	
ASSISTED LIVING FACILITY (BEDS)			94						94
VILLAGE				252.4	1,562,300		252.4	1,562,300	
WELLNESS CENTER (V.C.)				2.1	32,000		2.1	32,000	
NEIGHBORHOOD									
SNF (BEDS) (V.C.)				3.7		76	3.7		76
TOTAL COMMERCIAL	151.4	1,121,450		258.2	1,594,300		409.6	2,715,750	
OFFICE (GENERAL)				6.0	59,000		6.0	59,000	
MEDICAL CENTER									
HOSPITAL				6.6	-		6.6		
BEDS						350			350
MEDICAL OFFICES (OFFICES)				14.4	120,000		14.4	120,000	
HOTEL	7.3			11.0			18.3		
ROOMS			304			300			604
ATTRACTION/RECREATION									
THEATRE	4.5	23,549					4.5	23,549	
SCREENS			8						8
SEATS			1,235						1,235
INSTITUTIONAL	8.7			32.6			41.3		
GOLF COURSE	60.0	1		706.0	6.5		766.0	7.5	
CLUB HOUSES (VILLAGE CENTER)	5.0	1		41.4	7		46.4	8	
SERVICES				5.4			5.4		
WILDLIFE PRESERVES/MGMT. AREA				192.9			192.9		
POWERLINE R.O.W.				13.0			13.0		
WETLANDS				148.0			148.0		
LAKES	30.0			183.0			213.0		
ROADS	40.0			123.2			163.2		
LANDSCAPE FEATURES				8.0			8.0		
WASTEWATER TREATMENT PLANT / PERCOLATION PONDS				15.0			15.0		
WATER TREATMENT PLANT				3.2			3.2		
WELLFIELDS				1.4			1.4		
BUFFER				3.6			3.6		
OPEN SPACE				2.6			2.6		
TOTAL ACREAGES	719.1			4,134.0			4,853.1		

PHASING SCHEDULE

LAND USE	EXISTING PRE 1990	1 1990-1994	2 1995-1999	3 2000-2004	4 2005-2009	5 2010-2014	TOTALS
THE VILLAGES OF LAKE (OBG SOUTH - LADY LAKE)							
RESIDENTIAL (UNITS)	75	1,448	438	147			2,108
COMMERCIAL (RETAIL/SERVICES)							
TOWN CENTER (S.F.)	140,886	100,000	168,000	634,567	35,547	42,450	1,121,450
ASSISTED LIVING FACILITY (BEDS)						94	
HOTEL (ROOMS)		0		80	224		304
ATTRACTION/RECREATION							
THEATRE (SCREENS)			8				8
GOLF COURSE (ACRES)	30	30					60
(HOLES)	9	9					18
INSTITUTIONAL (ACRES)			8.7				8.7
THE VILLAGES OF SUMTER (OBG WEST - SUMTER COUNTY)							
RESIDENTIAL (UNITS)		837	5,865	4,096	921		11,719
ALF (BEDS)					249		249
COMMERCIAL							
VILLAGE (S.F.)			218,000	159,300	585,000	600,000	1,562,300
NEIGHBORHOOD (S.F.)							
SNF (BEDS) (V.C.)					76		76
HOTEL (ROOMS)					100	200	300
OFFICE (GENERAL)					59,000		59,000
MEDICAL CENTER							
WELLNESS CENTER (V.C.) (S.F.)			32,000				32,000
HOSPITAL (BEDS)				60	200	90	350
MEDICAL OFFICES (S.F.) (OFFICES)				60,000	30,000	30,000	120,000
INSTITUTIONAL (ACRES)				32.6			32.6
GOLF COURSE (ACRES)		186	485	35			706
(HOLES)		27	81	9			117
SERVICES			5.4				5.4
TOTAL RESIDENTIAL (UNITS)	75	2,285	6,303	4,243	921		13,827
TOTAL COMMERCIAL (S.F.)	140,886	100,000	418,000	793,867	620,547	642,450	2,715,750
TOTAL OFFICE (S.F.)				60,000	89,000	30,000	179,000
TOTAL INSTITUTIONAL (ACRES)			8.7	32.6			41.3

EXHIBIT 1

MAP H

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT
SECTION 380.06(19)(E)2.K.,F.S. CHANGE
NINTH AMENDMENT TO THE LAKE COUNTY AMENDED DEVELOPMENT ORDER

SEPTEMBER, 2014

0 1000 2000 4000 6000
SCALE IN FEET

* NOTE:

Lady Lake: Residential densities may vary. A gross residential density of 3 units per acre shall be maintained. This residential density is reflected as the mixed, medium density residential land use classification on the Lady Lake future land use map.

Sumter: Residential densities may vary. A gross residential density of 3.354 Units per acre shall be maintained. This residential density is comparable to the medium density residential land use classification on the Sumter County future land use map.

