

## SPECIAL MEETING OF THE LADY LAKE TOWN COMMISSION

**DATE:** Wednesday, September 3, 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<sup>1</sup>:** Father Lloyd Olsen, Jr. – St. George Episcopal Church
- E. ROLL CALL**
- F. PUBLIC COMMENTS<sup>2</sup>**
- G. PUBLIC HEARING:**
1. Resolution No. 2014-116 – First/Final Reading – Adoption of Tentative Millage Rate for FY 2014-2015 (Jeannine Michaud)
  2. Ordinance No. 2014-07 – First Reading – Adoption of Tentative Budget for FY 2014-2015 (Jeannine Michaud)
- H. PROCLAMATION:**
3. Medicare Education Week (Mayor Kussard/United Healthcare)
- I. CONSENT<sup>3</sup>:**
4. Minutes – August 18, 2014 – Regular Commission Meeting

- August 19, 2014 – Special Commission Meeting
- August 21, 2014 – Special Commission Budget Workshop Meeting

5. Consideration of Approval for the Fall Activities for 2014 (Mike Burske)
6. Consideration of Approval of the FY 2014-2015 Public Risk Management Renewal (Tia O’Neal)
7. Consideration of Continuation of Service Agreement with Trane for the Town Hall HVAC Units (C.T. Eagle)
8. Consideration and Approval of the Amendment to the State of Florida Department of Transportation (FDOT) Traffic Signal Maintenance and Compensation Agreement (C.T. Eagle)

**J. OLD BUSINESS:**

**K. NEW BUSINESS:**

9. Consideration of the Titan Assisted Living Facility & Memory Care Center Major Site Plan - MJSP 06/14-001- A Development Consisting of a 33,100 Sq. Ft. Three-Story Building Proposing 50 Units of Assisted Living Facility and 36 Units of Memory Care Center – Located at 930 Alverez Avenue (Wendy Then)
10. Consideration and Approval of Community Safety Day (Lady Lake Police Department and The Home Depot) (Chris McKinstry)
11. Consideration and Approval of Police Department Surplus Equipment Exchange (Chris McKinstry)

**L. TOWN ATTORNEY’S REPORT:**

12. Resolution No. 2014-113 – First/Final Reading – AA Castle LLC – A Variance from the Provisions of Chapter 17, Section 17-3).E).1).A) of the Town of Lady Lake Land Development Regulations Which Requires That No Freestanding Sign Shall Be Erected Closer Than 100 Feet from Any Other Freestanding Sign. The Variance Request is to Allow a Freestanding Sign to be Erected 75 Feet from the Closest Freestanding Sign on the Property Owned by AA Castle LLC, Located at 108 North Highway 27/441 (Wendy Then)

**M. TOWN MANAGER’S REPORT:**

**N. MAYOR/COMMISSIONER’S REPORT:**

**O. PUBLIC COMMENTS<sup>4</sup>**

**P. ADJOURN**

**\*Back up for agenda items is available on the Town’s website at [www.ladylake.org](http://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 – 09-03-2014

---

<sup>1</sup> *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.*

<sup>2</sup> *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.*

<sup>3</sup> *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.*

<sup>4</sup> *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.*



TOWN COMMISSION AGENDA ITEM

G-1 & G-2

REQUESTED SPECIAL COMMISSION MEETING DATE September 3, 2014

SUBJECT: Adoption of the tentative millage rate and budget for FY2015

DEPARTMENT: Finance

RECOMMENDED MOTIONS: \*\*\*\*\*Must be by separate motion after public comments\*\*\*\*\*

1. Adopt Resolution No. 2014-116, the tentative property tax millage rate of 3.8781 mills per \$1,000 taxable valuation which is 23.72% more than the current year's rolled-back rate of 3.1345.

