



SPECIAL PLANNING AND ZONING BOARD MEETING

Date: Wednesday, November 13, 2013
Time: 6:00 p.m.
Place: Town Hall Commission Chambers
409 Fennell Blvd., Lady Lake

ALL INTERESTED PERSONS ARE CORDIALLY INVITED TO ATTEND THIS PUBLIC MEETING

AGENDA

CALL TO ORDER: John Gauder, Chairperson

PLEDGE OF ALLEGIANCE

ROLL CALL

OPEN FORUM

NEW BUSINESS:

1. **Approval of Minutes** – September 9, 2013 Planning & Zoning Board Meeting
2. **Ordinance No. 2013-15** – An Ordinance Adopting Corrections, Updates and Modifications to the Capital Improvements Schedule of the Town of Lady Lake Comprehensive Plan (Wendy Then)
3. **Resolution No. 2013-109** – The Village Center Community Development District – A Variance Request to Authorize the Removal of One 36” Historic Tree to Accommodate Improvements to the Orange Blossom Hills Golf Maintenance Facility – Located at 1025 Lindsey Lane Court (Wendy Then)

CHAIRPERSON/MEMBERS’ REPORT

ADJOURN

NOTE: THIS BOARD IS ADVISORY. ALL RECOMMENDATIONS ARE FORWARDED TO THE TOWN COMMISSION.

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 five (5) calendar 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 accommodation at this meeting should contact the Clerk's Office at least five (5) calendar 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.

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**MINUTES OF THE TOWN OF LADY LAKE
REGULAR PLANNING AND ZONING BOARD MEETING
LADY LAKE, FLORIDA**

**September 9, 2013
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: William Sigurdson, Vice Chairperson

PLEDGE OF ALLEGIANCE: William Sigurdson, Vice Chairperson

ROLL CALL: William Scott, Member (arrived at 6:05 p.m.)
Mike McKenzie, Member (arrived at 6:08 p.m.)
William Sigurdson, Vice Chairperson/Member
Julius Chirieleison, Member

ABSENT: John Gauder, Chairperson

STAFF MEMBERS PRESENT: Attorney Todd Mazenko, BRS Legal; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; and Julia Wolfe, Staff Assistant to Town Clerk

Also Present: Commissioner Ruth Kussard; Daniel McCarthy and Daniel McCarthy Jr., of Lady Lake Elks Lodge #2793; and Tim Hoban P.A.

OPEN FORUM:

Vice Chairperson/Member Sigurdson stated the Board has a new procedure for the meeting called open forum, which allows anyone from the public to bring forth any questions or comments they might have. He stated the Board would like to have the opportunity to discuss the items first. Mr. Sigurdson asked if anyone in the audience had any other comments or questions. There was no one.

NEW BUSINESS:

1. Approval of Minutes: August 12, 2013 Planning and Zoning Board Meeting

Vice Chairperson/Member William Sigurdson asked if anyone had any corrections or deletions to the August 12, 2013 Planning and Zoning Board meeting minutes.

Upon a motion by Member Scott and a second by Member Chirieleison, the Planning and Zoning Board approved the Minutes of the Planning and Zoning Board Meeting of August 12, 2013. The motion passed by a vote of 3-0.

1 **2. Ordinance No. 2013-11 – Lady Lakes Elks Lodge #2793 – Requesting to Rezone from**
2 **Lady Lake Light Commercial (LC) to Lady Lake Planned Commercial (CP) Zoning**
3 **Designation – Located at 121 W. Hermosa St.**
4

5 Wendy Then, Town Planner, presented the background summary for this agenda item (on file in
6 the Town Clerk's office). She stated the applicants, Daniel McCarthy and Daniel McCarthy Jr.,
7 have submitted an application for properties located at 121 West Hermosa Street, on behalf of
8 the property owner, Lady Lake Elks Lodge #2793, located approximately 440 lineal ft. east of
9 the northwest corner of West Hermosa Street and S. Hwy 27/441. The property includes
10 approximately 4.21± acres (Alternate Keys 1279518, 2561858, and 2747021) currently in the
11 Town of Lady Lake. She stated the applicants have filed the following application for these
12 parcels:

- 13
- 14 • Rezoning of 4.21± acres from Lady Lake Light Commercial (LC) to Lady Lake
15 Planned Commercial (CP) and incorporating a Memorandum of Agreement to include
16 permitted uses, landscaping buffers, new buildings, parking spaces, and setback
17 requirements.
18

19 Ms. Then stated the subject parcels are currently vacant. Pursuant to the provisions of the Town
20 of Lady Lake Land Development Regulations, the applicants are requesting to use the property
21 as a transportation service facility consisting of three proposed buildings totaling approximately
22 14,600 sq. ft. of office/service bay area to be completed in three phases. She stated the applicant
23 has proposed transportation services, office, motor vehicle service center, manager's/caretaker
24 residence, liquefied petroleum gas (LPG) for refilling of vehicles owned by the applicant (not the
25 general public), parking of vehicles, and converting of vehicles from gasoline to liquefied
26 petroleum gas (including general public).
27

28 Photos of the property and the postings were shown on the overhead viewer.
29

30 Ms. Then stated Phase III will consist of the manager's/caretaker's residence which will be the
31 building located on the northern part of the property. She stated the third building is the last
32 phase of construction on the property. She stated as part of the application, the applicants have
33 provided the new Memorandum of Agreement (MOA) ordinance terms (Exhibit "B") and bubble
34 plan (Exhibit "C") showing the new proposed buildings, retention pond areas, parking areas,
35 landscaping buffers, dumpsters location, propane tank, and fence. Because of particular fueling
36 needs associated with the transportation service business, the applicants are proposing a propane
37 gas tank for the company's exclusive use to be located across from the maintenance/repair
38 building near the center of the property.
39

40 The application has been reviewed and determined to be complete. The applicant has submitted
41 all appropriate materials in compliance with the Land Development Regulations (LDRs) and
42 they are ready for transmittal to the Planning & Zoning Board for review and recommendation to
43 the Town Commission. Ordinance No. 2013-11 was reviewed by Town Attorney Derek Schroth
44 on Wednesday, September 4, 2013, and was determined to be correct in form.
45

46 Ms. Then stated the Future Land Use and Zoning designations of the adjacent properties are as
47 follows:
48

Future Land Use

Subject Property	Lady Lake – General Commercial Retail Sales & Services (RET)
Future Land Use of Adjacent Properties	
West	Lady Lake – General Commercial Retail Sales & Services (RET)
East	Lady Lake- Single Family Medium Density (SF-MD)
North	Lady Lake- Manufactured Home High Density (MH-HD)
South	Lady Lake- Single Family Medium Density (SF-MD) and Lady Lake – General Commercial Retail Sales & Services (RET)

The current Future Land Use Designation of the subject property (4.21 ± acres), Lady Lake Commercial General – Retail Sales & Services (RET), is compatible with the requested commercial uses. Therefore, the applicant is not requesting any changes regarding the future land use designation with this application.

Zoning

Subject Property	Lady Lake – Light Commercial (LC)
Zoning of Adjacent Properties	
West	Lady Lake- Heavy Commercial (HC)
East	Lady Lake- RS-6- - Single Family-Up to 6 dwelling units per acre
North	Lady Lake- MH-9 – Manufactured Homes-Up to 9 dwelling units per acre
South	Lady Lake – Light Commercial (LC) and Lady Lake- RS-6- - Single Family-Up to 6 du/acres

Ms. Then stated the development phases will consist of the following:

- Phase I: service bay building (middle building), liquefied petroleum gas tank, front parking lot, landscaping buffers, retention pond areas.
- Phase II: rear building (including the manager’s /caretaker’s residence).
- Phase III: front building

Comments for this application are as follows:

- 1) Upon adoption of ordinance, the applicant will be required to submit a Major Site Plan application for Town Commission’s consideration prior to submitting for a building permit.
- 2) Applicant will be seeking connection to the Town's potable water supply, central sewer system, as well as the Town's reclaimed water system for irrigation, if available. Sufficient capacity exists for all utilities and a separate agreement will be executed for the provision of utilities.

1 Ms. Then stated notices to inform the surrounding property owners within 150' of the property of
2 the proposed Rezoning-CP MOA adoption were mailed by certified mail return receipt on
3 Friday, August 23, 2013, and the property was posted this same date. Ms. Then reported that of
4 the 12 notices sent out, ten return receipts were received back, and there have been no phone
5 calls, e-mails or written statements thus far on the matter, other than one inquiry by an adjacent
6 property owner.

7
8 Ms. Then stated the Technical Review Committee (TRC) voted 5-0 to transmit Ordinance No.
9 2013-11 to the Planning and Zoning Board for their recommendation at the August 20, 2013
10 meeting. The Town Commission is tentatively scheduled to hear Ordinance No. 2013-11 for
11 first reading at their special meeting on Wednesday, September 18, 2013 at 6 p.m., and for
12 second/final reading at the regular meeting to be held on Monday, October 7, 2013 at 6 p.m.

13
14 Ms. Then stated the applicant is present to answer any questions.

15
16 Member Chirieleison asked why it is necessary for the change of re-zoning for this particular
17 type of property.

18
19 Ms. Then replied the Light Commercial zoning district does not allow transportation services as
20 a permitted land use. She stated it has to be a more intensive type zoning. She stated the Town
21 has Heavy Commercial zoning and also Planned Commercial, which is what the applicant is
22 seeking. She stated with Planned Commercial, you can incorporate land use found in Heavy
23 Commercial and Light Commercial zoning districts.

24
25 Vice Chairperson/Member Sigurdson asked if the rezoning was just for the two areas to the east,
26 where the main two-story building, parking lot, and dog run is shown. He stated he thought it
27 was just the end pieces.

28
29 Ms. Then replied the entire 4.21 acres is being rezoned. She stated in order to be able to
30 accomplish what they want to do with the entire process, as they develop the three phases, they
31 need the entire property to be Planned Commercial (CP) with the transportation services and the
32 LPG tank.

33
34 Vice Chairperson/Member Sigurdson questioned if the contour lines shown on the existing map
35 are what is existing now.

36
37 Ms. Then stated she believes that is accurate.

38
39 Vice Chairperson/Member Sigurdson stated he was visiting the property on the north side and it
40 appears the wetlands have a considerable amount of large trees in the depression. He asked if
41 they would have to be cleaned out.

42
43 Ms. Then replied staff is in the process of working with the applicant to get a true and accurate
44 tree survey to determine what trees will remain and which will need to be planted. She stated
45 staff has established within the MOA that there might be a waiver needed for the minimum
46 number of canopy and understory trees needed in some of the boundaries. She stated the
47 applicant has found there are several existing trees that are not very mature abutting the property.
48 Ms. Then stated she predicts that there could be a number of trees that will need to be removed,

1 and that this is virgin property that has never been built upon. She stated she had not personally
2 inspected the property, but had been told to be very careful driving because there are some areas
3 where the elevation maybe a little higher than others. She stated the wetland area will remain for
4 the retention pond.

5
6 Vice Chairperson/Member Sigurdson stated there is a house on the other property that had been
7 built, and before they could get into residency, they had to move it up two ft. in elevation. He
8 asked how the floodplain deals with this property.

9
10 Tim Hoban approached the podium and introduced himself as representing the applicants. He
11 replied they had to move the buildings to the east because a good part of the property is in the
12 floodplain. He stated a lot of the infrastructure is to the east, and the water retention pond and
13 the storage areas are more to the west and the northwest of the property.

14
15 Vice Chairperson/Member Sigurdson asked if the WRAs shown on the bubble plan are retention
16 areas and if they have to be built into it.

17
18 Mr. Hoban replied that they would be putting in the retention areas.

19
20 Vice Chairperson/Member Sigurdson commented the building is being put on a fairly level area
21 on the east side of the property.

22
23 Mr. Hoban stated it is the level and higher area.

24
25 Vice Chairperson/ Member Sigurdson asked if there was anyone in the audience who wished to
26 speak on this matter.

27
28 Mr. Hoban stated while driving up here on Hwy. 441 at the Racetrack service station gasoline is
29 selling for \$3.44 per gallon. He stated LPG gas cost \$1.25 per gallon, and the federal
30 government gives you a fifty cent rebate per gallon; you can fill up your car with LPG gas for
31 seventy five cents per gallon. Mr. Hoban stated LPG gas is higher octane and it is better for the
32 engine and the environment. Mr. Hoban stated the handout of the newspaper article from
33 Marion County they are converting their vehicles to natural gas, and Polk County Sheriff is
34 converting their vehicles to LPG gas. He stated 50% of the dollars spent on gasoline goes
35 overseas to other countries, and 98% of the dollars spent on LPG gas stays in America, creates
36 America jobs, and it is produced in America.

37
38 Mr. Hoban stated the problem with LPG gas is that there is no place in Florida to convert your
39 existing vehicles to LPG gas; you must ship your vehicles to Georgia to get it done. He stated
40 what Dan McCarty is proposing is to build a state-of-the-art facility to convert existing vehicles
41 to LPG gas here in Lady Lake. Mr. Hoban stated the applicant plans to live in the northern
42 building and have a safe place for his dog, with a dog run. He stated they are also looking at a
43 gazebo area for their employees. Mr. Hoban stated if the Town of Lady Lake would like to
44 convert its vehicles to run on LP gas, they will have a state-of-the art place employing local
45 people to do the work.

46
47 Mr. Hoban stated what they are proposing is the same as a corner gas station. He also stated an
48 LPG propane gas tank is safe. Mr. Hoban referred to the handout, stating the big tanks are

1 30,000 gallon tanks; the one on the far right is a 10,000 gallon tank, and the one on the far left
2 corner is a 1,000 gallon tank. He stated you could explode 53,000 20 gallon propane tanks right
3 next to a big propane tank and nothing would happen to the big propane tanks. He stated
4 gasoline and diesel will explode at 495 degrees, but LPG gas ignites at 920 degrees, and their
5 proposed LPG tank is far safer than any gasoline tank they could have on site. Mr. Hoban
6 reiterated that there is a difference between a major oil refinery and a corner gas station, and the
7 owner of the company and some employees will be living on the site closer than anyone else. He
8 thanked the Board for letting him put his comments on record.