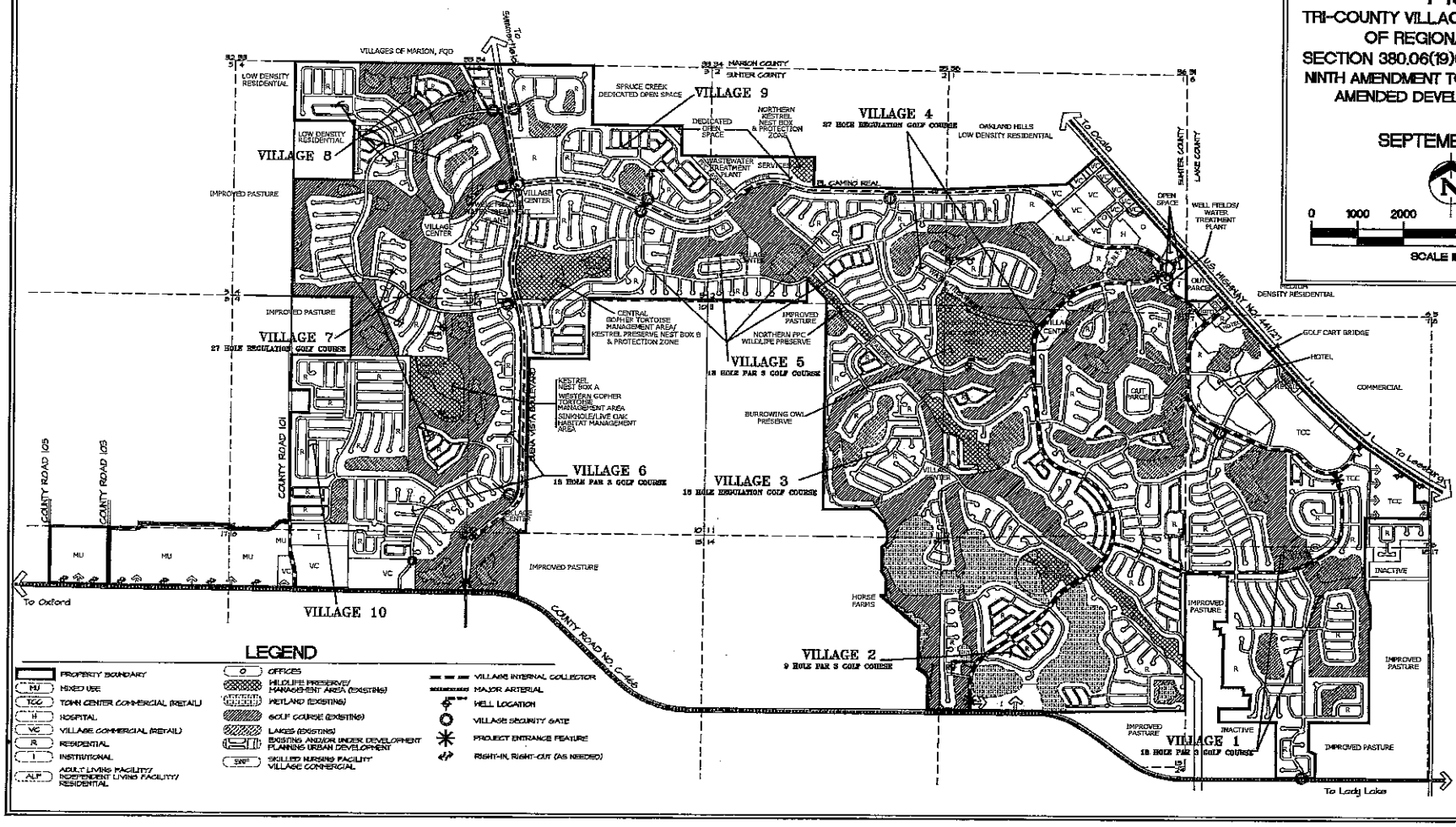
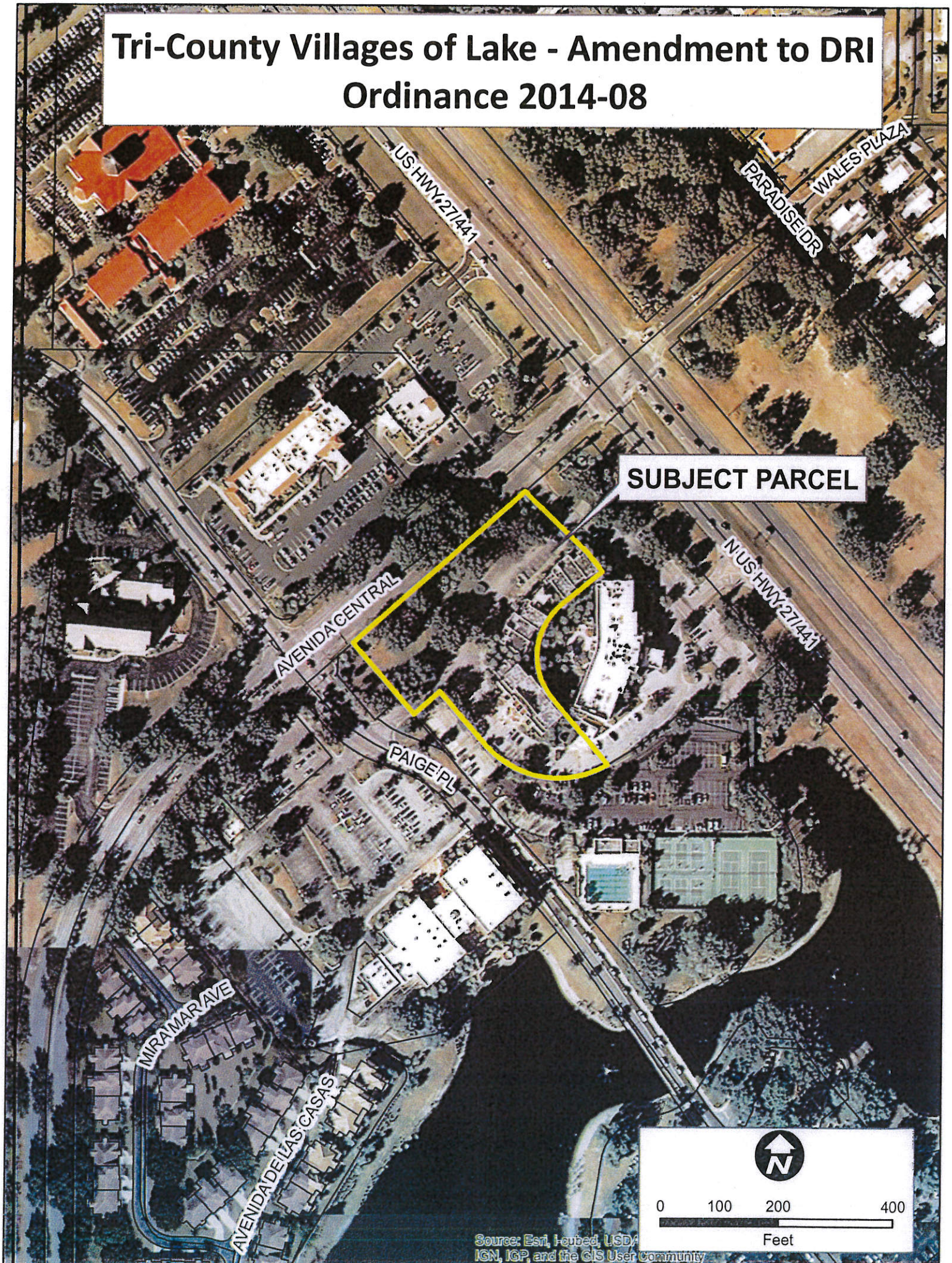


EXHIBIT 1

Tri-County Villages of Lake - Amendment to DRI Ordinance 2014-08



The Villages
LADY
LAKE

The Villages®

RECEIVED
SEP 23 2014
GROWTH MANAGEMENT DEPT.
TOWN LADY LAKE

September 23, 2014

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

Re: Section 380.06(19)(e)2. Amendment to Tri-County Villages of Lake DRI

Dear Mr. Carroll:

Central Florida Lodging, LLC, owner of the La Hacienda Hotel, is proposing to convert the Hotel to a Townhome/Condominium. The first step in this process is to change the DRI Hotel Land Use to Residential Land Use.

Central Florida Lodging, LLC and The Villages of Lake-Sumter, Inc. are requesting a minor amendment to the Tri-County Villages of Lake DRI Development Order to change a portion of the Hotel Land Use to Residential Land Use. We are also requesting to amend the DRI entitlements by reducing hotel by 29 rooms and increasing residential by 48 units which will be townhome/condominiums. We have included a traffic analysis demonstrating that the conversion results in no increase in impacts.