2. Approve on first reading the proposed FY2015 Budget Ordinance No. 2014-07

SUMMARY: Per State Statute, the Town of Lady Lake must hold a public hearing on the tentative millage rate and proposed budget. At this hearing, the Town Commission will discuss the tentative millage rate, and if changed, re-compute its tentative millage rate and publicly announce the percent, if any, by which the re-computed tentative millage, is greater than or less than the rolled-back rate and approve the resolution and approve the proposed budget by first reading of the ordinance.

Just a reminder, the Town Commission can reduce the millage rate at this meeting but at the second public hearing on September 17th you will not be able to increase it from what was approved at this meeting. This tentative rate plus any other rate below this rate requires an affirmative vote of three (3) members of the Town Commission.

This hearing was advertised via the TRIM Notice mailed out by the Property Appraiser.

FISCAL IMPACT: \$ 13,574,919

- [ X ] Capital Budget
[ X ] Operating
[ X ] Other

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

[ X ] Other FY2015 Budget Book

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

DEPARTMENT HEAD Submitted 8/21/2014 Date 9/3/2014
FINANCE DEPARTMENT Approved as to Budget Requirements Date 8/21/2014
TOWN MANAGER Approved Agenda Item for: Date 9/3/14

COMMISSION ACTION: [ ] Approved as Recommended [ ] Disapproved

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

Reviewed [Signature]

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48

**RESOLUTION NO. 2014-116**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, ADOPTING THE TENTATIVE PROPERTY TAX MILLAGE RATE TO BE LEVIED FOR FISCAL YEAR 2014/2015; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town Commission of the Town of Lady Lake, Florida, has determined the amount of revenue required to meet the Town's operating objectives for fiscal year 2014/2015; and

**WHEREAS**, a portion of this operating revenue is derived from ad valorem tax receipts; and

**WHEREAS**, the gross taxable value for operating purposes not exempt from taxation within Lake County has been certified by the County Property Appraiser to the Town of Lady Lake as \$847,734,701.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA:**

Section 1. The Fiscal Year 2014/2015 tentative operating millage rate for the Town of Lady Lake is 3.8781 mills which is 23.72% or .7436 mills more than the current year's rolled-back rate of 3.1345.

Section 2. This resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** at a public hearing this 3rd day of September, 2014.

TOWN OF LADY LAKE

\_\_\_\_\_  
Ruth Kussard, Mayor

ATTESTED:

\_\_\_\_\_  
Kristen Kollgaard, Town Clerk

Reviewed as to Form

\_\_\_\_\_  
Derek Schroth, Town Attorney

ORDINANCE NO. 2014-07

AN ORDINANCE OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, ADOPTING THE OPERATING BUDGET FOR FISCAL YEAR OCTOBER 1, 2014 THROUGH SEPTEMBER 30, 2015 FOR THE TOWN OF LADY LAKE; SETTING FORTH ANTICIPATED SOURCES OF REVENUE IN THE ESTIMATED AMOUNT OF \$13,574,919; SETTING FORTH EXPENDITURES IN AN EQUIVALENT AMOUNT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Manager of the Town of Lady Lake has prepared the annual report and budget for the Town of Lady Lake for fiscal year 2015 and has submitted same to the Town Commission; and

WHEREAS, the proposed budget sets forth, in detail, information on revenues and expenditures, including debt service, and comparative figures for preceding fiscal years; and

WHEREAS, the Town Commission has made a study of the recommended budget and has made amendments thereto as indicated in the budget; and

WHEREAS, a general summary of the proposed budget has been duly advertised in a newspaper of general circulation in the Town with notice to all citizens that the budget is available for public inspection in the office of the Town Clerk; and

WHEREAS, a public hearing on the proposed budget has been conducted by the Town Commission at 6:00 p.m. on September 17, 2014, in the Town Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida.