9
10 Vice Chairperson/Member Sigurdson asked what the difference was between natural gas and
11 LPG gas.

12
13 Daniel McCarthy, Jr. approached the podium. He replied natural gas is what comes out of the
14 ground and you can press it and some vehicles run on compressed natural gas. He stated LPG is
15 natural gas with a by-product that is made when you make gasoline and petroleum products that
16 binds it to make it liquid. Mr. McCarthy stated 98% is made here and 2% is made in Canada,
17 and it is a stable fuel.

- 18
19 • Bernice Schrack of 238 Lake Griffin Road introduced herself. She asked how they
20 dispose of the gas that was in the vehicles when they convert it over to the other gas.

21
22 Mr. McCarthy replied the vehicles are actually bi-fuel vehicles; they will run on gasoline and
23 LPG. He stated you will never have to worry about running out of gas as it has both gasoline
24 and a LPG tank. Mr. McCarthy stated they never dispose of the gasoline.

25
26 Vice Chairperson/Member Sigurdson clarified that whatever regular gas they drive in with
27 remains in the vehicles and that they are basically adding a tank to the vehicles and putting the
28 LPG gas into it from there.

29
30 Mr. McCarthy replied that was correct.

31
32 Mr. Hoban also agreed and stated they are not taking anything out; they are adding on to the
33 vehicle.

34
35 Member Chirieleison asked if there are any by-products that result from this change.

36
37 Mr. McCarthy replied there are no by-products. He stated they add a few components to the
38 vehicles and there is no body work, painting or sanding that needs to be done. He stated there
39 are some pieces added into the engine and a few pieces that are removed from underneath the
40 vehicle.

41
42 Mr. Hoban stated that if LPG is ever spilled accidentally, it fizzes and goes into the atmosphere.
43 He stated it does not cause ground pollution like a gas or diesel fuel spill would.

44
45 Mr. McCarthy stated it is not a greenhouse gas; it does not effect global warming.

1 Member Chirieleison stated he understood there would be some people living on the property as
2 well, and asked how that effects the zoning of the property. He asked if there were any
3 regulations regarding that.

4
5 Thad Carroll, Growth Management Director, replied there is the ability in the Commercial
6 designation to provide for caretakers' residences, and by inserting that provision into the
7 Memorandum of Agreement as a commercial use, it will be allowed as per code.

8
9 *Upon a motion by Member Chirieleison, and a second by Member McKenzie, the Planning
10 and Zoning Board recommended transmittal and approval of Ordinance No. 2013-11 to the
11 Town Commission for consideration. The motion passed by a vote of 4-0.*

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13 **CHAIRPERSON/MEMBERS' REPORT:**

14
15 There were no comments or reports.

16
17 **ADJOURN:**

18
19 *With nothing further to discuss, the meeting was adjourned at 6:37 p.m.*

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23
24 _____
25 Julia Wolfe, Staff Assistant to Town Clerk

John Gauder, Chairperson

26
27 Minutes transcribed by Julia Wolfe, Staff Assistant to Town Clerk



SPECIAL PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: November 13, 2013

SUBJECT: Ordinance No. 2013-15 - An Ordinance of the Town of Lady Lake, Lake County, Florida, Adopting Corrections, Updates and Modifications to the Capital Improvements Schedule of the Town of Lady Lake Comprehensive Plan.

DEPARTMENT: Growth Management

STAFF RECOMMENDED MOTION:

Staff recommends approval of Ordinance No. 2013-15, Adopting Corrections, Updates and Modifications to the Capital Improvements Schedule of the Town of Lady Lake Comprehensive Plan

SUMMARY:

This is a request to adopt the Town's annual update of the Capital Improvements Schedule which is part of the Town's Comprehensive Plan. The Capital Improvement Plan update process and the corresponding requirements are no longer required to be processed by a Comprehensive Plan Amendment, but may be adopted by local Ordinance. House Bill 7207 (2011) states: *"The CIE must be reviewed by the local government on an annual basis. Modification to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local Comprehensive Plan."*

The Town must annually update the Five-Year Schedule of Capital Improvements pursuant to *Florida Statutes*. The purpose of the Capital Improvements Element and the Improvement Schedules is to identify the capital improvements that are needed to implement the Comprehensive Plan and ensure that adopted Level of Service (LOS) standards are achieved and maintained for concurrency related facilities.

These facilities include: water, water supply, sewer, solid waste, drainage, parks and recreation, public schools, transportation and mass transit. While the Town does not have financial responsibility or accountability regarding some of these public facilities, there is still the requirement to incorporate the five year capital improvement schedules from other entities.

Corrections, updates, and modifications concerning costs, revenues, or the dates of construction of any facility or project identified in the Comprehensive Plan/Capital

Improvement Program are not considered amendments and may be accomplished by local ordinance.

Staff recommends forwarding Ordinance 2013-15 to the Planning and Zoning Board for their consideration and recommendation. This ordinance serves to update to the Capital Improvements Schedule as required under F.S. 163.3177(3)(b). The attached "Exhibit A" reflects the proposed improvements for the Five Year Planning Period 2013/14 – 2017/18. Also attached is Ordinance 2012-20 to document the prior 5-year Capital Improvement Schedule 2012/13 - 2016/17, which is being replaced by this ordinance.

Past Actions:

The **Technical Review Committee** reviewed the application for Ordinance 2013-15 at its regular meeting on Tuesday, November 5, 2013, recommending approval with a 5-0 vote.

Public Hearings:

The **Town Commission** is scheduled to consider Ordinance 2013-15 at first reading on Monday, December 2, 2013. Second and final reading is scheduled for Monday, December 16, 2013.

FISCAL IMPACT: \$ _____

- Capital Budget
- Operating
- Other

ATTACHMENTS: Ordinance Resolution Budget Resolution

Other

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

DEPARTMENT HEAD *[Signature]*

Submitted

Date 11/6/13

FINANCE DEPARTMENT

Approved as to Budget Requirements

Date

TOWN ATTORNEY

Approved as to Form and Legality Date

TOWN MANAGER *[Signature]*

Approved Agenda Item for: ¹³ ~~12~~ Date

11/21/13 11/21/13

BOARD ACTION: Approved as Recommended Disapproved

Tabled Indefinitely Continued to Date Certain

Approved with Modification

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ORDINANCE NO. 2013-15

AN ORDINANCE OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, ADOPTING CORRECTIONS, UPDATES AND MODIFICATIONS TO THE CAPITAL IMPROVEMENTS SCHEDULE OF THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3177(3)(b), Florida Statutes, requires the Town to update the Capital Improvements Schedule of the Capital Improvements Element on an annual basis; and

WHEREAS, the Town of Lady Lake has conducted an annual review of the Capital Improvements Schedule of the Capital Improvements Element and finds that the corrections, updates, and modifications to the improvements schedule concerning costs, revenue sources, and dates of construction of facilities are required to maintain consistency with the Town's Fiscal Year 2013-2017 Capital Improvements Budget; and

WHEREAS, the Planning and Zoning Board reviewed the proposed corrections, updates and modification to the Five Year Capital Improvement Schedule on Wednesday, November 13, 2013, and rendered its recommendation to the Town Commission; and

WHEREAS, the subject corrections, updates, and modifications related to the Capital Improvements Schedule annual update are accomplished by Ordinance and are not deemed to be amendments to the Town's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA:

Section 1. Modification

The Capital Improvements Schedule of the Town of Lady Lake's Comprehensive Plan is hereby corrected, updated, and modified to include the listed improvements and tables as set forth in Exhibit "A" as filed with the Town Clerk and attached and made a part hereof by this reference.

Section 2. Conflict

All ordinances made in conflict with the Ordinance are hereby repealed to the extent of such conflict.

Section 3. Severability

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by a Court, such portion or application

1 shall be deemed a separate, distinct, and independent provision, and such holding shall not affect
2 the validity of the remaining portions or application hereof.

3
4 **Section 4. Effective Date**

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6 This Ordinance shall become effective immediately upon adoption.

7
8 **PASSED AND ORDAINED** this _____ day of _____, 2013, in the
9 regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon
10 the Second/Final Reading.

11
12 **TOWN OF LADY LAKE, FLORIDA**

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14
15
16 _____
17 James Richards, Mayor

18 ATTEST:

19
20
21 _____
22 Kristen Kollgaard, Town Clerk

23
24
25 APPROVED AS TO FORM:

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27
28 _____
29 Derek Schroth, Town Attorney

Exhibit "A"

Proposed Capital Improvements

Water System:

- Well #4 at Water Treatment Plant No.3
- High Service Pump No. 4 at Water Treatment Plant No.3
- Ground Storage Tank at Water Treatment Plant No.3

Wastewater and Stormwater System:

- Reuse interconnect with the VCCDD System
- Drainage System Improvements – Skyline Hills Area
- Lift Station #12 Rehabilitation

Transportation System:

- Lady Lake Memorandum of Agreement
- Rolling Acres Road Sidewalk Project
- SR 27/441 upgrade and expansion to 6 lanes from Lake Ella Road to Avenida Central.
- Griffin Avenue C-7807 Intersection with Rolling Acres Road C-6903
- Griffin View Drive C-7212 Intersection with US-27/441
- Villages Elementary School Pedestrian Features at U.S. 27 At 2 Locations
- Villages Elementary School at CR 25 3 Locations

Public School Facilities:

- Elementary "O" - Villages Relief School

Library and Parks and Recreation Facilities:

- Rolling Acres Road Sidewalk Project
- Guava Street Concession Stand
- Guava Street Minor Field Fence
- Rolling Acres Sports Complex Parking Lot Paving

TABLE 8-1: WATER SYSTEM CAPITAL IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	Budget Year					Funding Source
				2013/14	2014/15	2015/16	2016/17	2017/18	
Well #4 at Water Treatment Plant No. 3	A	\$640,000	Engineering						Water Impact Fees
			Construction			\$640,000			
High Service Pump No. 4 at Water Treatment Plant No. 3	A	\$100,000	Engineering						Water Impact Fees
			Construction			\$100,000			
Ground Storage Tank at Water Treatment Plant No.3	A	\$695,000	Construction			\$695,000			Water Impact Fees
TOTAL		\$1,435,000				\$1,435,000			

TABLE 8-2: WASTEWATER AND STORMWATER SYSTEM CAPITAL IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	Budget Year					Funding Source
				2013/14	2014/15	2015/16	2016/17	2017/18	
Reuse Interconnect with the VCCDD System	A	\$150,000	Construction	\$150,000					Sewer Impact Fees
Drainage System Improvements Skyline Hills Area		\$639,000	Construction	\$639,000					CDBG Funds
Lift Station No. 12 Rehabilitation		\$10,000	Construction	\$10,000					CDBG Funds
TOTAL		\$799,000		\$799,000					

TABLE 8-3: LIBRARY AND PARKS & RECREATION IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	Budget Year					Funding Source
				2013/14	2014/15	2015/16	2016/17	2017/18	
Rolling Acres Road Sidewalk Project	B	\$682,217	Vista San Polo to Villages Elementary Construction	\$682,217					FDOT
Rolling Acres Road Sidewalk Project	B	\$68,000	Construction Support	\$68,000					FDOT
Guava Street Concession Stand	C	\$225,000	Construction		\$225,000				Private Funds
Guava Street Minor Field Fence	C	\$35,000	Construction		\$35,000				P & R Impact Fees/Grant
Rolling Acres Sports Complex Parking Lot Paving	C	\$125,000	Paving Construction				\$125,000		P & R Impact Fees/Grant
TOTAL		\$1,360,217		\$750,217	\$260,000		\$125,000		

TABLE 8-4 TRANSPORTATION IMPROVEMENT SCHEDULE

Project	Imp. Category	Type of Work	Estimated Costs	Budget Year - Costs					Funding Source
				2013/14	2014/15	2015/16	2016/17	2017/18	
Lady Lake Memorandum of Agreement	A	Maintenance/Bridge Roadway/Contract	\$81,649		\$20,383	\$20,383	\$20,383	\$20,500	FDOT
Villages Elementary School Ped. Features At U.S. 27 At 2 Locations	A	Traffic Signal Update	\$322,703	\$105,000 Preliminary Eng.		\$161,931 Const./ \$55,772 Const. Support			FDOT
Villages Elementary School at CR 25 3 Locations	A	Sidewalks	\$333,085	\$36,000 Preliminary Eng.		\$233,585 Const./ \$63,500 Const. Support			FDOT
Lake Ella Road C-6604 from April Hills Boulevard to US-27/441	A	New Alignment 2,640 LF	\$533,000				\$533,000		County Sales Tax Renewal
Lake Ella Road C-6604 from April Hills Boulevard to US-27/441	A	New Alignment 2,640 LF	\$2,000,000		\$300,000 ROW			\$1,700,000 Const.	County Road Impact Fees
SR 27/441 upgrade and expansion to 6 lanes from Lake Ella Road to Avenida Central.	A	Add Lanes & Reconstruct	\$139,226	\$7,409 Prelim. Eng/ \$131,817 ROW					FDOT
Griffin Avenue C-7807 Intersection with Rolling Acres Road C-6903	A	Construct westbound left turn lane	\$250,000	\$250,000 Const.					County Sales Tax Renewal
Griffin View Drive C-7212 Intersection with US-27/441	A	Construct westbound right turn lane	\$105,000	\$105,000 Const.					County Sales Tax Renewal
TOTAL			\$ 3,764, 663	\$ 635,226	\$ 320,383	\$ 535,171	\$ 553,383	\$1,720,500	