This Amendment meets the criteria for a minor change based on a determination by the Department of Economic Opportunity (DEO) pursuant to s.380.06(19)(e)2.k. The Department's determination letter is attached as Exhibit A to the application.

Since this Amendment is an (e)2. change, then no NOPC review is required. Enclosed is our application requesting an amendment to the Development Order which includes the proposed Development Order language. Please place this request on the 10/13/14 Planning and Zoning Board Agenda. We also request that the Town Commission act on the recommendation of the Planning and Zoning Board at the 11/03/14 meeting for first reading and 11/17/14 for final approval.

Thank you for your cooperation and assistance. Should you require any additional information or have any questions, please feel free to contact me.

Sincerely,

Martin L. Dzuro
Vice President

CONSENT AND DESIGNATION OF AGENT

The undersigned, CENTRAL FLORIDA LODGING, LLC, a Florida limited liability company, as Owner of the Property shown on Exhibit 1, hereby designates Martin L. Dzuro, Vice President of The Villages of Lake-Sumter, Inc., a Florida corporation, as its agent, and authorizes him to execute all documents on its behalf in its Application for an Amendment to the Tri-County Villages of Lake Development of Regional Impact to facilitate a change to the Land Use of Hotel to Residential, and for submission of the Property for those purposes as set forth in the documents rendered in that process.

Dated this 22nd day of September, 2014.

CENTRAL FLORIDA LODGING, LLC,
a Florida limited liability company

By: Larry Ducat
Larry Ducat, Manager

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 22nd day of September, 2014 by Larry Ducat, Manager of Central Florida Lodging, LLC, a Florida limited liability company, who produced _____ as identification or who is personally known to me.

Vicki C. Varnon
Notary Public, State of Florida
Vicki C. Varnon

Printed Name
My Commission Expires: 9-22-15

NOTARY PUBLIC
VICKI C. VARNON
Notary Public
State of Florida
My Commission Expires 9/22/2015
Commission No. EE 125038

CONSENT

The undersigned, THE VILLAGES OF LAKE-SUMTER, INC., a Florida Corporation, hereby consents and authorizes Central Florida Lodging, LLC, to apply for an Amendment to the Tri-County Villages of Lake Development of Regional Impact to facilitate a change to the Land Use of Hotel to Residential on the Property shown on Exhibit 1, and for the submission of the Property for those purposes as set forth in the documents rendered in that process.

Dated this 22nd day of September, 2014.

The Villages of Lake-Sumter, Inc.
a Florida Corporation

By: _____
Martin L. Dzuro, Vice President

STATE OF FLORIDA
COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 22nd day of September, 2014 by Martin L. Dzuro, Vice President of the Villages of Lake-Sumter, Inc., a Florida Corporation, who produced _____ as identification or who is personally known to me.

_____
Notary Public, State of Florida

Vicki C. Varnon
Printed Name

My Commission Expires: 9-22-15

NOTARY PUBLIC
VICKI C. VARNON
Notary Public
State of Florida
My Commission Expires 9/22/2015
Commission No. EE 125038

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

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

September 25, 2014

RE: Ordinance 2014-18 - Amendment to Tri-County Villages of Lake DRI

Dear Property Owner:

This is to notify you that Martin L. Dzuro, on behalf of property owner, Central Florida Lodging, LLC, has submitted an application proposing a minor amendment to the Tri-County Villages of Lake Development of Regional Impact Development Order to convert the La Hacienda Hotel, a 29 Room Hotel, into 48 townhomes/condominium units and to reflect the acreage change of the Land Use from Hotel to Residential. No additional external automobile trips will be generated other than what is currently approved in the DRI. La Hacienda Hotel is located at 1201 Avenida Central, in Spanish Springs within The Village Town Center.

Public hearing dates for the Ordinance are scheduled for the following dates:

PLANNING AND ZONING BOARD - Monday, October 13, 2014, at 6:00 p.m.
COMMISSION MEETING (1st Reading) - Monday, November 3, 2014, at 6:00 p.m.
COMMISSION MEETING (2nd Reading) - Monday, November 17, 2014, at 6:00 p.m.

You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during regular business hours in the Growth Management Department.

All persons wishing to cross-examine any party at the public hearings are required to file a Notice to Appear with the Town Clerk at least five (5) days prior to said public hearing in order to be heard at the time and place aforesaid. However, if a person only wishes to speak or testify, and not cross-examine a party, the Notice of Appearance form does not need to be filled out. Any person wishing to appeal a decision of this public body should ensure himself that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call Town Planner Wendy Then at (352) 751-1582 or via email at **WThen@ladylake.org**

Sincerely,

Thad Carroll, AICP
Growth Management Director

TECHNICAL REVIEW COMMITTEE COMMENTS
FIRST REVIEW 10/23/2014

Project: La Hacienda- Amendment to the Tri-County Villages of Lake DRI
Proposal: Ordinance 2014-08– 1st & Final Submittal

Description: Applicant Martin L. DZuro on behalf of Central Florida Lodging, LLC, has submitted an application for a minor amendment to the Tri-County Villages of Lake Development of Regional Impact (DRI) development order. The DRI Development Order must be amended in order to convert 29 Hotel Rooms into 48 townhomes/condominium units and to show the acreage changes to Hotel and Residential. La Hacienda Hotel is located at 1201 Avenida Central, in Spanish Springs within The Village Town Center.

In accordance with Florida Statute 380.06(19)(e)2, a local government can approve the amendment based on their local approval process. Town Staff will review for Traffic, Open Spaces, and other impacts such as Utilities, Parks, Recreation, and Library.

In order for changes in a DRI to be considered eligible to be processed as an E2 Amendment, it must meet certain criteria based on Section 380.06(19)(e)2., of the Florida Statute:

1) The amendment does not generate an increase in external vehicle trips, and
2) the amendment does not reduce any approved open space or conservation areas in the DRI.

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. Subsequent Site Plan applications may be required with the change of land use.

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. No comments at this time from The Villages Fire Dept.

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. The location is serviced by Utilities provided by the Villages.

LAKE-SUMTER MPO

Questions may be directed to Pam Richmond with prichmond@lakesumtermpo.com or at 352-315-0170

1. On a correspondence dated 10-17-2014, the MPO determined that reducing the number of approved hotel rooms by 29 and replacing them with 48 residential condominiums will result in no net new trips.

Wendy Then

From: Richmond, Pamela [prichmond@lakesumtermpo.com]
Sent: Friday, October 17, 2014 6:51 PM
To: Thad Carroll; Wendy Then
Cc: Taylor, Darrin; Baier, Richard
Subject: e2 Supporting trip gen rate information

Good afternoon Thad and Wendy,

I did not want to leave today with sending you an email about the conversion rate used to support The Villages e2 submittal. I have reviewed most of the supplemental information provided, and while I did not scrutinized the information, data and analysis on each of the 172 pages of the two reports, I reviewed enough to understand the methodologies and conclusions presented. I also verified as much as the data as possible by cross-checking/comparing it with our data in those instances where data was available.