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

Section 1. The following amounts are appropriated for various funds:

<u>Fund #</u>	<u>Description</u>	<u>Amount</u>
001	General Fund	\$ 10,235,357
101	Special Revenue Fund (Infrastructure Sales Tax)	1,126,100
401	Utilities Fund	2,213,462
		<u>\$ 13,574,919</u>

A summary of the estimated revenues and appropriations for all funds is attached hereto as Exhibit A.

1 Section 2. The 2015 fiscal year budget for the Town of Lady Lake, as  
2 submitted by the Town Manager and as amended by the Town  
3 Commission to fund the amounts necessary for the successful  
4 operation of the Town departments, is hereby adopted.  
5

6 Section 3. The budget adopted in the preceding section shall govern the  
7 expenditures of the Town during the ensuing fiscal year effective  
8 October 1, 2014 through September 30, 2015.  
9

10 Section 4. Supplemental appropriations, reductions of appropriations,  
11 emergency appropriations, and interdepartmental transfers of  
12 appropriations may be effected by the Town Commission and the  
13 Town Manager as deemed necessary in strict compliance with the  
14 procedures specific in Article 7, Charter of the Town of Lady Lake,  
15 Florida.  
16

17 Section 5. All ordinances or resolutions or parts of ordinances or resolutions in  
18 conflict with the provisions of this ordinance are hereby repealed to  
19 the extent of such conflict.  
20

21 Section 6. If any provision of this ordinance or the application thereof to any  
22 person or circumstance is held invalid, the invalidity shall not effect  
23 other provisions or applications of the ordinance which can be  
24 given effect without the invalid provision or application, and to this  
25 end the provisions of this ordinance are declared severable.  
26

27 Section 7. This ordinance shall become effective immediately upon final  
28 passage by the Town Commission.  
29

30 **PASSED AND ADOPTED** at a public hearing on second and final reading on the  
31 **17th** day of **September, 2014**.  
32

33  
34 \_\_\_\_\_  
Ruth Kussard, Mayor

35  
36 ATTEST:

37  
38 \_\_\_\_\_  
39 Kristen Kollgaard, Town Clerk  
40

41  
42 Approved as to Form:  
43  
44

45 \_\_\_\_\_  
46 Derek Schroth, Town Attorney  
47  
48  
49  
50

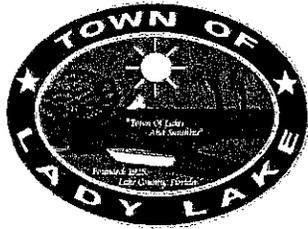
## Exhibit A

TOWN OF LADY LAKE  
FISCAL YEAR 2015 BUDGET

The proposed budget was prepared using a millage rate of 3.8781.

SUMMARY OF FUNDS TO BE HANDLED  
REVENUES AND EXPENDITURES/EXPENSES

	Revenues	Expenditures /Expenses
General Fund	\$10,235,357	\$10,235,357
Special Revenue Fund	\$ 1,126,100	\$ 1,126,100
Utilities Fund	\$ 2,213,462	\$ 2,213,462
<b>Total – All Funds</b>	<b>\$13,574,919</b>	<b>\$13,574,919</b>



# H-3

## ~Proclamation~

**WHEREAS**, Medicare is our nation's largest health insurance program, with more than 52 million Americans enrolled; and

**WHEREAS**, research shows that many Medicare beneficiaries find Medicare to be complex and confusing; and

**WHEREAS**, approximately 10,000 people turn 65 every day, meaning one baby boomer becomes eligible for Medicare every eight seconds; and

**WHEREAS**, the number of people in need of clear information about Medicare has begun to skyrocket and will continue to grow in the years ahead; and

**WHEREAS**, National Medicare Education Week was established to encourage baby boomers and Medicare beneficiaries as well as their families, friends and caregivers to become educated about their health care coverage options; and

**WHEREAS**, taking the time to learn about Medicare during National Medicare Education Week can help seniors and other Medicare beneficiaries feel prepared to make informed, confident health care decisions during the Open Enrollment Period (Oct. 15–Dec. 7); and

**WHEREAS**, more than 65 million Americans care for loved ones with a chronic illness or disability or the frailties of old age, and many of these caregivers are tasked with helping their care recipient navigate Medicare to find coverage that meets their needs; and

**WHEREAS**, National Medicare Education Week is a good reminder for all Lady Lake, Florida residents to think about friends and loved ones who are enrolled in Medicare and the role they can play in helping them with their health care coverage decisions.