TABLE 8-5 PUBLIC SCHOOLS IMPROVEMENT SCHEDULE

FIVE YEAR CAPITAL
WORK PLAN SUMMARY
FY 2014-2018
September 9, 2013

		Committed Prior Year Expenses /Carryover	FY2013-14	FY2014-15	FY2015-16	FY2016-17	FY2017-18	5 Year Total
Available for Projects			\$ 16,363,602	\$ 12,029	\$ 42,288	\$ 880,206	\$ -	\$ 17,298,126
Future Project Fund				\$ 5,545,883	\$ 3,107,712	\$ -	\$ -	\$ -
Subtotal			\$ 16,363,602	\$ 5,557,712	\$ 3,150,000	\$ 880,206	\$ -	\$ 17,298,126
Proposed Projects	*							
Elementary Schools								
Eustis ES		\$100,000						\$0
Eustis Heights ES Renovation/Addition	P/C	\$16,000,000	\$2,000,000					\$2,000,000
Cypress Ridge ES Cafeteria	P	\$2,500,000	\$150,000					\$150,000
Classroom Additions			\$6,000,000					\$6,000,000
"L" Elementary - Lost Lake/Sawgrass Bay relief								\$0
"N" Elementary - Leesburg relief								\$0
"O" Elementary - Villages relief**								\$0
"P" Elementary - Treadway/Tavares relief**								\$0
"Q" Elementary - Groveland relief								\$0
Cafeteria Projects at Various schools (Summer 2013) (Fund 410)								
Middle Schools								
Mt. Dora MS Addition (opens Fall 2013)	C	\$7,977,033						\$0
Umatilla MS Remodeling	C	\$3,173,701						\$0
Land Acquisition								
Land Acquisition		\$299,000	\$0	\$0	\$0	\$0		\$0
Capital Renewal								
District Wide Projects		\$1,790,000	\$1,650,000	\$1,650,000	\$1,650,000	\$880,206		\$5,830,206
Ancillary/Other Project								
District Wide Telephone System (VOIP) (D/S)		\$3,931,958						\$0
Computer ERP Program (Software)		\$4,000,000						\$0
Safari Montage/Printing/Lan School			\$625,000	\$300,000				\$925,000
Computer Refresh/AV Upgrades			\$500,000	\$500,000	\$1,500,000			\$2,500,000
Capital Reserve		\$11,628,250	-\$107,081	\$0	\$0	\$0	\$0	-\$107,081
Project Total			\$10,817,919	\$2,450,000	\$3,150,000	\$880,206	\$0	\$17,298,126
Capital Reserve - Cumulative Balance			\$11,521,169	\$11,521,169	\$11,521,169	\$11,521,169	\$11,521,169	\$11,521,169

* Status in FY2012-13 C = Construction; P = Planning; P/C = Planning/Construction

** Partial size with full size core

TABLE 8-6 PUBLIC SCHOOLS IMPROVEMENT SCHEDULE REVENUE SUMMARY

**FIVE YEAR CAPITAL
REVENUE SUMMARY
FY 2014-2018
September 9, 2013**

	FY2013-14	FY2014-15	FY2015-16	FY2016-17	FY2017-18	5 YR TOTAL
Revenue: TAV%	0.4%	2.2%	4.2%	5.7%	7.2%	
Local Capital Outlay Levy *	\$23,734,850	\$24,257,016	\$25,275,811	\$26,716,532	\$28,640,123	\$128,624,332
Sales Tax (1/3 cent)(Expires 12/31/17)	\$9,500,000	\$9,600,000	\$9,750,000	\$9,900,000	\$4,750,000	\$43,500,000
Impact Fee (Suspended until 1/1/14)	\$0	\$0	\$0	\$0	\$0	\$0
PECO Maintenance (State) ***	\$0	\$0	\$46,547	\$145,871	\$349,669	\$542,087
PECO Regular (State) ***	\$0	\$0	\$0	\$0	\$0	\$0
COBI/SBE Bonds (State)	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay & Debt Service (State)	\$163,441	\$163,441	\$163,441	\$163,441	\$163,441	\$817,205
Prior Year Carryover **	\$10,227,981	\$2,100,000	\$1,563,792	\$1,886,208	\$1,865,019	\$17,643,000
Other Misc	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Available budget from LMHS	\$6,150,000					\$6,150,000
Total Available	\$49,876,272	\$36,220,457	\$36,899,591	\$38,912,052	\$35,868,252	\$197,776,624
Total Available Including New Loans	\$49,876,272	\$36,220,457	\$36,899,591	\$38,912,052	\$35,868,252	\$197,776,624

* 1.50 mill for Capital Outlay with 0.50 of 2.00 mill moved to Operating Budget by State Legislature

** Uncommitted or reallocated prior year funds

*** as of June 2013 - updated PECO figures not released by State

ORDINANCE NO. 2012-20

AN ORDINANCE OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, ADOPTING CORRECTIONS, UPDATES AND MODIFICATIONS TO THE CAPITAL IMPROVEMENTS SCHEDULE OF THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3177(3)(b), Florida Statutes, requires the Town to update the Capital Improvements Schedule of the Capital Improvements Element on an annual basis; and

WHEREAS, the Town of Lady Lake has conducted an annual review of the Capital Improvements Schedule of the Capital Improvements Element and finds that the corrections, updates, and modifications to the improvements schedule concerning costs, revenue sources, and dates of construction of facilities are required to maintain consistency with the Town's Fiscal Year 2012-2016 Capital Improvements Budget; and

WHEREAS, the Planning and Zoning Board reviewed the proposed corrections, updates and modification to the 5-Year Capital Improvements Schedule on Tuesday, November 13, 2012, and rendered its recommendation to the Town Commission; and

WHEREAS, the subject corrections, updates, and modifications related to the Capital Improvement Schedule annual update are accomplished by Ordinance and are not deemed to be amendments to the Town's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA:

Section 1. Modification

The Capital Improvements Schedule of the Town of Lady Lake's Comprehensive Plan is hereby corrected, updated, and modified to include the listed improvements and tables as set forth in Exhibit "A" as filed with the Town Clerk and attached and made a part hereof by this reference.

Section 2. Conflict

All ordinances made in conflict with the Ordinance are hereby repealed to the extent of such conflict.

Section 3. Severability

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by a Court, such portion or application



TOWN OF LADY LAKE
409 FENNEL BOULEVARD
LADY LAKE FL 32159

Ordinance No. 2012-20

shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions or application hereof.

Section 4. Effective Date

This Ordinance shall become effective immediately upon adoption.

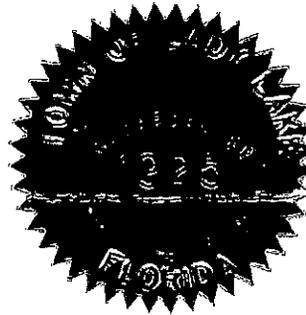
PASSED AND ORDAINED this 3rd day of December, 2012, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the Second/Final Reading.

TOWN OF LADY LAKE, FLORIDA

Ruth Kussard
Ruth Kussard, Mayor Pro Tem

ATTEST:

Kristen Kollgaard
Kristen Kollgaard, Town Clerk



APPROVED AS TO FORM:



Derek Schroth, Town Attorney

Ordinance No. 2012-20

Exhibit "A"

Proposed Capital Improvements

Water System:

- Well #4 at Water Treatment Plant No.3
- High Service Pump No. 4 at Water Treatment Plant No.3
- Ground Storage Tank at Water Treatment Plant No.3

Wastewater System:

- Reuse interconnect with the VCCDD System

Transportation System:

- Lady Lake Memorandum of Agreement
- Rolling Acres Road Sidewalk Project
- CR 466 left turn lane
- SR 27/441 upgrade and expansion to 6 lanes from Lake Ella Road to Avenida Central
- Griffin Avenue C-7807 Intersection with Rolling Acres Road C-6903
- Griffin View Drive C-7212 Intersection with US-27/441

Public School Facilities:

- Elementary "O" - Villages Relief School

Library and Parks and Recreation Facilities:

- Rolling Acres Road Sidewalk Project
- Guava Street Concession Stand
- Guava Street Minor Field Fence
- Rolling Acres Sports Complex Parking Lot Paving
- Property Acquisition Dixie Avenue

TABLE 8-1: WATER SYSTEM CAPITAL IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	Budget Year					Funding Source
				2012/13	2013/14	2014/15	2015/16	2016/17	
Well #4 at Water Treatment Plant No. 3	A	\$640,000	Engineering						Water Impact Fees
			Construction				\$640,000		
High Service Pump No. 4 at Water Treatment Plant No. 3	A	\$100,000	Engineering						Water Impact Fees
			Construction				\$100,000		
Ground Storage Tank at Water Treatment Plant No.3	A	\$695,000	Construction				\$695,000		Water Impact Fees
TOTAL		\$1,435,000					\$1,435,000		

TABLE 8-2: WASTEWATER SYSTEM CAPITAL IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	Budget Year					Funding Source
				2012/13	2013/14	2014/15	2015/16	2016/17	
Reuse Interconnect with the VCCDD System	A	\$150,000	Construction	\$150,000					Sewer Impact Fees
TOTAL		\$150,000		\$150,000					

TABLE 8-3: LIBRARY AND PARKS & RECREATION IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	Budget Year					Funding Source
				2012/13	2013/14	2014/15	2015/16	2016/17	
Rolling Acres Road Sidewalk Project	B	\$682,217	Vista San Polo to Villages Elementary Construction	\$682,217					FDOT
Rolling Acres Road Sidewalk Project	B	\$68,000	Construction Support	\$68,000					FDOT
Guava Street Concession Stand	C	\$225,000	Construction				\$225,000		Private Funds
Guava Street Minor Field Fence	C	\$35,000	Construction		\$35,000				P & R Impact Fees/Grant
Rolling Acres Sports Complex Parking Lot Paving	C	\$125,000	Paving Construction			\$125,000			P & R Impact Fees/Grant
Property Acquisition Dixie Avenue	C	\$225,000	Purchase	\$225,000					General Reserve
TOTAL		\$1,360,217		\$975,217	\$35,000	\$125,000	\$225,000		

TABLE 8-4 TRANSPORTATION IMPROVEMENT SCHEDULE

Project	Imp. Category	Type of Work	Estimated Costs	Budget Year - Costs in Thousands					Funding Source
				2012/13	2013/14	2014/15	2015/16	2016/17	
Lady Lake Memorandum of Agreement	A	Maintenance/Bridge Roadway/Contract	\$61,149			\$20,383	\$20,383	\$20,383	FDOT
Rolling Acres Road Sidewalk Project	A	Vista San Polo to Villages Elementary Construction	\$682,217	\$682,217					FDOT
Rolling Acres Road Sidewalk Project	A	Vista San Polo to Villages Elementary Construction Support	\$68,000	\$68,000					FDOT
CR 466 left turn lane	A	Construct left turn lane on CR-466 West of Rolling Acres Road	\$60,000	\$60,000					County Road Impact Fees
SR 27/441 upgrade and expansion to 6 lanes from Lake Ella Road to Avenida Central.	A	Preliminary Engineering	\$2,957						FDOT
SR 27/441 upgrade and expansion to 6 lanes from Lake Ella Road to Avenida Central.	A	Right-of-Way Acquisition	\$1,321,155						FDOT
Griffin Avenue C-7807 Intersection with Rolling Acres Road C-6903	A	Construct westbound left turn lane	\$250,000	\$250,000					County Road Impact Fees
Griffin View Drive C-7212 Intersection with US-27/441	A	Construct westbound right turn lane	\$60,000				\$60,000		County Road Impact Fees
TOTAL			\$2,505,478	\$1,060,217		\$20,383	\$80,383	\$20,383	

TABLE 8-5 PUBLIC SCHOOLS IMPROVEMENT SCHEDULE

FIVE YEAR CAPITAL
WORK PLAN SUMMARY
FY 2013 - 2017
September 10, 2012

	Committed Priority Expenditures /Carryover	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 Year Total
Available for Projects		\$20,606,319	\$260,958	\$890,987	\$1,368,616	\$1,819,850	\$24,946,730
Future Project Fund			\$11,285,297	\$8,633,265	\$5,411,262	\$4,036,888	\$0
Subtotal		\$20,606,319	\$11,546,255	\$9,524,252	\$6,779,878	\$5,856,738	\$24,946,730
Proposed Projects							
Elementary Schools							
Eustis ES		\$100,000					\$0
Eustis Heights ES Renovation/Addition	P/C	\$16,000,000					\$0
Treadway ES Campus Planning/Addition ***			-7,546,612				-7,546,612
Cypress Ridge ES Cafeteria	P	\$500,000	\$2,000,000			\$570,400	\$2,000,000
"L" Elementary - Lost Lake relief						\$570,400	\$570,400
"N" Elementary - Leesburg relief						\$570,400	\$570,400
"O" Elementary - Villages relief**						\$570,400	\$570,400
"P" Elementary - Treadway/Tavares relief**						\$570,400	\$570,400
"Q" Elementary - Groveland relief						\$570,400	\$570,400
Middle Schools							
Mt. Dora MS Addition	P/C	\$8,020,592					\$0
Umatilla MS Remodeling	P	\$2,000,000					\$0
Land Acquisition							
Land Acquisition		\$3,690,000	-3,690,000	\$0	\$0	\$0	-\$3,690,000
Capital Renewal							
District Wide Projects		\$1,630,000	\$1,630,000	\$1,630,000	\$1,760,000	\$1,760,000	\$8,410,000
City of Groveland - Capital Renewal			\$316,394				\$316,394
Ancillary/Other Project							
BGA - Energy Program		\$6,320,853					\$0
Wireless Connectivity - Aerohive - District Wide		\$92,990	\$92,990	\$92,990	\$92,990	\$92,988	\$4,914,948
District Wide Telephone System (VOIP)		\$4,000,000					\$4,000,000
Computer ERP Program (Software)		\$11,628,250	\$300,000	\$1,500,000	\$0	\$261,750	\$13,690,000
Capital Reserve							\$0
Project Total		-\$9,321,022	\$2,912,990	\$4,112,990	\$2,742,990	\$5,856,738	\$20,946,730