Having reviewed the data and analysis provided by the applicant to justify the trip generation rate used in the request for a Section 380.06(19)(e)2.k., F.S. change for the Tri-County Villages (Lake) DRI analysis, I believe a trip generation rate of 35/DU for residential townhouses is supported; therefore, the conclusion stated in the trip generation analysis submitted with the e2 request that reducing the number of approved hotel rooms by 29 and replacing them with 48 residential condominiums will result in no net new trips is confirmed.

As always, I am happy to answer questions you may have about my comments.

Pamela Richmond, AICP
MPO Project Manager

Lake-Sumter MPO
Metropolitan Planning Organization

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

www.LakeSumterMPO.com

"Promoting Regional Transportation Partnerships."

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.

TOWN COMMISSION AGENDA ITEM

REQUESTED BOARD MEETING DATE: **November 3, 2014 - First Reading**

SUBJECT: **Ordinance No. 2014-08 - Minor Amendment to The Tri-County Villages Development of Regional Impact, Adopting a Ninth Amendment to the Amended Development Order to reduce approved hotel rooms by 29 units and replace them with 48 townhomes/condominium units and to reflect the Land Use Allocations and Phasing Changes for the Hotel and Residential uses for the DRI.**

DEPARTMENT: **Growth Management**

STAFF RECOMMENDED MOTIONS:

1. **Recommendation of approval of Ordinance No. 2014-08-Minor Amendment to the Tri-County Villages Development of Regional Impact, Adopting a Ninth Amendment to the Amended Development Order.**

2. **Recommendation of denial of Ordinance No. 2014-08-Minor Amendment to the Tri-County Villages Development of Regional Impact, Adopting a Ninth Amendment to the Amended Development Order.**

Staff supports recommendation of Motion #1.

SUMMARY

Applicant Martin L. Dzuro on behalf of Central Florida Lodging, LLC, has submitted an application for a minor amendment to the Tri-County Villages of Lake Development of Regional Impact (DRI) development order. The DRI Development Order must be amended in order to convert 29 Hotel Rooms into 48 townhomes/condominium units and to show the acreage changes to Hotel and Residential. La Hacienda Hotel is located at 1201 Avenida Central, in Spanish Springs within The Village Town Center.

The Town Center Commercial category in the DRI is being amended to permit the townhomes/condominium use by amending the Phase Allocation table to identify townhomes/condominium units as a permitted use in the Town Center Commercial category. The Town of Lady Lake Comprehensive Plan and Zoning Designation of the property already permit the townhomes/condominium use.

In accordance with Florida Statute 380.06(19)(e)2, a local government can approve the amendment based on their local approval process. However, courtesy copies of the

proposed amendment have been provided, under separate cover, to the East Central Florida Regional Planning Council (ECFRPC), Withlacoochee Regional Planning Council (WRPC) and the Florida Department of Economic Opportunity (DEO). The statute does require that a copy of the adopted amendment be submitted to the ECFRPC, WRPC and DEO pursuant to Section 380.06(19)(e)2., F.S.

Traffic: On a correspondence dated 10-17-2014 (please see enclosed), the MPO determined that reducing the number of approved hotel rooms by 29 and replacing them with 48 residential condominiums will result in no net new trips.

Note: Prior to the Planning and Zoning Board meeting, the MPO was not able to substantiate the methodology of the Villages Traffic Study, therefore the applicant agreed to an exchange of 42 Hotel Rooms for the 48 Condo/Townhome units, should it be found necessary pending the finding of the MPO. As noted by the October 17, 2014 correspondence, the MPO does concur with the original proposed exchange of 29 Hotel Units for the 48 Condo/Townhome units for equivalency of traffic impacts.

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

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

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

Changes to Map H-1 as a result of the amendment are as follows, reflecting the conversion of the allocation of 29 hotel rooms to 48 residential units:

Original Map H-1 (Exhibit B) January 2014

Hotel Rooms	333
Residential Units	2,060

Amended Map H-1 (Exhibit 1) September 2014

Hotel Rooms	304
Residential Units	2,108

Notices to inform the surrounding property owners (5) within 150' of the subject property of the proposed amendment were mailed by certified mail return receipt on Monday, September 29, 2014. The property was also posted on Monday, September 29, 2014

Past Actions:

The members of the **Technical Review Committee** individually reviewed the application for Ordinance 2014-08 and provided all comments by Thursday, October 23, 2014. Please find TRC Report attached.

At the October 13, 2014 meeting, the **Planning and Zoning Board** voted 3-0 to forward Ordinance 2014-08 to the Town Commission with the recommendation of approval.

Public Hearings

The **Town Commission** is tentatively scheduled to consider Ordinance 2014-08 for second and final reading at their regular meeting on Monday, November 17, 2014.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other -

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

---

WL 10-27-14

DEPARTMENT HEAD	**Submitted** 10/27/14	**Date**
FINANCE DEPARTMENT	**Approved as to Budget Requirements**	**Date**
TOWN ATTORNEY	**Approved as to Form and Legality**	**Date**
TOWN MANAGER	**Approved Agenda Item for:** 11/3/14	**Date** 10/27/14

BOARD ACTION: [✓] **Approved as Recommended** RIC/HOL 5-0 **[ ] Disapproved**

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

[ ] Approved with Modification

cc: THAD-G.M.

Upon a motion by Commissioner Holden and a second by Commissioner Richards, the Commission approved the consideration to enter into a Memorandum of Understanding (MOU) with the Haven of Lake & Sumter Counties, Inc., by a vote of 5 to 0.

5. Consideration of Approval to Enter into a Memorandum of Understanding (MOU) with LifeStream Behavioral Center, Inc. (Chris McKinstry)

Police Chief Chris McKinstry gave the background summary for this agenda item (on file in the Clerk's Office). He stated that the purpose of this Memorandum of Understanding is to coordinate services of the Lady Lake Police Department and LifeStream Behavioral Center, Inc. through partnership and collaboration. Chief McKinstry stated that by participating in this agreement, both partners are expressing their commitment to work as equals within their own unique roles to accomplish their mission to assist in building a community based system of care for justice involved persons with behavioral health disorders who meet criteria for a jail diversion program. He reported that Town Attorney Derek Schroth has reviewed this MOU.

Commissioner Hannan asked if the Town had an agreement with LifeStream in the past.

Chief McKinstry replied that the Town has had signed agreements, but no Memorandum of Understanding.

Upon a motion by Commissioner Richards and a second by Commissioner Hannan, the Commission approved the consideration to enter into a Memorandum of Understanding (MOU) with LifeStream Behavioral Center, Inc., by a vote of 5 to 0.