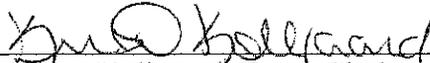
*Now, Therefore*, I, Ruth Kussard, Mayor of the Town of Lady Lake, Florida, do hereby proclaim the week of **September 15<sup>th</sup> to the 21st, 2014**, as

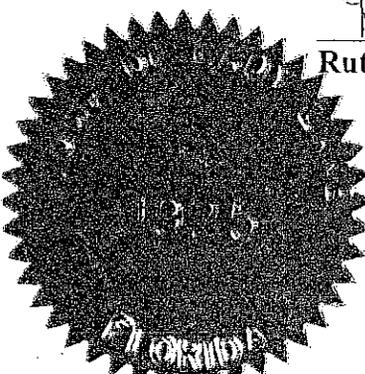
### *Medicare Education Week*

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the seal of the Town of Lady Lake to be affixed this 3<sup>rd</sup> day of September, 2014.

  
\_\_\_\_\_  
Ruth Kussard, Mayor

ATTEST:

  
Kristen Kollgaard, Town Clerk



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51

**MINUTES OF THE REGULAR MEETING  
OF THE LADY LAKE TOWN COMMISSION  
LADY LAKE, FLORIDA  
August 18, 2014**

**1-4**

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

**A. CALL TO ORDER:** Mayor Ruth Kussard

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

**C. PLEDGE OF ALLEGIANCE:** Mayor Ruth Kussard

**D. INVOCATION<sup>i</sup>:** Reverend Wayne Ogg – St. Albans Anglican Church (No show – Mayor Kussard called for a moment of reflection.)

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

**STAFF MEMBERS PRESENT:** Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; John Pearl, I.T. Director; Chief Chris McKinstry and Jan Miller, Police Department; Joe Grubb, Public Works; and Nancy Slaton, Deputy Town Clerk

**F. PUBLIC COMMENTS<sup>ii</sup>**

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

**G. CONSENT<sup>iii</sup>:**

1. Minutes – August 4, 2014 – Regular Commission Meeting

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

The background summary for this agenda item is on file in the Clerk's office. It states that on August 5, 2013, the Town Commission authorized the Town Manager to sign an agreement with the Lake County Sheriff's Office (LCSO) to provide dispatch services for Town law

1 enforcement on a dedicated channel. The quarterly cost under the agreement and payable to  
2 LCSO for dispatch services is \$72,845.31. Year to date, Lady Lake has shared a radio channel  
3 with Fruitland Park and LCSO, therefore, LCSO has agreed to reduce the final payment due  
4 from the Town by \$20,000 in accordance with the terms of the agreement. The Town Attorney  
5 has reviewed and approved this amendment.

6  
7 *Upon a motion by Commissioner Hannan and a second by Commissioner Holden, the*  
8 *Commission approved Consent Items #G-1 and #G-2, by a vote of 5 to 0.*  
9

10 **H. OLD BUSINESS:**

11  
12 **3. Update on the CDBG Stormwater Project in Skyline Hills (C.T. Eagle)**

13  
14 Public Works Director C.T. Eagle gave the background summary for this agenda item (on file in  
15 the Clerk's Office). He stated that the CDBG Stormwater Project in Skyline Hills is well  
16 underway and nearing completion in a couple of weeks or so. He stated the work being  
17 performed on the new drainage system and sidewalks is significantly enhancing the  
18 neighborhood, along with the Habitat for Humanity houses being built in the same area. Mr.  
19 Eagle presented before and after pictures of the current project as an update to Town  
20 Commission, along with pictures of the new Habitat for Humanity homes which have replaced  
21 some derelict trailers in the area.