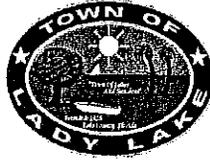
* Status in FY2012-13 C = Construction; P = Planning; P/C = Planning/Construction
 ** Partial size with full size core
 *** Project delayed beyond FY 2012-13

TABLE 8-6 PUBLIC SCHOOLS IMPROVEMENT SCHEDULE REVENUE SUMMARY

FIVE YEAR CAPITAL
REVENUE SUMMARY
FY 2013-2017
September 10, 2012

Revenue:	TAX%	FY2012-13	FY2013-14	FY2014-15	FY2015-16	FY2016-17	5 YR TOTAL
		-5.6%	-3.2%	1.7%	4.0%	5.0%	
Local Capital Outlay Levy *		\$23,570,426	\$22,816,172	\$23,204,047	\$24,132,209	\$25,338,819	\$119,061,673
Sales Tax (1/3 cent) (Expires 12/31/17)		\$9,000,000	\$9,000,000	\$9,250,000	\$9,500,000	\$9,750,000	\$46,500,000
Impact Fee (Suspended thru 4/1/13)		\$0	\$0	\$500,000	\$900,000	\$1,400,000	\$2,800,000
PECO Maintenance (State) ***		\$0	\$0	\$977,317	\$1,145,628	\$1,265,009	\$3,387,954
PECO Regular (State) ***		\$0	\$0	\$130,029	\$44,054	\$0	\$174,083
COBI/SBE Bonds (State)		\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay & Debt Service (State)		\$185,958	\$185,958	\$185,958	\$185,958	\$185,958	\$929,790
Prior Year Ongoing Exp Carryover **		\$10,678,773	\$1,465,785	\$1,243,761	\$1,422,900	\$1,710,958	\$16,522,177
Prior Year Project Carryover **		\$2,435,002					\$2,435,002
Other Misc		\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$875,000
Available budget from LMHS		\$9,106,586					\$9,106,586
Total Available		\$55,151,745	\$33,642,915	\$35,666,112	\$37,505,749	\$39,825,744	\$201,792,265
Total Available Including New Loans		\$55,151,745	\$33,642,915	\$35,666,112	\$37,505,749	\$39,825,744	\$201,792,265

* 1.50 mill for Capital Outlay with 0.50 of 2.00 mill moved to Operating Budget by State Legislature
 ** Uncommitted or reallocated prior year funds
 *** as of June 2011 - updated PECO figures not released by State
 *** 0.25 mil = \$3,928,404



**TECHNICAL REVIEW COMMITTEE
COMMENTS AND RECOMMENDATIONS
Meeting of November 5, 2013**

To: Technical Review Committee

From: Wendy Then, Town Planner

Subject: Ordinance No. 2013-15 - An Ordinance of the Town of Lady Lake, Lake County, Florida, Adopting Corrections, Updates and Modifications to the Capital Improvements Schedule of the Town of Lady Lake Comprehensive Plan.

Date: October 31, 2013

Summary:

This is a request to adopt the Town's annual update of the Capital Improvements Schedule which is part of the Town's Comprehensive Plan. The Capital Improvement Plan update process and the corresponding requirements are no longer required to be processed by a Comprehensive Plan Amendment, but may be adopted by local Ordinance. House Bill 7207 (2011) states: *"The CIE must be reviewed by the local government on an annual basis. Modification to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local Comprehensive Plan."*

The Town must annually update the Five-Year Schedule of Capital Improvements pursuant to *Florida Statutes*. The purpose of the Capital Improvements Element and the Improvement Schedules is to identify the capital improvements that are needed to implement the Comprehensive Plan and ensure that adopted Level of Service (LOS) standards are achieved and maintained for concurrency related facilities.

These facilities include: water, water supply, sewer, solid waste, drainage, parks and recreation, public schools, transportation and mass transit. While the Town does not have financial responsibility or accountability regarding some of these public facilities, there is still the requirement to incorporate the five year capital improvement schedules from other entities.

Corrections, updates, and modifications concerning costs, revenues, or the dates of construction of any facility or project identified in the Comprehensive Plan/Capital Improvement Program are not considered amendments and may be accomplished by local ordinance.

Staff recommends forwarding Ordinance 2013-15 to the Planning and Zoning Board for their consideration and recommendation. This ordinance serves to update to the Capital

Improvements Schedule as required under F.S. 163.3177(3)(b). The attached "Exhibit A" reflects the proposed improvements for the Five Year Planning Period 2013/14 – 2017/18.

PUBLIC HEARINGS

The **Planning and Zoning Board** is tentatively scheduled to consider Ordinance 2013-15 at their special meeting on Wednesday, November 13, 2013.

The **Town Commission** is scheduled to consider Ordinance 2013-15 at first reading on Monday, December 2, 2013. Second and final reading is tentatively scheduled for Monday, December 16, 2013.

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ORDINANCE NO. 2013-15

AN ORDINANCE OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, ADOPTING CORRECTIONS, UPDATES AND MODIFICATIONS TO THE CAPITAL IMPROVEMENTS SCHEDULE OF THE TOWN OF LADY LAKE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3177(3)(b), Florida Statutes, requires the Town to update the Capital Improvements Schedule of the Capital Improvements Element on an annual basis; and

WHEREAS, the Town of Lady Lake has conducted an annual review of the Capital Improvements Schedule of the Capital Improvements Element and finds that the corrections, updates, and modifications to the improvements schedule concerning costs, revenue sources, and dates of construction of facilities are required to maintain consistency with the Town's Fiscal Year 2013-2017 Capital Improvements Budget; and

WHEREAS, the Planning and Zoning Board reviewed the proposed corrections, updates and modification to the Five Year Capital Improvements Schedule on Wednesday, November 13, 2013, and rendered its recommendation to the Town Commission; and

WHEREAS, the subject corrections, updates, and modifications related to the Capital Improvement Schedule annual update are accomplished by Ordinance and are not deemed to be amendments to the Town's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA:

Section 1. Modification

The Capital Improvements Schedule of the Town of Lady Lake's Comprehensive Plan is hereby corrected, updated, and modified to include the listed improvements and tables as set forth in Exhibit "A" as filed with the Town Clerk and attached and made a part hereof by this reference.

Section 2. Conflict

All ordinances made in conflict with the Ordinance are hereby repealed to the extent of such conflict.

Section 3. Severability

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by a Court, such portion or application

1 shall be deemed a separate, distinct, and independent provision, and such holding shall not
2 affect the validity of the remaining portions or application hereof.

3

4 **Section 4. Effective Date**

5

6 This Ordinance shall become effective immediately upon adoption.

7

8 **PASSED AND ORDAINED** this _____ day of _____, 2013, in the
9 regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida,
10 upon the Second/Final Reading.

11

TOWN OF LADY LAKE, FLORIDA

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James Richards, Mayor

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17

18 ATTEST:

19

20

21

Kristen Kollgaard, Town Clerk

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25 APPROVED AS TO FORM:

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Derek Schroth, Town Attorney

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Exhibit "A"

Proposed Capital Improvements

Water System:

- Well #4 at Water Treatment Plant No.3
- High Service Pump No. 4 at Water Treatment Plant No.3
- Ground Storage Tank at Water Treatment Plant No.3

Wastewater and Stormwater System:

- Reuse interconnect with the VCCDD System
- Drainage System Improvements – Skyline Hills Area
- Lift Station #12 Rehabilitation

Transportation System:

- Lady Lake Memorandum of Agreement
- Rolling Acres Road Sidewalk Project
- SR 27/441 upgrade and expansion to 6 lanes from Lake Ella Road to Avenida Central.
- Griffin Avenue C-7807 Intersection with Rolling Acres Road C-6903
- Griffin View Drive C-7212 Intersection with US-27/441
- Villages Elementary School Pedestrian Features at U.S. 27 At 2 Locations
- Villages Elementary School at CR 25 3 Locations

Public School Facilities:

- Elementary "O" - Villages Relief School

Library and Parks and Recreation Facilities:

- Rolling Acres Road Sidewalk Project
- Guava Street Concession Stand
- Guava Street Minor Field Fence
- Rolling Acres Sports Complex Parking Lot Paving

TABLE 8-1: WATER SYSTEM CAPITAL IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	Budget Year					Funding Source
				2013/14	2014/15	2015/16	2016/17	2017/18	
Well #4 at Water Treatment Plant No. 3	A	\$640,000	Engineering						Water Impact Fees
			Construction			\$640,000			
High Service Pump No. 4 at Water Treatment Plant No. 3	A	\$100,000	Engineering						Water Impact Fees
			Construction			\$100,000			
Ground Storage Tank at Water Treatment Plant No.3	A	\$695,000	Construction			\$695,000			Water Impact Fees
TOTAL		\$1,435,000				\$1,435,000			

TABLE 8-2: WASTEWATER AND STORMWATER SYSTEM CAPITAL IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	Budget Year					Funding Source
				2013/14	2014/15	2015/16	2016/17	2017/18	
Reuse Interconnect with the VCCDD System	A	\$150,000	Construction	\$150,000					Sewer Impact Fees
Drainage System Improvements Skyline Hills Area		\$639,000	Construction	\$639,000					CDBG Funds
Lift Station No. 12 Rehabilitation		\$10,000	Construction	\$10,000					CDBG Funds
TOTAL		\$799,000		\$799,000					

TABLE 8-3: LIBRARY AND PARKS & RECREATION IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	Budget Year					Funding Source
				2013/14	2014/15	2015/16	2016/17	2017/18	
Rolling Acres Road Sidewalk Project	B	\$682,217	Vista San Polo to Villages Elementary Construction	\$682,217					FDOT
Rolling Acres Road Sidewalk Project	B	\$68,000	Construction Support	\$68,000					FDOT
Guava Street Concession Stand	C	\$225,000	Construction		\$225,000				Private Funds
Guava Street Minor Field Fence	C	\$35,000	Construction		\$35,000				P & R Impact Fees/Grant
Rolling Acres Sports Complex Parking Lot Paving	C	\$125,000	Paving Construction				\$125,000		P & R Impact Fees/Grant
TOTAL		\$1,360,217		\$750,217	\$260,000		\$125,000		

TABLE 8-4 TRANSPORTATION IMPROVEMENT SCHEDULE

Project	Imp. Category	Type of Work	Estimated Costs	Budget Year - Costs					Funding Source
				2013/14	2014/15	2015/16	2016/17	2017/18	
Lady Lake Memorandum of Agreement	A	Maintenance/Bridge Roadway/Contract	\$81,649		\$20,383	\$20,383	\$20,383	\$20,500	FDOT
Villages Elementary School Ped. Features At U.S. 27 At 2 Locations	A	Traffic Signal Update	\$322,703	\$105,000 Preliminary Eng.		\$161,931 Const./ \$55,772 Const. Support			FDOT
Villages Elementary School at CR 25 3 Locations	A	Sidewalks	\$333,085	\$36,000 Preliminary Eng.		\$233,585 Const./ \$63,500 Const. Support			FDOT
Lake Ella Road C-6604 from April Hills Boulevard to US-27/441	A	New Alignment 2,640 LF	\$533,000				\$533,000		County Sales Tax Renewal
Lake Ella Road C-6604 from April Hills Boulevard to US-27/441	A	New Alignment 2,640 LF	\$2,000,000		\$300,000 ROW			\$1,700,000 Const.	County Road Impact Fees
SR 27/441 upgrade and expansion to 6 lanes from Lake Ella Road to Avenida Central.	A	Add Lanes & Reconstruct	\$139,226	\$7,409 Prelim. Eng/ \$131,817 ROW					FDOT
Griffin Avenue C-7807 Intersection with Rolling Acres Road C-6903	A	Construct westbound left turn lane	\$250,000	\$250,000 Const.					County Sales Tax Renewal
Griffin View Drive C-7212 Intersection with US-27/441	A	Construct westbound right turn lane	\$105,000	\$105,000 Const.					County Sales Tax Renewal
TOTAL			\$ 3,764, 663	\$ 635,226	\$ 320,383	\$ 535,171	\$ 553,383	\$1,720,500	