J. TOWN ATTORNEY'S REPORT:

6. Ordinance No. 2014-08 – First Reading – Central Florida Lodging, LLC – Minor Amendment to the Tri-County Villages Development of Regional Impact (DRI), Adopting a Ninth Amendment to the Amended Development Order (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's Office). He stated that applicant Martin L. Dzuro, on behalf of Central Florida Lodging, LLC, has submitted an application for a minor amendment to the Tri-County Villages of Lake Development of Regional Impact (DRI) development order. Mr. Carroll stated that the La Hacienda Hotel is located at 1201 Avenida Central, in Spanish Springs within The Villages Town Center, and the proposed use of the property is to reflect conversion of entitlements within the DRI on Map H and Map H-1. The DRI Development Order must be amended in order to convert 29 hotel rooms into 48 townhomes/condominium units and to show the acreage changes to Hotel and Residential.

The Town Center Commercial category in the DRI is being amended to permit the townhomes/condominium use by amending the Phase Allocation table to identify townhomes/condominium units as a permitted use in the Town Center Commercial category. The Town of Lady Lake Comprehensive Plan and Zoning Designation of the property already permit the townhomes/condominium use.

DRAFT

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

Mr. Carroll noted that on a correspondence dated October 17, 2014 (included in packet), the MPO determined that reducing the number of approved hotel rooms by 29 and replacing them with 48 residential condominiums will result in no net new trips.

Drawings of Map H and Map H-1 of the DRI were shown, along with photos of the posting of the property.

Mr. Carroll reported that prior to the Planning and Zoning Board meeting, the MPO was not able to substantiate the methodology of The Villages traffic study, therefore the applicant agreed to an exchange of 42 hotel rooms for the 48 condo/townhome units, should it be found necessary pending the finding of the MPO. As noted by the October 17, 2014 correspondence, the MPO does concur with the original proposed exchange of 29 hotel units for the 48 condo/townhome units for equivalency of traffic impacts.

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

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

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

Mr. Carroll reviewed the changes to Map H-1 as a result of the amendment as follows, reflecting the conversion of the allocation of 29 hotel rooms to 48 residential units:

<u>Original Map H-1 (Exhibit B) January 2014</u>

Hotel Rooms	333
Residential Units	2,060

<u>Amended Map H-1 (Exhibit 1) September 2014</u>

Hotel Rooms	304
Residential Units	2,108

DRAFT

Mr. Carroll reported that notices to inform the surrounding property owners (5) within 150' of the subject property of the proposed amendment were mailed by certified mail return receipt on Monday, September 29, 2014 and the property was also posted this same date. He stated that four receipts have been received back and the two not received are from the applicant and adjacent hotel.

Mr. Carroll reported that the members of the Technical Review Committee individually reviewed the application for Ordinance No. 2014-08 and provided all comments by Thursday, October 23, 2014. The TRC report is included in the packet. At the October 13, 2014 meeting, the Planning and Zoning Board voted 3-0 to forward Ordinance No. 2014-08 to the Town Commission with the recommendation of approval. The Town Commission is tentatively scheduled to consider Ordinance No. 2014-08 for second and final reading at their regular meeting on Monday, November 17, 2014.

Mr. Carroll stated that the applicant is present, as is his representative, Darren Taylor, to answer any questions.

Mayor Kussard asked if there were any questions from the Commissioners or the audience, and hearing none, asked for a vote.

Upon a motion by Commissioner Richards and a second by Commissioner Holden, the Commission approved Ordinance No. 2014-08 – First Reading – Central Florida Lodging, LLC – Minor Amendment to the Tri-County Villages Development of Regional Impact (DRI), Adopting a Ninth Amendment to the Amended Development Order, by the following roll call vote:

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

7. <u>Ordinance No. 2014-09 – Second/Final Reading – Medical Marijuana Moratorium (Derek Schroth)</u>

Town Attorney Derek Schroth read the ordinance by title only.

Mr. Schroth gave the background summary for this agenda item (on file in the Clerk's office). It states that Ordinance No. 2014-09 – Second/Final Reading – is an ordinance establishing a temporary moratorium on the submittal, processing and issuance of local business tax receipts or land use modifications, or approval for marijuana dispensing organizations or medical marijuana treatment centers, for a period of 280 days from the date of adoption of this ordinance. He stated that this ordinance is in anticipation of the potential passing of Amendment 2 tomorrow, and the moratorium will be important to give the Town sufficient time to establish regulations or elect to not permit it if it is within the Town's discretion after the Department of Health comes out with their rule should Amendment 2 pass.

Mayor Kussard asked if there were any questions from the Commissioners or the audience, and hearing none, asked for a vote.

DRAFT

PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: October 13, 2014

SUBJECT: **Ordinance No. 2014-08 - Minor Amendment to The Tri-County Villages Development of Regional Impact, Adopting a Ninth Amendment to the Amended Development Order to convert 29 Hotel Rooms into 48 townhomes/condominium units and to show the acreage changes to Hotel and Residential.**

DEPARTMENT: **Growth Management**

RECOMMENDED MOTIONS:

1. **Motion to forward Ordinance 2014-08 to the Town Commission with the Recommendation of Approval.**

2. **Motion to forward Ordinance 2014-08 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 Central Florida Lodging, LLC, has submitted an application for a minor amendment to the Tri-County Villages of Lake Development of Regional Impact (DRI) development order. The DRI Development Order must be amended in order to convert 29 Hotel Rooms into 48 townhomes/condominium units and to show the acreage changes to Hotel and Residential. La Hacienda Hotel is located at 1201 Avenida Central, in Spanish Springs within The Village Town Center.

The Town Center Commercial category in the DRI is being amended to permit the townhomes/condominium use by amending the Phase Allocation table to identify townhomes/condominium units as a permitted use in the Town Center Commercial category. The Town of Lady Lake Comprehensive Plan and Zoning Designation of the property already permit the townhomes/condominium use.

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

Traffic: The Lake Sumter MPO indicated that the amendment as submitted results in a potential net increase of up to 8 new trips, so the applicant will be providing the additional supporting documentation necessary for approval to use a site specific trip generation rate resulting in trips not to exceed 25 p.m. Peak Hours Trips. The resulting trip generation would be as follows:

ITE LUC 310 Hotel	42 Rooms	25 P.M. Peak Hour Trips
ITE LUC 323 Resid. Condo/Townhouse	48 DU	25 P.M. Peak Hour Trips

With the change to convert 42 rooms to condominiums rather than the original proposal of 29, the finding stated in the study that the proposed land use change from hotel to residential condominium will not result in any net new trips for the DRI. The applicant has agreed to this modification, pending determination of additional data. Should the data demonstrate that the 29 hotel room reduction is an equivalent traffic reduction, the applicant would revert to the original request.

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

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

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

Past Actions:

The members of the **Technical Review Committee** individually reviewed the application for Ordinance 2014-08 and provided all comments by Tuesday, October 7, 2014. Please find TRC Report attached.