22  
23 Commissioner Hannan asked if these new homes were site built, and Mr. Eagle replied that they  
24 were.

25  
26 Mayor Kussard commented that she toured the area and there has been great improvement.

27  
28 Commissioner Vincent asked how the utility poles came to be in the old concrete drainage areas.

29  
30 Mr. Eagle replied that the utility company usually installs them right on the property line and  
31 drainage easement right of way can be five feet back; this project alleviated having the poles in  
32 the drainage area.

33  
34 The Commissioners and Town Manager thanked Mr. Eagle; stating good job!

35  
36 **I. NEW BUSINESS:**

37  
38 **4. Consideration and Approval to Purchase a Dedicated UPS for the Town Hall Server**  
39 **Room (John Pearl)**

40  
41 I.T. Director John Pearl gave the background summary for this agenda item (on file in the  
42 Clerk's Office). He stated that this project will provide redundant uninterruptable power for the  
43 Town Hall Server Room while continuing to provide non-redundant uninterruptable power for  
44 the Police Department facility. Mr. Pearl read the following information:

45  
46 An uninterruptible power supply (UPS) is an electrical appliance that provides emergency power  
47 to a load when the input power source fails. A UPS differs from a standby generator in that it  
48 will provide near-instantaneous protection from power interruptions, by supplying power stored  
49 in batteries. The on-battery runtime of most UPS systems is relatively short (only a few minutes)  
50 but sufficient to provide the time necessary to start a standby power source. UPS systems are

1 also capable of protecting against common utility power problems including voltage spike and  
2 sustained overvoltage, reduction in voltage, noise, instability and distortion.

3  
4 In 2008, the Town purchased a single UPS system for the Police Department. In 2011, the  
5 existing UPS electrical service was extended from the Police Department to the Town Hall  
6 Server Room. Currently, critical systems including all servers, data networking and storage  
7 equipment, data and physical security systems and the fire alarm systems are directly connected  
8 to the single UPS system which is in turn, connected to a large automatic transfer switch that  
9 provides either utility or generator power to the UPS. This configuration, while a step in the  
10 right direction is less than ideal as the UPS system itself and its various electrical components  
11 represent a single point of failure.

12  
13 In fact, the current UPS system has failed on multiple occasions since its implementation,  
14 resulting in immediate power outage for all of the critical systems directly powered. These  
15 failure events have caused equipment damage (motherboards, hard drives, power supplies) as  
16 well as service disruption for staff in the office and patrol officers in the field. This project will  
17 provide a second or redundant UPS system for the Town Hall Server Room in order to remove  
18 the currently existing single point of failure. Additionally, the current batteries in the Police  
19 Department UPS are original equipment and have been identified for replacement during  
20 previous semi-annual preventative maintenance visits by our service company.

21  
22 Ms. Pearl stated that the Town will utilize GSA pricing (GS-07F-9460) for this project, the  
23 contract was included in the packets and the cost for the project was included in the current 2014  
24 fiscal budget (capital). The price breakdown was reviewed as follows:

25  
26 \$15,913.57 UPS System  
27 \$ 6,754.00 Battery Replacement  
28 \$ 6,250.00 Electrical Installation  
29 \$28,917.50 Total  
30

31 *Upon a motion by Commissioner Richards and a second by Commissioner Hannan, the*  
32 *Commission approved the Purchase a Dedicated UPS for the Town Hall Server Room, by a*  
33 *vote of 5 to 0.*

34  
35 **5. Consideration of Waiving the Late Fees on the Lien for 207 Longview Avenue**  
36 **Recorded on September 2, 2004 (Kris Kollgaard)**