TABLE 8-5 PUBLIC SCHOOLS IMPROVEMENT SCHEDULE

**FIVE YEAR CAPITAL
WORK PLAN SUMMARY
FY 2014-2018
September 9, 2013**

		Committed Prior Year Expenses /Carryover	FY2013-14	FY2014-15	FY2015-16	FY2016-17	FY2017-18	5 Year Total
Available for Projects			\$ 16,363,602	\$ 12,029	\$ 42,288	\$ 880,206	\$ -	\$ 17,298,125
Future Project Fund				\$ 5,545,683	\$ 3,107,712	\$ -	\$ -	\$ -
Subtotal			\$ 16,363,602	\$ 5,557,712	\$ 3,150,000	\$ 880,206	\$ -	\$ 17,298,125
Proposed Projects								
Elementary Schools								
Eustis ES		\$100,000						\$0
Eustis Heights ES Renovation/Addition	P/C	\$16,000,000	\$2,000,000					\$2,000,000
Cypress Ridge ES Cafeteria	P	\$2,500,000	\$150,000					\$150,000
Classroom Additions			\$6,000,000					\$6,000,000
"L" Elementary - Lost Lake/Sawgrass Bay relief								\$0
"N" Elementary - Leesburg relief								\$0
"O" Elementary - Villages relief**								\$0
"P" Elementary - Treadway/Tavares relief**								\$0
"Q" Elementary - Groveland relief								\$0
Cafeteria Projects at Various schools (Summer 2013) (Fund 410)								
Middle Schools								
Mt. Dora MS Addition (opens Fall 2013)	C	\$7,977,033						\$0
Umatilla MS Remodeling	C	\$3,173,701						\$0
Land Acquisition								\$0
Land Acquisition		\$299,000	\$0	\$0	\$0	\$0		\$0
Capital Renewal								
District Wide Projects		\$1,790,000	\$1,650,000	\$1,650,000	\$1,650,000	\$880,206		\$5,830,206
Ancillary/Other Project								
District Wide Telephone System (VOIP) (D/S)		\$3,931,958						\$0
Computer ERP Program (Software)		\$4,000,000						\$0
Safari Montage/Printing/Lan School			\$625,000	\$300,000				\$925,000
Computer Refresh/AV Upgrades			\$500,000	\$500,000	\$1,500,000			\$2,500,000
Capital Reserve		\$11,628,250	\$107,084	\$0	\$0	\$0	\$0	\$107,084
Project Total			\$10,817,979	\$2,450,000	\$3,150,000	\$880,206	\$0	\$17,298,125
Capital Reserve - Cumulative Balance			\$11,521,169	\$11,521,169	\$11,521,169	\$11,521,169	\$11,521,169	\$11,521,169

* Status in FY2012-13 C = Construction; P = Planning; P/C = Planning/Construction
 ** Partial size with full size core

TABLE 8-6 PUBLIC SCHOOLS IMPROVEMENT SCHEDULE REVENUE SUMMARY

FIVE YEAR CAPITAL
REVENUE SUMMARY
FY 2014-2018
September 9, 2013

	FY2013-14	FY2014-15	FY2015-16	FY2016-17	FY2017-18	5 YR TOTAL
Revenue: TAV%	0.4%	2.2%	4.2%	5.7%	7.2%	
Local Capital Outlay Levy *	\$23,734,850	\$24,257,016	\$25,275,811	\$26,716,532	\$28,640,123	\$128,624,332
Sales Tax (1/3 cent)(Expires 12/31/17)	\$9,500,000	\$9,600,000	\$9,750,000	\$9,900,000	\$4,750,000	\$43,500,000
Impact Fee (Suspended until 1/1/14)	\$0	\$0	\$0	\$0	\$0	\$0
PECO Maintenance (State) ***	\$0	\$0	\$46,547	\$145,871	\$349,669	\$542,087
PECO Regular (State) ***	\$0	\$0	\$0	\$0	\$0	\$0
COBI/SBE Bonds (State)	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay & Debt Service (State)	\$163,441	\$163,441	\$163,441	\$163,441	\$163,441	\$817,205
Prior Year Carryover **	\$10,227,981	\$2,100,000	\$1,563,792	\$1,886,208	\$1,865,019	\$17,643,000
Other Misc	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Available budget from LMHS	\$6,150,000					\$6,150,000
Total Available	\$49,876,272	\$36,220,457	\$36,899,591	\$38,912,052	\$35,868,252	\$197,776,624
Total Available Including New Loans	\$49,876,272	\$36,220,457	\$36,899,591	\$38,912,052	\$35,868,252	\$197,776,624

* 1.50 mill for Capital Outlay with 0.50 of 2.00 mill moved to Operating Budget by State Legislature

** Uncommitted or reallocated prior year funds

*** as of June 2013 - updated PECO figures not released by State



SPECIAL PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: November 13, 2013

SUBJECT: Resolution 2013-109 – The Village Center Community Development District – Variance Request to Authorize the removal of One (1) 36" Historic Tree to Accommodate Improvements to the Orange Blossom Hills – Golf Maintenance Facility – 1025 Lindsey Lane Court (Alternate Key #3452399)

DEPARTMENT: GROWTH MANAGEMENT

STAFF RECOMMENDED MOTION:

Staff recommends approval of Resolution 2013-109 for a variance in accordance with Chapter 10, Section 4 f) of the Land Development Regulations (LDRs), which states that on all properties the removal of historic trees shall require a variance from the Planning and Zoning Board and then Town Commission.

SUMMARY

The applicant has submitted an application for a variance in accordance with Chapter 10, Section 4 f) of the Land Development Regulations (LDRs) which states: on all properties, the removal of historic trees shall require a variance from the Planning and Zoning Board and then Town Commission.

Applicant, Village Center Community Development District, proposes the removal of a 36" Historic Live Oak Tree to accommodate construction replacement of the existing 6,160 square-foot building on the same footprint at their Orange Blossom Hills Maintenance Facility. Due to the tree's proximity to the existing building, removing the old building slab and pouring a new one will damage existing root and make the tree unstable. The base of the tree is located just 19" from the foundation of the maintenance building.

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

1. No diminution in value of surrounding properties would be suffered.
2. Granting the permit would be of benefit to the public interest.

3. Denial of the permit would result in unnecessary hardship to the owner seeking it.
4. The use must not be contrary to the spirit of this Code.
5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.
6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

The subject property lies in Section 06 Township 18 Range 24, Lady Lake Florida. The Future Land Use Map designation for the site is Manufactured Home High Density (MH – HD) and is zoned “MX-8” Mixed-Residential up to 8 (eight) Dwelling units/acre. The subject property is located at 1025 Lindsey Lane Court within Orange Blossom Gardens Unit 13 (Tracts A & A-1), in the vicinity surrounding a golf course located southwest of Water Tower Circle (Alternate Key 3452399); within the town limits of the Town of Lady Lake, Florida.

The application has been reviewed and determined to be complete. The applicant has submitted all appropriate material in compliance with the Land Development Regulations (LDRs) and they are ready for recommendation to the Town Commission. Resolution 2013-109 was reviewed by Town Attorney Derek Schroth on Monday, November 4, 2013, and determined correct in form.

The applicant is aware that a \$3,600 fee is due to the Town to mitigate the removal of the tree and is prepared to make payment pending approval of the resolution.

Notices to inform the surrounding property owners within 150’ of the subject property of the proposed variance were mailed by certified mail return receipt on Wednesday, October 30, 2013. The property was also posted on Wednesday, October 30, 2013.

Note:

Upon approval of this variance resolution, the applicant will continue the Minor Modification to Site Plan application process for the improvements proposed at the Orange Blossom Hills Maintenance facility.

Past Actions:

The **Technical Review Committee** reviewed the application for Resolution 2013-109 at its regular meeting on Tuesday, November 5, 2013, recommending approval with a 5-0 vote.

Public Hearings:

The **Town Commission** will review the application for Resolution 2013-109 for final consideration at its regular meeting on Monday, December 2, 2013 at 6:00 p.m.

FISCAL IMPACT: \$ _____

- Capital Budget
- Operating
- Other

ATTACHMENTS: Ordinance(s) Resolution Budget Resolution

Other

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

WB
1-6-13

DEPARTMENT HEAD		Submitted	Date	11/6/13
FINANCE DEPARTMENT		Approved as to Budget Requirements	Date	
TOWN ATTORNEY		Approved as to Form and Legality	Date	
TOWN MANAGER		Approved Agenda Item for:	Date	11/6/13

BOARD ACTION: Approved as Recommended Disapproved
 Tabled Indefinitely Continued to Date Certain
 Approved with Modification

**TOWN OF LADY LAKE
LAKE COUNTY, FLORIDA**

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Jim Richards, Mayor

ATTEST:

Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

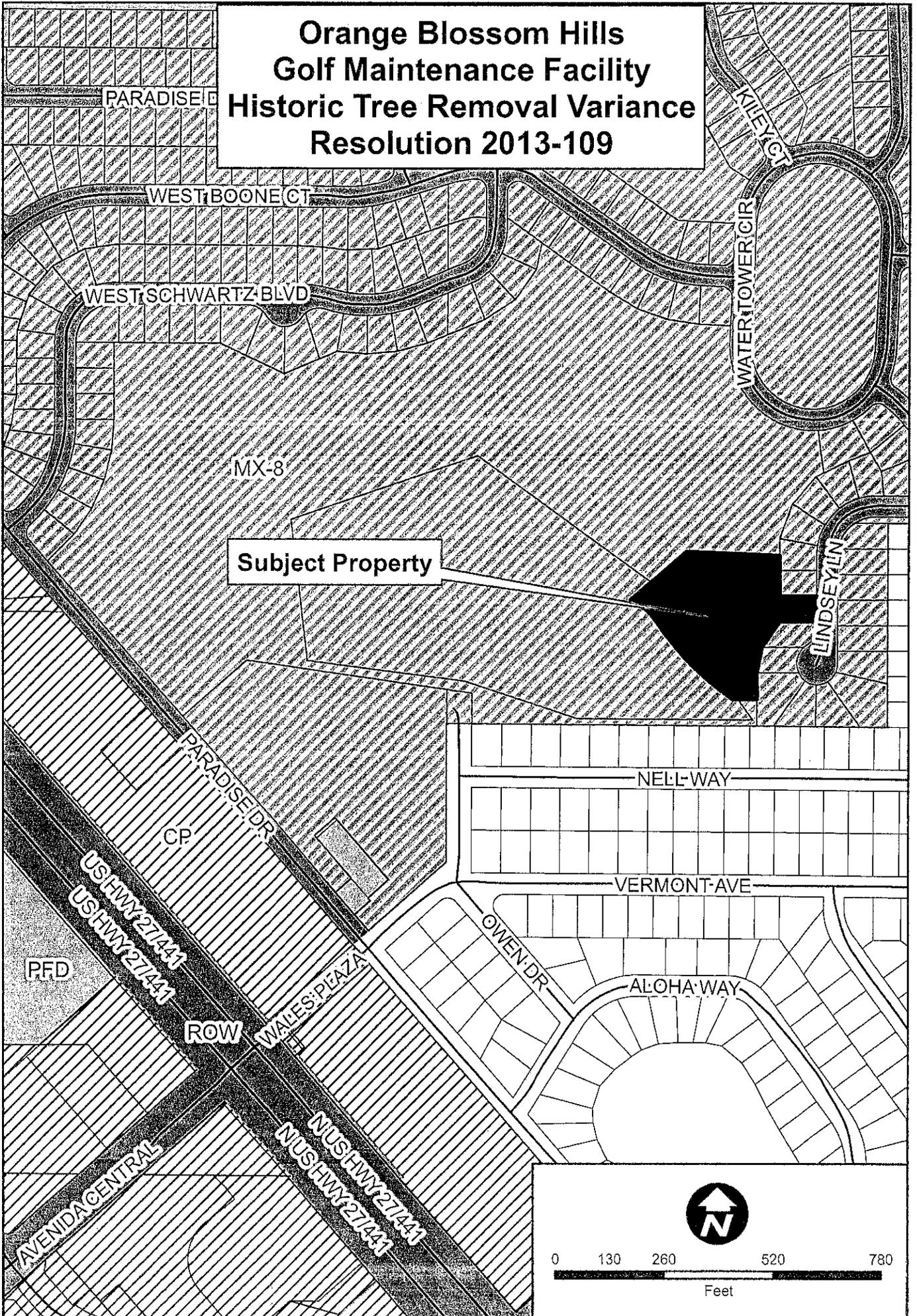
Derek Schroth, Town Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

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2
3
4 A PORTION OF TRACT A AND TRACT A-1, "ORANGE BLOSSOM GARDENS
5 UNIT NO. 13" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
6 BOOK 29, PAGES 91, 92 AND 93, PUBLIC RECORDS OF LAKE COUNTY,
7 FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST
8 CORNER OF LOT 3267 OF SAID ORANGE BLOSSOM GARDENS UNIT NO. 13;
9 THE FOLLOWING FOUR COURSES BEING ALONG THE NORTHERLY AND
10 WESTERLY BOUNDARY LINES OF LOTS 3265 THROUGH 3267, INCLUSIVE,
11 ALSO BEING THE BOUNDARY LINES OF TRACT A, ALL OF SAID ORANGE
12 BLOSSOM GARDENS UNIT NO. 13): THENCE S89°49'02"W, 90.00 FEET; THENCE
13 S34°57'57"W, 73.38 FEET; THENCE S11°49'07"W, 61.34 FEET; THENCE
14 S00°10'58"E, 63.00 FEET; THENCE DEPARTING SAID BOUNDARY LINE
15 S89°49'02"W, 58.38 FEET TO A POINT ON THE ARC OF A NON-TANGENT
16 CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 681.47 FEET
17 AND A CHORD BEARING AND DISTANCE OF N44°42'31"W, 259.27 FEET TO
18 WHICH A RADIAL LINE BEARS S34°19'32"W; THENCE NORTHWESTERLY
19 ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF
20 21°55'56", AN ARC DISTANCE OF 260.86 FEET TO THE POINT OF REVERSE
21 CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A
22 RADIUS OF 137.96 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF
23 SAID CURVE THROUGH A CENTRAL ANGLE OF 32°56'10", AN ARC DISTANCE
24 OF 79.30 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N49°34'53"E,
25 175.00 FEET; THENCE S87°39'32"E, 223.30 FEET TO A POINT ON THE
26 WESTERLY BOUNDARY LINE OF LOT 3269 OF SAID ORANGE BLOSSOM
27 GARDENS UNIT NO. 13; (THE FOLLOWING FOUR COURSES BEING ALONG
28 THE WESTERLY AND SOUTHERLY BOUNDARY LINES OF LOTS 3268 AND
29 3269 AND THE WESTERLY RIGHT OF WAY LINE OF LINDSEY LANE, ALSO
30 BEING THE BOUNDARY LINES OF TRACT A, ALL OF SAID ORANGE
31 BLOSSOM GARDENS UNIT NO. 13): THENCE S02°20'28"W, 35.34 FEET; THENCE
32 S00°10'58"E, 60.00 FEET; THENCE N89°49'02"E, 90.00 FEET; THENCE
33 S00°10'58"E, 60.00 FEET TO THE POINT OF BEGINNING.