Public Hearings

The **Town Commission** is scheduled to consider Ordinance 2014-08 at first reading on Monday, November 3, 2014. Second and final reading is tentatively scheduled for Monday, November 17, 2014.

FISCAL IMPACT: $_____

[ ] Capital Budget
[ ] Operating
[ ] Other

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

[ ] Other -

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

10-7-14	DEPARTMENT HEAD	Submitted 10/7/14	Date
	FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
	TOWN ATTORNEY	Approved as to Form and Legality	Date
	TOWN MANAGER	Approved Agenda Item for: 10/13/14	Date 10/8/14

BOARD ACTION: [ ] Approved as Recommended [ ] Disapproved

[ ] Tabled Indefinitely [ ] Continued to Date Certain

[ ] Approved with Modification

~~**MINUTES OF THE TOWN OF LADY LAKE**~~
~~**REGULAR PLANNING AND ZONING BOARD MEETING**~~
~~**LADY LAKE, FLORIDA**~~

~~**October 13, 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~~
~~Mike McKenzie, Member~~
~~John Gauder, Chairperson~~

~~**ABSENT:** William Sigurdson, Vice Chairperson/Member~~
~~Alfred Monteleone, Member~~

~~**STAFF MEMBERS PRESENT:** 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** – September 8, 2014 Regular Meeting~~

~~***Upon a motion by Member McKenzie and a second by Member Pierson, the Planning and Zoning Board approved the minutes of the Planning and Zoning Board Meeting of September 8, 2014 as presented by a vote of 3/0.***~~

2. Ordinance No. 2014-08 – Minor Amendment to The Tri-County Villages Development of Regional Impact (DRI), Adopting a Ninth Amendment to the Amended Development Order Amending Map H and Map H-1 to Convert 29 Hotel Rooms into 48 Townhome/Condominium Units and to Show the Acreage Changes to Hotel and Residential. (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 Central Florida Lodging, LLC, has submitted an application for a minor amendment to the Tri-County Villages of Lake Development of Regional Impact (DRI) development order. She stated the DRI Development Order must be amended in order to convert 29 hotel rooms into 48 townhomes/condominium units

and to show the acreage changes to hotel and residential. La Hacienda Hotel is located at 1201 Avenida Central, in Spanish Springs within The Village Town Center.

Ms. Then stated the Town Center Commercial category in the DRI is being amended to permit the townhomes/condominium use by amending the Phase Allocation table to identify townhomes/condominium units as a permitted use in the Town Center Commercial category. She stated the Town of Lady Lake Comprehensive Plan and Zoning Designation of the property already permit the townhomes/condominium use; therefore, Town staff is in support of the request.

Aerial views of the property and photos of the property and postings were shown.

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

Traffic: The Lake Sumter MPO indicated that the amendment as submitted results in a potential net increase of up to eight new trips, so the applicant will be providing the additional supporting documentation necessary for approval to use a site specific trip generation rate resulting in trips not to exceed 25 p.m. peak hours trips. The resulting trip generation would be as follows:

ITE LUC 310 Hotel	42 Rooms	25 P.M. peak hour trips
ITE LUC 323 Resid. Condo/Townhouse	48 DU	25 P.M. peak hour trips

Ms. Then stated with the change to convert 42 rooms to condominiums rather than the original proposal of 29, the finding stated in the study that the proposed land use change from hotel to residential condominium will not result in any net new trips for the DRI. The applicant has agreed to this modification, pending determination of additional data. Should the data demonstrate that the 29 hotel room reduction is an equivalent traffic reduction, the applicant would revert to the original request.

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

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

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

Ms. Then stated that in order to accommodate the increase of 13 rooms, changes in the DRI allocations had to be made as follows:

Hotel Land Use Allocation for The Villages of Lake (OBG South & Lake Co)	**Phasing Schedule 2005-2009**
From 304 to 291	From 224 to 211

- The changes proposed in the e2 application meet the criteria in s.380.06(19)(e)2.k. because the amendment results in no increase in external peak hour trips and does not reduce open space or conserved lands.
- This amendment is not a substantial deviation to the DRI pursuant to s.380.06(19)(e)2.k.
- The Town of Lady Lake is the governing body having jurisdiction over the review and approval of the e2 application, pursuant to Chapter 380, F.S., and is authorized and empowered to issue this ninth amendment to the Tri-County Villages DRI ADO.
- The proposed development is consistent with the applicable local comprehensive plan and is consistent with the applicable local land development regulations.
- The impacts of this development are adequately addressed pursuant to the requirements of Chapter 380, F.S., and the changes as approved by the Town do not constitute a substantial deviation to the original DRI Development Order.

Ms. Then noted that notices to inform the surrounding property owners (6) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt. She reported that of the six notices sent out, two return receipts were received back, and there have been no phone calls, e-mails or Town Hall visits thus far on the matter.

The members of the Technical Review Committee individually reviewed the application for Ordinance No. 2014-08 and provided all comments by Tuesday, October 7, 2014. The TRC report was included in the packet. The Town Commission will review the application for Ordinance No. 2014-08 at first reading on Monday, November 3, 2014, and second and final reading is tentatively scheduled for Monday, November 17, 2014.

Ms. Then stated by the time the packets were due, Town staff did not have the information back from the Lake Sumter MPO about the traffic, so the ordinance still read 29. She stated that will be amended and the ordinance will reflect 48 hotel rooms instead of 29 once the review is completed.

Ms. Then stated the applicant is present to answer any questions.

Member McKenzie clarified that she was referring to the letters in the packet from the MPO.

Ms. Then replied that was correct. She stated the application is only eligible to be considered an e-2 amendment if it does not increase external traffic, and if they do not use any open-space or conservation area. She stated the MPO informed staff there may need to be a trade of more hotel rooms that have already been allocated to the DRI to be used to make up the 48 units.

Darrin Taylor of Carlton Fields stated it is agreed that this change can not result in any more trips under the statute; it has to be an agreed upon equivalent matrix. He stated The Villages has a special transportation study that has been used many times that looks specifically at how transportation works within The Villages. He stated when the MPO reviewer looked at their equivalency, she did not have a copy of The Villages Origin and Destination Study, and she had to give her opinion that day whether the numbers match. Mr. Taylor stated the reviewer used the generally accepted transportation analysis handbook, the ITE transportation manual, which you use if you do not have a study. He stated that is based upon if you have an apartment that has families

with children and you have an accepted transportation rate which is higher than The Villages because it is an age-restricted community and it has a very different kind of transportation rate. He stated the MPO reviewer asked that The Villages study be sent to her, and if she agreed with it, she would agree to the equivalency that was originally suggested. Mr. Taylor stated they reserve the right to request to use the original conversion if the MPO agrees with the numbers. He stated there will be no increase in transportation trips that will be generated either way.

Member Pierson stated there was a lot of translation from different individuals about the peak hour trips and they were conflicted for a couple of months.