37  
38 Town Manager Kris Kollgaard gave the background summary for this agenda item (on file in the  
39 Clerk's Office). She stated that Terry Chance from Habitat for Humanity of Lake-Sumter  
40 contacted her regarding the property located at 207 Longview Avenue. Habitat is working with  
41 the owner to purchase the house, however, there is an old lien that was filed in 2005 for trash  
42 pick-up. Ms. Kollgaard stated that the current owner of the lot and Habitat had agreed on a  
43 tentative price prior to the discovery of this lien, and Habitat is asking the Town of Lady Lake to  
44 consider waiving the late fees of \$600.00 to hopefully allow them to reach an agreed upon  
45 purchase price. She stated that this consideration would only be for the purchase of the lot by  
46 Habitat for Humanity of Lake-Sumter FL.

47  
48 Ms. Kollgaard reported that the total owed on the lien is \$2,744.69, and if this is approved by the  
49 Commission, the amount owed would be \$2,144.69, which would be paid when the sale goes  
50 through.

1 Commissioner Hannan stated that he is not in favor of waiving the late fees as the property  
2 owners were notified of this lien dating back to 2004.

3  
4  
5 Commissioner Richards stated that he is in favor of this since this is a purchase by Habitat for  
6 Humanity for a new home on the lot, and it will still pay for the garbage fees that are owned on  
7 the property.

8  
9 Commissioner Holden and Commissioner Vincent agreed with Commissioner Richards.

10  
11 Ms. Kollgaard commented that the Town will recoup the fees owed on the property and will not  
12 lose anything by waiving the late fee.

13  
14 *Upon a motion by Commissioner Richards and a second by Commissioner Vincent, the*  
15 *Commission approved to waive the late fees on the lien for 207 Longview Avenue recorded on*  
16 *September 2, 2004, contingent upon the purchase of the lot by Habitat for Humanity of Lake-*  
17 *Sumter FL, by a vote of 5 to 0.*

18  
19 **6. Consideration and Approval of the Agreement to Utilize George Gideon**  
20 **Auctioneers, Inc. for the Surplus Vehicle Auction (Chris McKinstry)**

21  
22 Police Chief Chris McKinstry gave the background summary for this agenda item (on file in the  
23 Clerk's Office). He stated that staff is requesting approval to utilize George Gideon Auctioneers,  
24 Inc. on a trial/test basis for the sale of surplus vehicles. He stated that the Town currently uses  
25 an online auction services for surplus vehicles, but that George Gideon Auctioneers, Inc. would  
26 pick up the vehicles, and at time of sale, would title at their facility. Chief McKinstry stated that,  
27 in addition, the bid process for Gideon Auctioneers includes the buyer paying the premium, and  
28 the Town currently pays the premium.

29  
30 Chief McKinstry stated the George Gideon Auctioneers, Inc. is an Orange County business and  
31 sales surplus equipment for a large number of local, state and federal agencies. He stated that  
32 utilizing this company would lessen the time Town staff contributes with regard to transfer of  
33 title and the buyer's acquisition of the vehicle. Chief McKinstry stated that if approved, George  
34 Gideon Auctioneers will provide the required insurance certificate, and that the Town Attorney  
35 has reviewed this agreement.

36  
37 *Upon a motion by Commissioner Hannan and a second by Commissioner Holden, the*  
38 *Commission approved the Agreement to Utilize George Gideon Auctioneers, Inc. for the*  
39 *Surplus Vehicle Auction, by a vote of 5 to 0.*

40  
41 **7. Consideration and Approval to Accept the Donation of a Bicycle Education Trailer**  
42 **from the Florida Department of Transportation (FDOT) to the Town of Lady Lake in**  
43 **Support of the Safe Routes School Program (Chris McKinstry)**