34
35 CONTAINING 1.96 ACRES, MORE OR LESS.
36

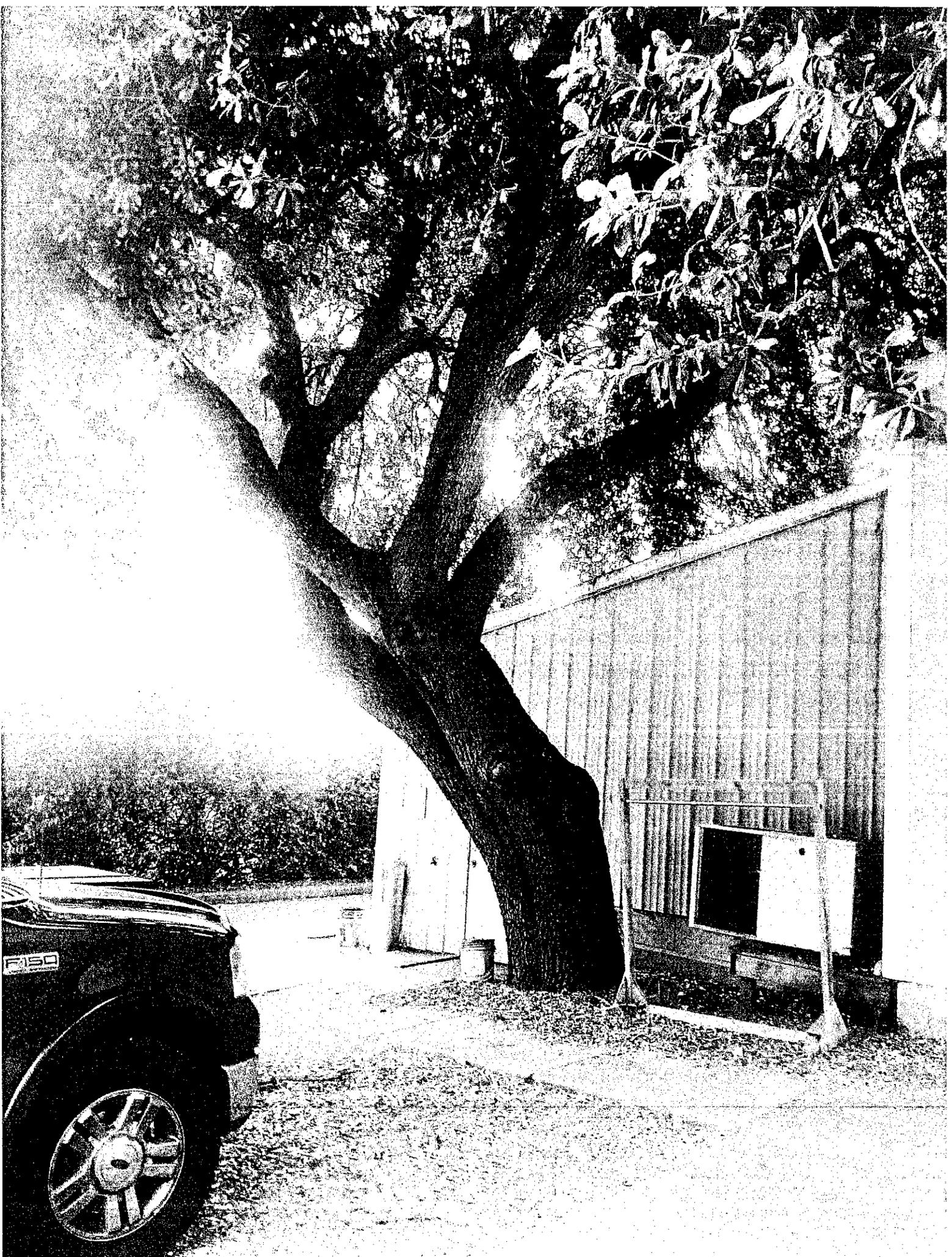
Orange Blossom Hills Golf Maintenance Facility Historic Tree Removal Variance Resolution 2013-109



Subject Property

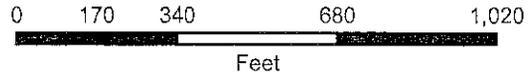
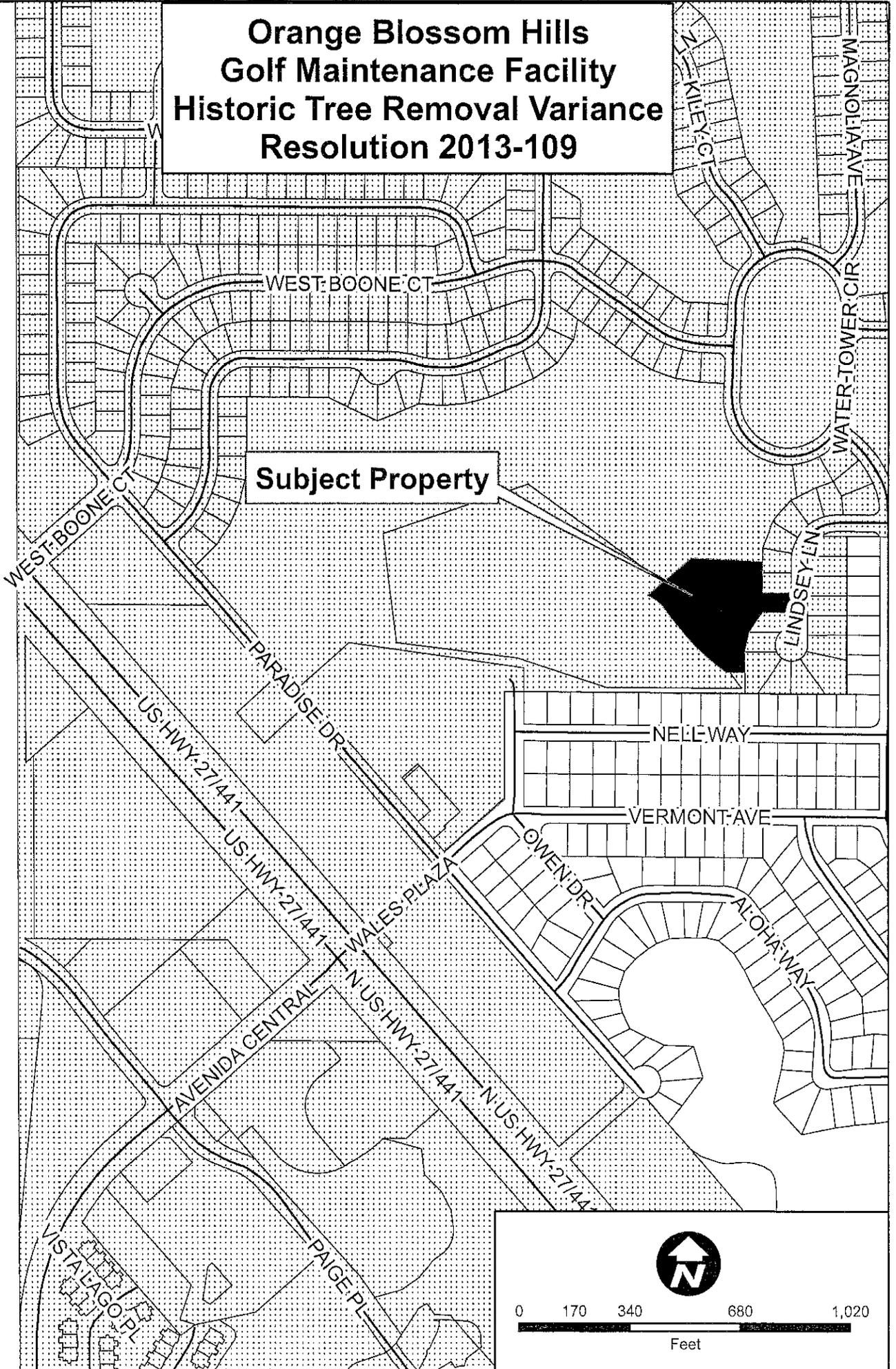
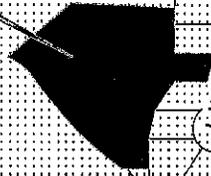


0 130 260 520 780
Feet



**Orange Blossom Hills
Golf Maintenance Facility
Historic Tree Removal Variance
Resolution 2013-109**

Subject Property





October 30, 2013

RE: Variance Resolution 2013-109

Dear Property Owner:

This is to notify you that an application has been filed requesting a variance in accordance with the provisions of Chapter 10, Section 4(f) entitled Site Development and Tree Removal of the Lady Lake Land Development Regulations which states a resolution granting a variance must be authorized by the Planning and Zoning Board and then Town Commission for the removal of a historic tree.

Applicant, Village Center Community Development District, proposes the removal of a 36" Historic Live Oak Tree to accommodate construction replacement of the existing 6,160 square-foot building on the same footprint at their Orange Blossom Hills Maintenance Facility. Due to the tree proximity to the existing building, removing the old building slab and pouring a new one will damage existing root and make the tree unstable. The base of the tree is 19" from the foundation of the maintenance building.

The general location of the property is 1025 Lindsey Lane Court, within Orange Blossom Gardens Unit 13 (Tracts A & A-1); (Alternate Key 3452399) within the town limits of the Town of Lady Lake, Florida.

Public hearing dates on the petitions are scheduled for the following dates:

PLANNING AND ZONING BOARD- Wednesday, November 13, 2013 at 6:00 p.m.
COMMISSION MEETING- Monday, December 2, 2013 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.

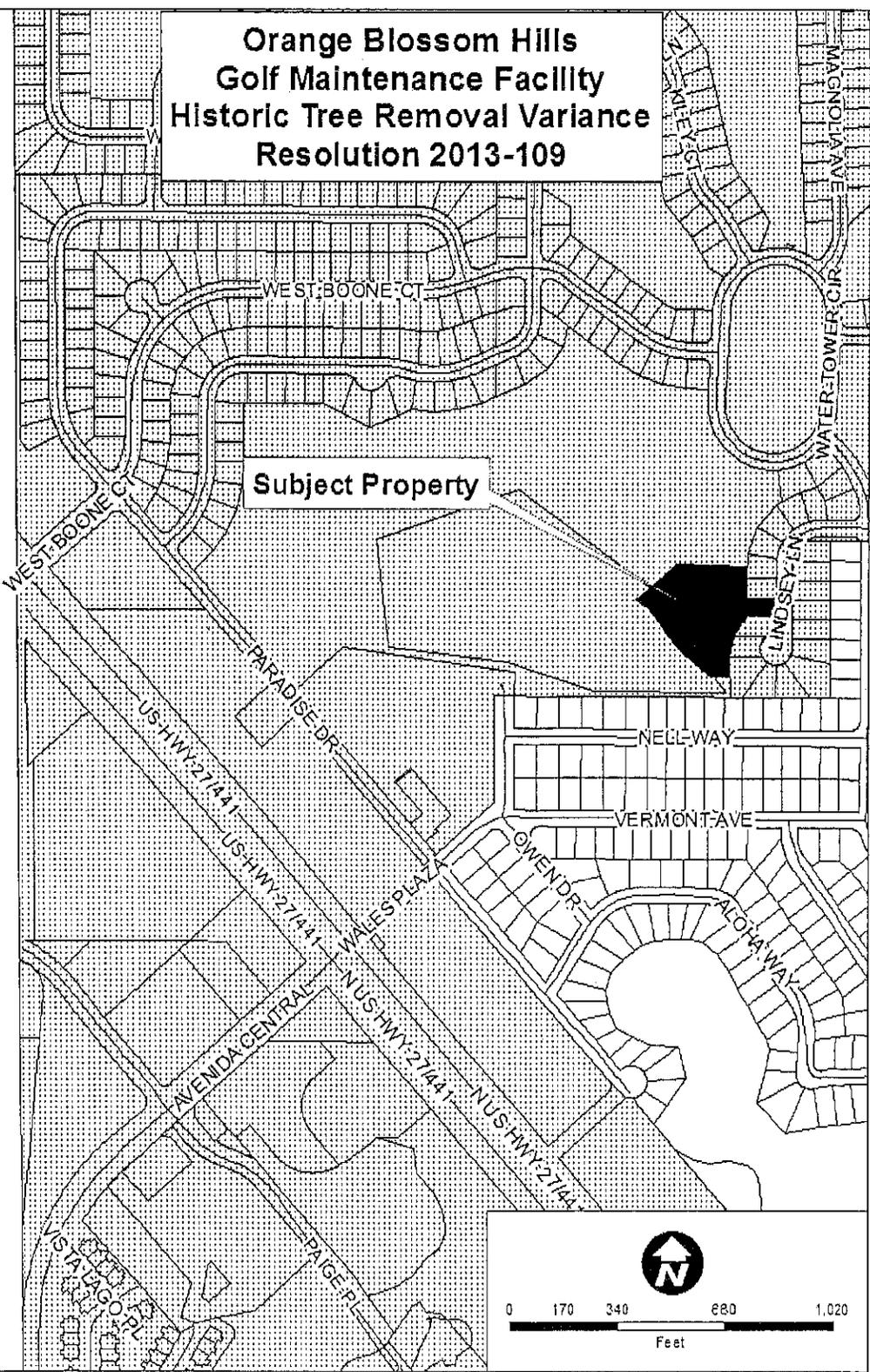
All persons wishing to cross-examine any party at the public hearings are required to file a Notice to Appear with the Town Clerk at least five (5) days prior to said public hearing in order to be heard at the time and place aforesaid. However, if a person only wishes to speak or testify, and not cross-examine 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.