Ms. Then stated with what is being presented, the applicant is ready to address it by borrowing some hotel units that have already been approved in the DRI so they can make up for the difference of the 48 units for townhouses/condominium. She stated one of the options was to reduce the number of condominiums and the applicant said they will just shift them instead of doing that. Ms. Then stated the DRI is developed in phases and you can modify certain things as you go along, which is what is being done here.

Member Pierson clarified that the applicant can only do further development with less down the road.

Ms. Then replied that was correct.

Member McKenzie asked if the issue would be resolved by the time of the Commission meeting.

Ms. Then replied that it would and that staff is hoping to get a definite answer from the MPO. She stated they do not have direct jurisdiction over the MPO staffing, but staff has very good working relationship with them and they have always tried to accommodate our schedule.

Member Pierson asked if there is going to be new construction or if it is only a conversion.

Marty Dzuro of The Villages replied that was the original hotel that The Villages built and they sold it to Central Florida Lodging. He stated Central Florida Lodging approached them wanting to change it to condominium/townhouses, and the only difference is the owners are going to market them to existing residents and the snowbirds. He stated buyers will purchase the hotel rooms to use as a guest house when they have family come to town or the snowbirds will purchase them to stay in for a few months. Mr. Dzuro stated nothing changes construction-wise; there are 48 units and those rooms will become the condominiums. He stated the original allocation was for 333 hotel rooms and the traffic study actually showed that condominiums have less traffic than a hotel room.

Member Pierson clarified that the conversation is 29 hotel rooms into 48 units.

Mr. Dzuro replied they will lose 29 allocations from the total of what they can do. He stated they have not built all the hotel rooms that they are allocated. He explained that there are 2,060 allocated in residential and they have only built 1,994 in that particular DRI, so they are proposing to take away from that allocation. He stated the allocation is the number they are allowed to build and that number is reduced by either 29 or 42.

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 Member Pierson, and a second by Member McKenzie, the Planning and Zoning Board recommended transmittal and approval of Ordinance No. 2014-08 to the Town Commission for consideration by the following roll call vote:

MCKENZIE	*YES*
PIERSON	*YES*
GAUDER	*YES*

~~3. Consideration of Changing the Planning and Zoning Board Meeting Time to begin at 5:30 p.m. (Wendy Then)~~

~~Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the Clerk's Office). She stated at the September 8, 2014 meeting of the Planning and Zoning Board, the board discussed potentially changing the meeting time to begin at 5:30 p.m. She stated there is nothing specifically written regarding the time the meeting must convene within the Land Development Regulations; therefore, it does not need to be changed through the amendment of an ordinance. However, it needs to be formally approved by the Planning and Zoning Board to get the Board's recommendation to carry forth to the Town Commission for their consideration.~~

~~Ms. Then stated whatever decision is made by the Board would be put in writing for the Town Commission meeting on Monday, October 20, 2014, to be considered for final consideration.~~

~~Member McKenzie stated he has no problem with the change as long as it does not interfere with the legal consultant's schedule.~~

~~Attorney Todd Mazenko stated he was fine with the change.~~

~~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 Member McKenzie, and a second by Member Pierson, the Planning and Zoning Board recommended that the Town Commission approve the consideration to change the Planning and Zoning Board meeting time to begin at 5:30 p.m., by a vote of 3-0.~~

~~CHAIRPERSON/MEMBERS' REPORT:~~

~~There were no comments or reports.~~

~~ADJOURN:~~

~~With nothing further to discuss, the meeting was adjourned at 6:22 p.m.~~

Julia Wolfe, Staff Assistant to Town Clerk

John Gauder, Chairperson

Minutes transcribed by Julia Wolfe, Staff Assistant to Town Clerk

MAP H-1

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT OF REGIONAL IMPACT SECTION 380.06(19)(E)2.K.,F.S. CHANGE EIGHT AMENDMENT TO THE LAKE COUNTY AMENDED DEVELOPMENT ORDER

JANUARY, 2014

LAND USE ALLOCATIONS

LAND USE	THE VILLAGES OF LAKE (OBG SOUTH/LAKE CO.)			THE VILLAGES OF SUMTER (OBG WEST/SUMTER CO.)			TOTALS		
	ACRES	UNITS/S.F	OTHER	ACRES	UNITS/S.F.	OTHER	ACRES	UNITS/S.F.	OTHER
RESIDENTIAL	410.6	2,060		2,343.0	11,719		2,753.6	13,779	
ALF/ILF (BEDS)				15.5		249	15.5		249
COMMERCIAL									
TOWN CENTER	151.4	1,121,450					151.4	1,121,450	
ASSISTED LIVING FACILITY (BEDS)			94						94
VILLAGE				252.4	1,562,300		252.4	1,562,300	
WELLNESS CENTER (V.C.)				2.1	32,000		2.1	32,000	
NEIGHBORHOOD									
SNF (BEDS) (V.C.)				3.7		76	3.7		76
TOTAL COMMERCIAL	151.4	1,121,450		258.2	1,594,300		409.6	2,715,750	
OFFICE (GENERAL)				6.0	59,000		6.0	59,000	
MEDICAL CENTER									
HOSPITAL				6.6			6.6		
BEDS						350			350
MEDICAL OFFICES (OFFICES)				14.4	120,000		14.4	120,000	
HOTEL	8.9			11.0			19.9		
ROOMS			333			300			633
ATTRACTION/RECREATION									
THEATRE	4.5	23,549					4.5	23,549	
SCREENS			8						8
SEATS			1,235						1,235
INSTITUTIONAL	8.7			32.6			41.3		
GOLF COURSE	60.0	1		706.0	6.5		766.0	7.5	
CLUB HOUSES (VILLAGE CENTER)	5.0	1		41.4	7		46.4	8	
SERVICES				5.4			5.4		
WILDLIFE PRESERVES/MGMT. AREA				192.9			192.9		
POWERLINE R.O.W.				13.0			13.0		
WETLANDS				148.0			148.0		
LAKES	30.0			183.0			213.0		
ROADS	40.0			123.2			163.2		
LANDSCAPE FEATURES				8.0			8.0		
WASTEWATER TREATMENT PLANT / PERCOLATION PONDS				15.0			15.0		
WATER TREATMENT PLANT				3.2			3.2		
WELLFIELDS				1.4			1.4		
BUFFER				3.6			3.6		
OPEN SPACE				2.8			2.8		
TOTAL ACREAGES	719.1			4,134.0			4,853.1		