44  
45 Police Chief Chris McKinstry gave the background summary for this agenda item (on file in the  
46 Clerk's Office). He stated that the Florida Department of Transportation (FDOT) has offered to  
47 donate to the Town a fully equipped Bicycle Education Trailer to be utilized in conjunction with  
48 the Safe Routes to School (SRTS) Program goals and other continuing public safety education  
49 initiatives within our community. The trailer will be equipped with 34 bicycles, two training  
50 wheels, seven PVC signs, 16 station markers, 18 traffic cones, a tire gauge and a safety DVD.  
51 Chief McKinstry stated that existing resources will be used to maintain and deploy the trailer at

1 preplanned Town and community events. He stated there has been an overwhelming positive  
2 response from the Villages Elementary School, as well as many local youth programs, regarding  
3 participating in bicycle safety programs with the Lady Lake Police Department. Chief  
4 McKinstry stated that Town Attorney Derek Schroth has reviewed this agreement, and the  
5 insurance provider was contacted by H.R. and has been approved if the donation is authorized by  
6 the Commission.

7  
8 Commissioner Richards asked how the maintenance of the bicycles and storage trailer would be  
9 handled since #9 of the agreement states the Town will allow other local governmental agencies  
10 and non-government entities within the county to use them for SRTS program activities.

11  
12 Town Manager Ms. Kollgaard replied that her assistant checked on this, and FDOT provides a  
13 free course that anyone who will use the trailer must take, and the local school has agreed to  
14 have a teacher certified so they can use it. Seminole County utilizes a trailer such as this and  
15 they stated they budget approximately \$1,000 per year for maintenance on the trailer and the  
16 bicycles. They stated that they normally tow the trailer to the location, but if someone else tows  
17 it, they must have insurance to cover it. Seminole County stated they would do it all over again,  
18 and that the trailer is used a lot by their schools, and the kids love it.

19  
20 Commissioner Holden clarified that the trailer will be stored by the Town and someone wanting  
21 to use it will tow it to their location.

22  
23 Chief McKinstry replied that the trailer will be stored at the Town's Public Works facility and  
24 the Town will most likely partner with others on community events and will tow the trailer to the  
25 event.

26  
27 Ms. Kollgaard reiterated that as per the agreement, the Town must allow other agencies in Lake  
28 County to utilize the trailer. She stated the Town will keep track of how often it is utilized, but  
29 that the main plan is to utilize the trailer for Town events and to partner with the local elementary  
30 schools, the Boys and Girls Club, and to use it at other local events such as National Night Out.

31  
32 *Upon a motion by Commissioner Holden and a second by Commissioner Vincent, the*  
33 *Commission approved the Consideration to Accept the Donation of a Bicycle Education*  
34 *Trailer from the Florida Department of Transportation (FDOT) to the Town of Lady Lake in*  
35 *Support of the Safe Routes School Program, by a vote of 5 to 0.*

36  
37 **J. TOWN ATTORNEY'S REPORT:**

38  
39 **8. Ordinance No. 2014-06 – Second/Final Reading – An Ordinance of the Town of**  
40 **Lady Lake Amending Chapter 8, Licenses and Business Regulations, Article IX, Alarm**  
41 **Response, of the Code of Ordinances of the Town of Lady Lake, by Amending Section 8-**  
42 **196, Definitions; Amending Section 8-200, Responsibility for False Alarm; Amending**  
43 **Section 8-202, Appeal of False Alarm Fee (Thad Carroll)**

44  
45 Town Attorney Derek Schroth read the ordinance by title only.