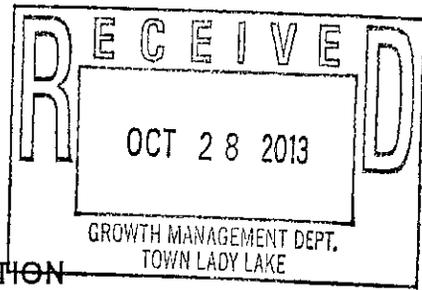
Sincerely,

Growth Management Dept.
Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

**Orange Blossom Hills
Golf Maintenance Facility
Historic Tree Removal Variance
Resolution 2013-109**

Subject Property





TOWN OF LADY LAKE
HISTORIC TREE VARIANCE APPLICATION

Tax Identification # _____

1. Owner's name: Village Center Comm. Dev. District, Janet Tutt, District Manager
Mailing Address: 3231 Wedgewood Lane, The Villages, FL 32162
Telephone/Email: 352-751-3939 / janet.tutt@districtgov.org
2. Applicant's Name: Village Center Comm. Dev. District, Janet Tutt, District Manager
Mailing Address: 3231 Wedgewood Lane, The Villages, FL 32162
Telephone/Email: 352-751-3939 / janet.tutt@districtgov.org
3. Contact Person for Posting: Jeffrey A. Head, P.E.
Mailing Address: 4450 NE 83rd Road, Wildwood, FL 34785
Telephone/Email: 352-748-3126 / jhead@farnerbarley.com
4. Applicant is: Owner: Agent Purchaser Lessee Optionee
5. Property Address/Location: 1025 Lindsey Lane Court, The Villages, FL 32159
6. Legal Description: See attached.
7. The variance requested is as follows: Removal of a 36" oak tree
8. The variance is necessary for the following reasons: See attached report.
9. Is your situation due to unique circumstances not created by you or your predecessor in title? Explain such circumstances:
No

10. Do special conditions and circumstances exist which are peculiar to your land or structure and which are not applicable to other lands or structures in the same district? Explain such conditions or circumstances:

No

11. Would literal interpretation of the provisions of the Code deprive you of rights commonly enjoyed by other property owners in the same district? Explain such rights:

No

12. A variance, as requested, will not permit, establish or enlarge any use or structure that is not permitted in the district. Does your request meet this criterion?

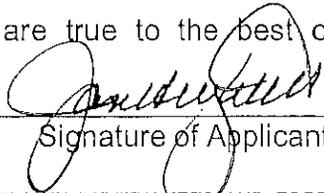
No

13. Have any land use applications been filed within the last year in connection with this property? Yes No. If yes, briefly describe the nature of the request:

Site plan review for site improvements.

This application must be accompanied by proof of ownership and authorization from the owner if represented by an agent or contract purchaser. It must also include a drawing showing the exact locations and dimensions of all existing and proposed buildings and additions, required setbacks, existing easements and clearly delineate the specific variance requested.

I certify that the statements in this application are true to the best of my knowledge.


Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND FORTY-TWO (42) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:
Date Application Received: 10/28/2013 Received by: WTHON

PROPERTY RECORD CARD

General Information

Alternate Key:	3452399	Parcel:	06-18-24-039500A00000
Owner Name:	VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT	Millage:	FOLL (Lady Lake) : 17.3407
Owner Address:	3201 WEDGEWOOD LN THE VILLAGES, FL 32162-7116	Property Location:	1419 PARADISE DR LADY LAKE FL 32159
Legal Description:	LADY LAKE, ORANGE BLOSSOM GARDENS UNIT 13 TRACTS A, A-1, B, D, NW'LY 1/2 OF VACATED W BOONE CT LYING SW'LY OF SW'LY LINE OF PARADISE DR & NE'LY OF NE'LY LINE OF US HWY 441 PB 29 PGS 91-93 ORB 1436 PG 14		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	GOLF COURSES (3800)	0	0		9	PH	\$0.00	\$315,000.00
2	UTILITIES (9100)	0	0		1	LT	\$0.00	\$36,000.00

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	(MUX)	1	UT	2004	\$468,000.00

Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
<u>1436 / 14</u>	5/1/1996	WD	M	V	\$1.00
<u>1443 / 1730</u>	5/1/1996	WD	M	V	\$1.00
<u>2604 / 925</u>	3/26/2004	QC	U	V	\$0.00

Value

Estimated Tax Calculation

(Assumes qualifying residential property. No additional exemptions included.)

Total Just Value:	\$819,000.00
Save Our Homes Benefit:	- \$0.00
Assessed Value:	= \$819,000.00
Other Exemptions:	- \$819,000.00
Total Homestead:	- \$0.00
Total Taxable Value:	= \$0.00
Millage Rate: [7] x	0.0173407
Base Ad-Valorem Tax:	= \$0.00

LEGAL DESCRIPTION

A PORTION OF TRACT A AND TRACT A-1, "ORANGE BLOSSOM GARDENS UNIT NO. 13" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGES 91, 92 AND 93, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 3267 OF SAID ORANGE BLOSSOM GARDENS UNIT NO. 13; THE FOLLOWING FOUR COURSES BEING ALONG THE NORTHERLY AND WESTERLY BOUNDARY LINES OF LOTS 3265 THROUGH 3267, INCLUSIVE, ALSO BEING THE BOUNDARY LINES OF TRACT A, ALL OF SAID ORANGE BLOSSOM GARDENS UNIT NO. 13): THENCE $589^{\circ}49'02''$ W, 90.00 FEET; THENCE $534^{\circ}57'57''$ W, 73.38 FEET; THENCE $511^{\circ}49'07''$ W, 61.34 FEET; THENCE $500^{\circ}10'58''$ E, 63.00 FEET; THENCE DEPARTING SAID BOUNDARY LINE $589^{\circ}49'02''$ W, 58.38 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 681.47 FEET AND A CHORD BEARING AND DISTANCE OF $N44^{\circ}42'31''$ W, 259.27 FEET TO WHICH A RADIAL LINE BEARS $S34^{\circ}19'32''$ W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $21^{\circ}55'56''$, AN ARC DISTANCE OF 260.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 137.96 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $32^{\circ}56'10''$, AN ARC DISTANCE OF 79.30 FEET TO A POINT ON A NON-TANGENT LINE; THENCE $N49^{\circ}34'53''$ E, 175.00 FEET; THENCE $S87^{\circ}39'32''$ E, 223.30 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF LOT 3269 OF SAID ORANGE BLOSSOM GARDENS UNIT NO. 13; (THE FOLLOWING FOUR COURSES BEING ALONG THE WESTERLY AND SOUTHERLY BOUNDARY LINES OF LOTS 3268 AND 3269 AND THE WESTERLY RIGHT OF WAY LINE OF LINDSEY LANE, ALSO BEING THE BOUNDARY LINES OF TRACT A, ALL OF SAID ORANGE BLOSSOM GARDENS UNIT NO. 13): THENCE $S02^{\circ}20'28''$ W, 35.34 FEET; THENCE $S00^{\circ}10'58''$ E, 60.00 FEET; THENCE $N89^{\circ}49'02''$ E, 90.00 FEET; THENCE $S00^{\circ}10'58''$ E, 60.00 FEET TO THE POINT OF BEGINNING.

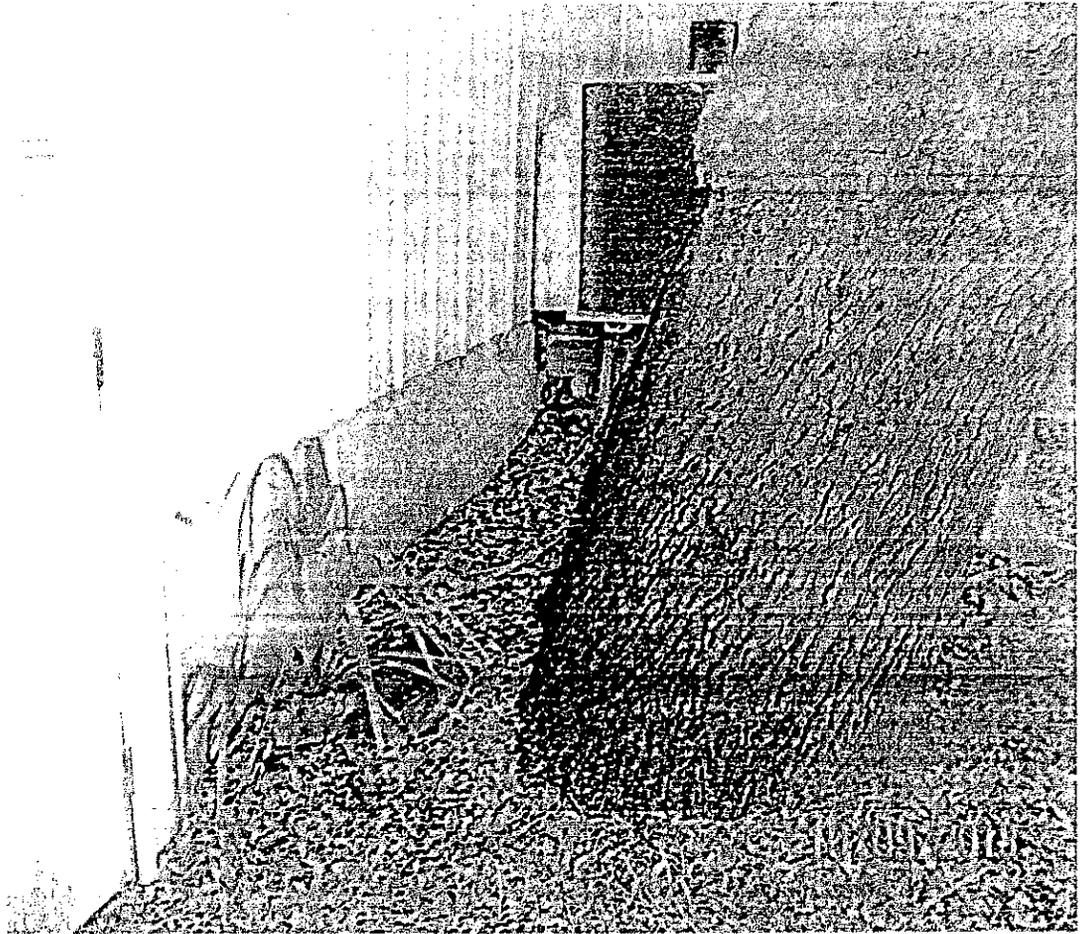
CONTAINING 1.96 ACRES, MORE OR LESS.