PHASING SCHEDULE

LAND USE	EXISTING PRE 1990	1 1990-1994	2 1995-1999	3 2000-2004	4 2005-2009	5 2010-2014	TOTALS
THE VILLAGES OF LAKE (OBG SOUTH - LADY LAKE)							
RESIDENTIAL (UNITS)	75	1,400	438	147			2,060
COMMERCIAL (RETAIL/SERVICES)							
TOWN CENTER (S.F.)	140,886	100,000	168,000	634,567	35,547	42,450	1,121,450
ASSISTED LIVING FACILITY (BEDS)						94	
HOTEL (ROOMS)		48		80	205		333
ATTRACTION/RECREATION							
THEATRE (SCREENS)			8				8
GOLF COURSE (ACRES)	30	30					60
(HOLES)	9	9					18
INSTITUTIONAL (ACRES)			8.7				8.7
THE VILLAGES OF SUMTER (OBG WEST - SUMTER COUNTY)							
RESIDENTIAL (UNITS)		837	5,865	4,096	921		11,719
ALF (BEDS)					249		249
COMMERCIAL							
VILLAGE (S.F.)			218,000	159,300	585,000	600,000	1,562,300
NEIGHBORHOOD (S.F.)							
SNF (BEDS) (V.C.)					76		76
HOTEL (ROOMS)					100	200	300
OFFICE (GENERAL)					59,000		59,000
MEDICAL CENTER							
WELLNESS CENTER (V.C.) (S.F.)			32,000				32,000
HOSPITAL (BEDS)				60	200	90	350
MEDICAL OFFICES (S.F.) (OFFICES)				60,000	30,000	30,000	120,000
INSTITUTIONAL (ACRES)				32.6			32.6
GOLF COURSE (ACRES)		166	485	35			706
(HOLES)		27	81	9			117
SERVICES			5.4				5.4
TOTAL RESIDENTIAL (UNITS)	75	2,237	6,303	4,243	921		13,779
TOTAL COMMERCIAL (S.F.)	140,886	100,000	418,000	793,867	620,547	642,450	2,715,750
TOTAL OFFICE (S.F.)				60,000	89,000	30,000	179,000
TOTAL INSTITUTIONAL (ACRES)			8.7	32.6			41.3

EXHIBIT B

MAP H-1

Master Development Plan

TRI-COUNTY VILLAGES DEVELOPMENT
OF REGIONAL IMPACT SECTION
380.06(19)(E)2.K.,F.S. CHANGE
NINTH AMENDMENT TO THE LAKE COUNTY
AMENDED DEVELOPMENT ORDER

SEPTEMBER, 2014

LAND USE ALLOCATIONS

LAND USE	THE VILLAGES OF LAKE (OBG SOUTH/LAKE CO.)			THE VILLAGES OF SUMTER (OBG WEST/SUMTER CO.)			TOTALS		
	ACRES	UNITS/S.F	OTHER	ACRES	UNITS/S.F.	OTHER	ACRES	UNITS/S.F.	OTHER
RESIDENTIAL	412.2	2,108		2,343.0	11,719		2,755.2	13,827	
ALF/ILF (BEDS)				15.5		249	15.5		249
COMMERCIAL									
TOWN CENTER	151.4	1,121,450					151.4	1,121,450	
ASSISTED LIVING FACILITY (BEDS)			94						94
VILLAGE				252.4	1,562,300		252.4	1,562,300	
WELLNESS CENTER (V.C.)				2.1	32,000		2.1	32,000	
NEIGHBORHOOD									
SNF (BEDS) (V.C.)				3.7		76	3.7		76
TOTAL COMMERCIAL	151.4	1,121,450		258.2	1,594,300		409.6	2,715,750	
OFFICE (GENERAL)				6.0	59,000		6.0	59,000	
MEDICAL CENTER									
HOSPITAL				6.6			6.6		
BEDS						350			350
MEDICAL OFFICES (OFFICES)				14.4	120,000		14.4	120,000	
HOTEL	7.3			11.0			18.3		
ROOMS			304			300			604
ATTRACTION/RECREATION									
THEATRE	4.5	23,549					4.5	23,549	
SCREENS			8						8
SEATS			1,235						1,235
INSTITUTIONAL	8.7			32.6			41.3		
GOLF COURSE	60.0	1		706.0	6.5		766.0	7.5	
CLUB HOUSES (VILLAGE CENTER)	5.0	1		41.4	7		46.4	8	
SERVICES				5.4			5.4		
WILDLIFE PRESERVES/MGMT. AREA				192.9			192.9		
POWERLINE R.O.W.				13.0			13.0		
WETLANDS				148.0			148.0		
LAKES	30.0			183.0			213.0		
ROADS	40.0			123.2			163.2		
LANDSCAPE FEATURES				8.0			8.0		
WASTEWATER TREATMENT PLANT / PERCOLATION PONDS				15.0			15.0		
WATER TREATMENT PLANT				3.2			3.2		
WELLFIELDS				1.4			1.4		
BUFFER				3.6			3.6		
OPEN SPACE				2.6			2.6		
TOTAL ACREAGES	719.1			4,134.0			4,853.1		

PHASING SCHEDULE

LAND USE	EXISTING PRE 1990	1 1990-1994	2 1995-1999	3 2000-2004	4 2005-2009	5 2010-2014	TOTALS
THE VILLAGES OF LAKE (OBG SOUTH - LADY LAKE)							
RESIDENTIAL (UNITS)	75	1,448	438	147			2,108
COMMERCIAL (RETAIL/SERVICES)							
TOWN CENTER (S.F.)	140,886	100,000	168,000	634,567	35,547	42,450	1,121,450
ASSISTED LIVING FACILITY (BEDS)						94	
HOTEL (ROOMS)		0		80	224		304
ATTRACTION/RECREATION							
THEATRE (SCREENS)			8				8
GOLF COURSE (ACRES)	30	30					60
(HOLES)	9	9					18
INSTITUTIONAL (ACRES)			8.7				8.7
THE VILLAGES OF SUMTER (OBG WEST - SUMTER COUNTY)							
RESIDENTIAL (UNITS)		837	5,865	4,096	921		11,719
ALF (BEDS)					249		249
COMMERCIAL							
VILLAGE (S.F.)			218,000	159,300	585,000	600,000	1,562,300
NEIGHBORHOOD (S.F.)							
SNF (BEDS) (V.C.)					76		76
HOTEL (ROOMS)					100	200	300
OFFICE (GENERAL)					59,000		59,000
MEDICAL CENTER							
WELLNESS CENTER (V.C.) (S.F.)			32,000				32,000
HOSPITAL (BEDS)				60	200	90	350
MEDICAL OFFICES (S.F.) (OFFICES)				60,000	30,000	30,000	120,000
INSTITUTIONAL (ACRES)				32.6			32.6
GOLF COURSE (ACRES)		166	485	35			706
(HOLES)		27	81	9			117
SERVICES			5.4				5.4
TOTAL RESIDENTIAL (UNITS)	75	2,285	6,303	4,243	921		13,827
TOTAL COMMERCIAL (S.F.)	140,886	100,000	418,000	793,867	620,547	642,450	2,715,750
TOTAL OFFICE (S.F.)				60,000	89,000	30,000	179,000
TOTAL INSTITUTIONAL (ACRES)			8.7	32.6			41.3

EXHIBIT 1