Tree Structure Evaluation Field Data Form

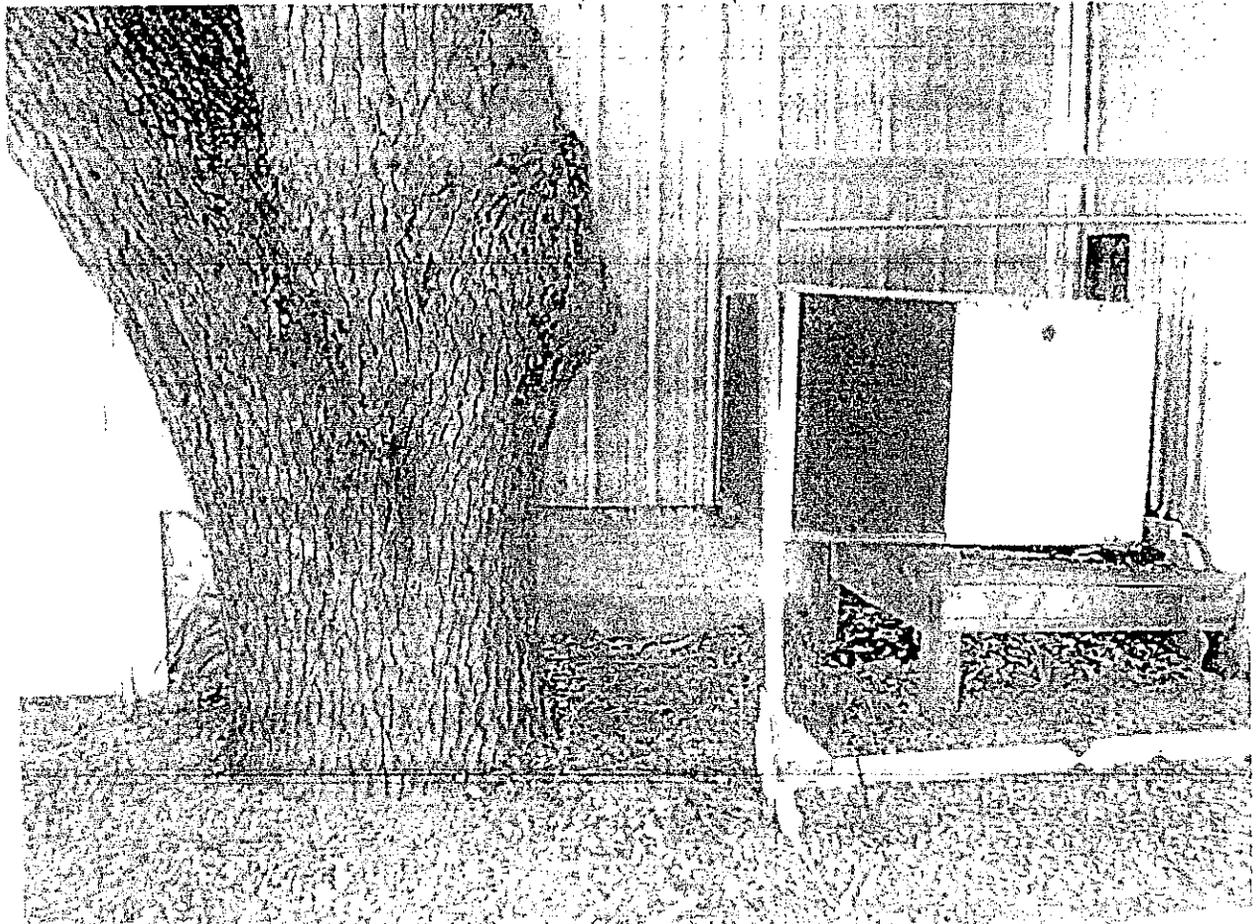
Physical Location: 1025 Lindsey Lane Ct, Lady Lake, FL		Date: 10/9/2013	
Location In Landscape: Next to Golf Maintenance Building		Inspection Goal: Determine health of tree and how construction will affect it	
Inspector(s): Erik L. Knudsen, ISA Certified Arborist # FL-0833A		Type of inspection: Basic level 2 assessment	
Targets List: Golf Maint Bldg Parking Area	Within Canopy <input checked="" type="checkbox"/> Within 1X Ht <input type="checkbox"/> 1.5X Ht <input type="checkbox"/> Rating High		
Site Use Intensity Heavy	Exposed site <input checked="" type="checkbox"/> Lone tree <input type="checkbox"/> Edge Tree <input type="checkbox"/> CDS <input type="checkbox"/> Road/Median <input type="checkbox"/>		
Notes: The base of the tree is only 19" from the foundation of the maintenance building at this time. Demolition of the existing building and slab will adversely affect the stability of this tree especially with the new construction. I was also informed by the engineer that the new sewer line that must be run to accommodate the new building would run right next to or right under the this tree. Due to the close proximity of the demolition, construction of the new slab and building and the installation and hooking up of the new sewer line, there is no way this tree will remain viable and should be removed.			
Notes:			
Species: Live Oak	DBH: 36	Height: 40	Architecture: Spreading
Crown: Small <input type="checkbox"/> Med <input checked="" type="checkbox"/> Large <input type="checkbox"/>	for trunk size	Dead Branches	% Max Size
Hanger(s)	Max size	Dense branch ends	Abrupt bend
Prev failure	Weakly attached sprouts <input type="checkbox"/> Spanish moss <input type="checkbox"/> Ball Moss <input type="checkbox"/> Mistletoe <input type="checkbox"/>		
Notes: The tree has a marked lean away from the building.			
Scaffold Limbs: Weakly Attached	Included Bark	Cracks	Seams Sweep Decay
Cavity	Size	Prev Failure	Lightning Inj] Notes:
Notes:			
Stem: Lean	%- 30	Co-dominant Stems # 2	Ht of crotch 5' Stem Diams 28-30
Incl. bark	Poor taper	Decay	Cavity Opening Size Conk yes
Dead Bark	Seam	Crack	Sweep Lightning Inj]
Notes: There are a couple of spots on the lower trunk that have been injured and the bark is missing. It also has a wood destroying fungal conk at the base - see picture.			
Notes:			
Root Flare: Exposed <input checked="" type="checkbox"/> Buried	Fill Depth	Mulch Depth	Soil Heaving Conks yes
Root Decay	Girdling Root	Missing roots	Notes:
Root Zone: Cut within 3X DBH	soon Prev Failure	Shallow Soil	Wet Soil Root Cut
Grade Changes	Root Cut	Distance From Stem 19'	Damage to pavement yes
Notes: Removing old building slab and pouring a new one will damage existing roots and make this tree Unstable. It will become a liability if it remains during and after construction.			

Erik L. Knudsen 10/19/13
 ISA Certified Arborist # FL-0833A

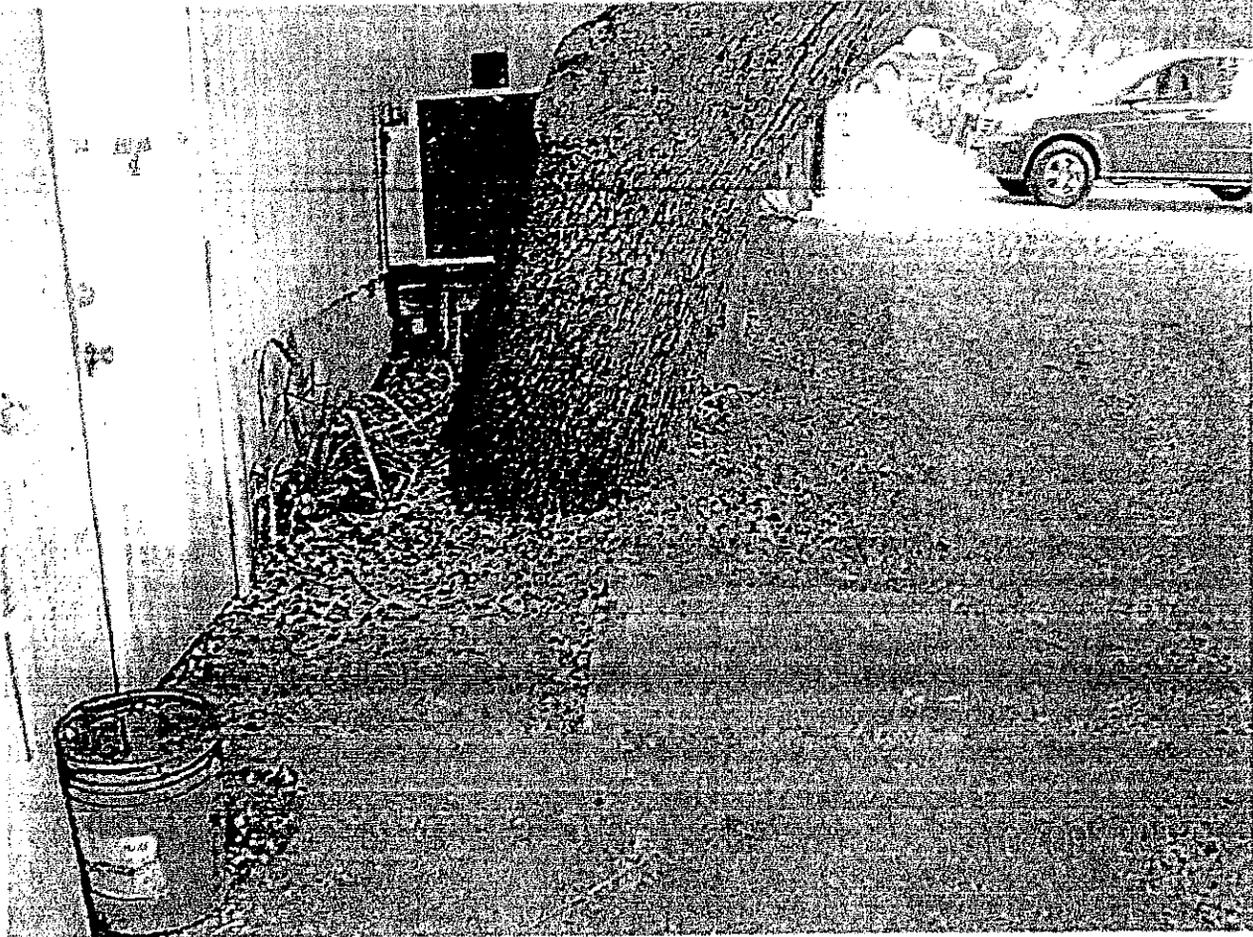
BRISOL
AM



2 1/2 Feet From Air Handler. ELK



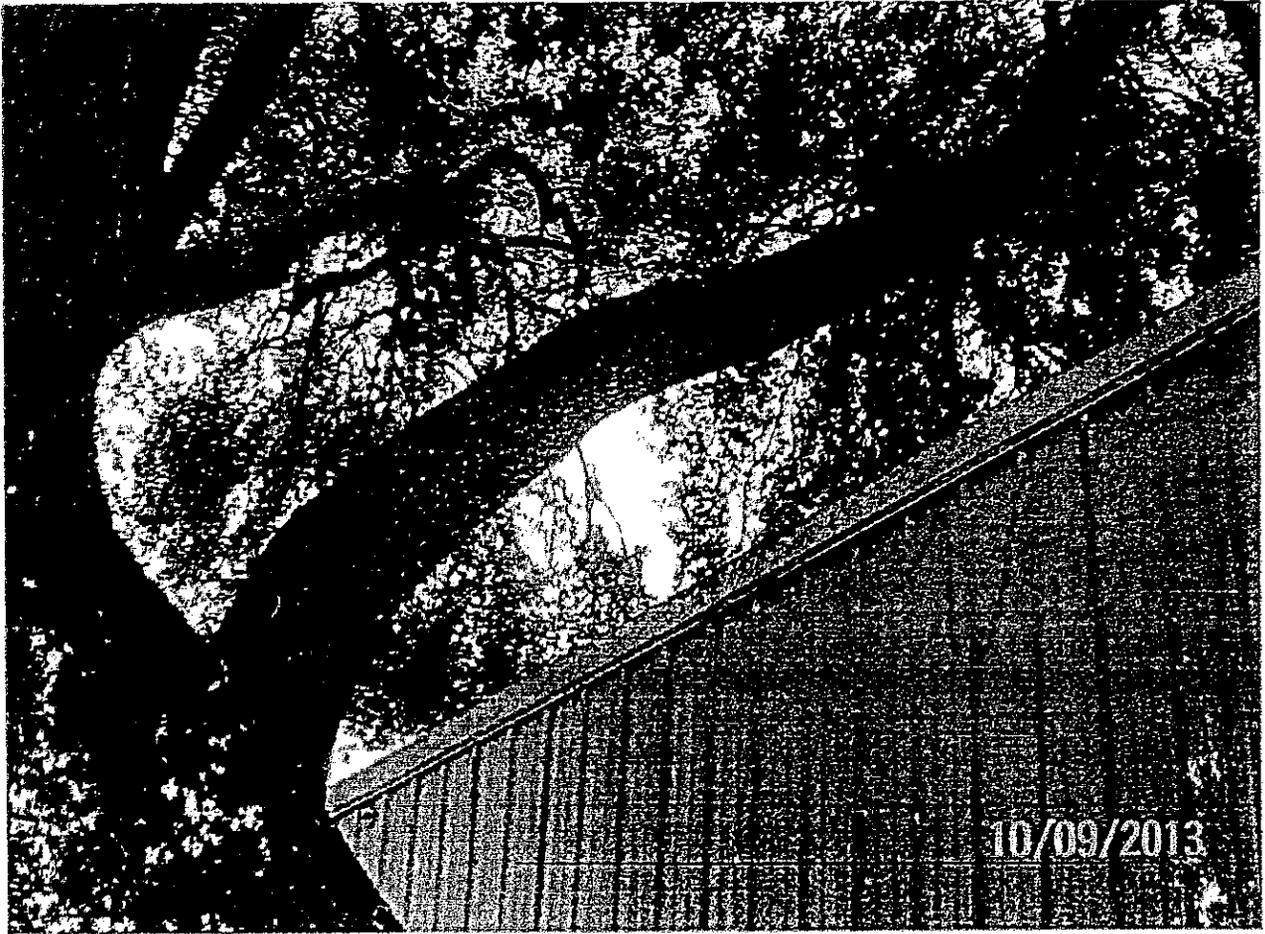
7 1000 ft from existing site
→

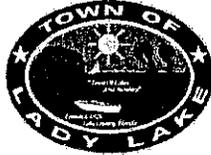


Roots are lifting sidewalks.



Wood
destroying
Fungal
Cank,
Possibly
Corticium
Ful





Application for a Variance

Meeting of November 4, 2013

TO: Technical Review Committee

FROM: Wendy Then, Town Planner

SUBJECT: Variance Request for removal of a Historic Tree- Resolution 2013-109

OWNER/APPLICANT: Village Center Community Development District

DATE: October 31, 2013

SUMMARY:

The applicant has submitted an application for a variance in accordance with Chapter 10, Section 4 f) of the Land Development Regulations (LDRs) which states: on all properties, the removal of historic trees shall require a variance from the Planning and Zoning Board and then Town Commission.

Applicant, Village Center Community Development District, proposes the removal of a 36" Historic Live Oak Tree to accommodate construction replacement of the existing 6,160 square-foot building on the same footprint at their Orange Blossom Hills Maintenance Facility. Due to the tree's proximity to the existing building, removing the old building slab and pouring a new one will damage existing root and make the tree unstable. The base of the tree is located just 19" from the foundation of the maintenance building.

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

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

The subject property lies in Section 06 Township 18 Range 24, Lady Lake Florida. The Future Land Use Map designation for the site is Manufactured Home High Density (MH – HD) and is zoned "MX-8" Mixed-Residential up to 8 (eight) Dwelling units/acre. The

subject property is located at 1425 Lindsey Lane Court within Orange Blossom Gardens Unit 13 (Tracts A & A-1), in the vicinity surrounding a golf course located southwest of Water Tower Circle (Alternate Key 3452399); within the town limits of the Town of Lady Lake, Florida. The application is complete and ready to be transmitted to the Planning & Zoning Board for recommendation.

Notices to inform the surrounding property owners within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Wednesday, October 30, 2013. The property was also posted on Wednesday, October 30, 2013.

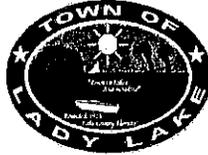
Note:

Upon approval of this variance resolution, the applicant will continue the Minor Modification to Site Plan application process for the improvements proposed at the Orange Blossom Hills Maintenance facility.

Public Hearings:

The Planning and Zoning Board will review the application for Resolution 2013-109 at its special meeting on Wednesday, November 13, 2013 at 6:00 p.m.

The Town Commission will review the application for Resolution 2013-109 for final consideration at its regular meeting on Monday, December 2, 2013 at 6:00 p.m.



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