46  
47 Growth Management Director Thad Carroll gave the background summary for this agenda item  
48 (on file in the Clerk's office). He stated that the attached Ordinance No. 2014-06 amends  
49 Chapter 8, Licenses and Business Regulations, Article IX, Alarm Response. Changes to the  
50 False Alarm procedures are as follows:  
51

1 Amending Section 8-196, Definitions:

2  
3 The following text has been added under the definition of *False Alarm* to provide an exemption  
4 for the owner/lessee for accidental events, "Alarms which are triggered through events which are  
5 not a result of the actions of the owner/lessee, (including, but not limited to, lightning, electrical  
6 power line work or phone work) shall be exempt from this definition."  
7

8 Amending Section 8-200, Responsibility for False Alarm:

9  
10 Under this section, language has been repealed within Sec.8-200 (a) that requires a tenant or  
11 owner to travel to the property to deactivate the alarm system. Technology provides the ability  
12 in some cases to deactivate the alarm systems remotely, not requiring the individual to travel to  
13 the site to disable. However, deactivation must still occur within thirty (30) minutes of being  
14 notified.

15  
16 Sec.8-200 (b) has been struck in its entirety, as a requirement for the owner to conduct an  
17 investigation and report the findings to the Town would be a redundant measure which  
18 duplicates the reporting actions of the Police Department in such cases.  
19

20 Amending Section 8-202, Appeal of False Alarm Fee:

21  
22 Amendments to this section include the provision for the appeal of a false alarm citation by the  
23 lessee or the owner. In addition the following language has been added, "If no appeal to the fee,  
24 or payment of the fee, has been received within thirty (30) days, a certified letter shall be  
25 delivered to the property owner with the statement of violation of the false alarm ordinance. A  
26 hearing before the Special Magistrate shall be scheduled at that time and the scheduled hearing  
27 date, time, and location shall be specified within the letter. The owner may appear before the  
28 Special Magistrate on that date to appeal the violation, or pay the fee prior to the meeting date to  
29 avoid administrative charges, if any, should they be found in violation by the Special  
30 Magistrate."  
31

32 These changes provide a period of thirty (30) days for the appeal process or to make payment.  
33 Certified mail will only be sent in instances where payment or appeal has not been received. A  
34 majority of violators do comply upon initial notification by the police department, not requiring  
35 certified mail to be sent or the involvement of Code Enforcement. In cases where the thirty (30)  
36 days have elapsed, the case will then be turned over to the Code Enforcement Division and  
37 remain under their jurisdiction until payment is collected, or until at which time the case has  
38 been heard and dismissed by the Special Magistrate.  
39

40 Mr. Carroll stated that the Town Attorney reviewed and approved Ordinance No. 2014-06 as to  
41 form on July 28, 2014. He stated that since the first reading, the Town Attorney suggested a  
42 modification to the language in Section 8-196 and Section 8-202 on August 5, 2014 which has  
43 been incorporated in the attached ordinance.  
44

45 Mr. Carroll stated that in response to the questions that were unaddressed in the course of the  
46 August 4<sup>th</sup> Town Commission meeting, the following responses have been provided regarding  
47 the amount of collections for false alarm fees:  
48

49 The charge for a false alarm is \$50; although the first four false alarms per year for each business  
50 are not assessed a fee. This fiscal year, the Town has collected \$2,700 in false alarm fees; an  
51 average of \$300 per month, or six false alarms per month. In 2013, the Town collected \$4,700 in

1 false alarm fees; an average of \$400 per month, or eight false alarms per month. In 2012, \$3,550  
2 was collected in false alarm fees; an average of \$300 per month, or six false alarms per month.  
3

4 Mr. Carroll stated that no prior boards or committees are required to review this ordinance prior  
5 to presentation to the Town Commission, and at first reading before the Town Commission on  
6 Monday, August 4, 2014, the Town Commission voted 4-1 for the approval of Ordinance No.  
7 2014-06.  
8

9 *Upon a motion by Commissioner Richards and a second by Commissioner Vincent, the*  
10 *Commission approved Ordinance No. 2014-06 – Second/Final Reading – An Ordinance of the*  
11 *Town of Lady Lake Amending Chapter 8, Licenses and Business Regulations, Article IX,*  
12 *Alarm Response, of the Code of Ordinances of the Town of Lady Lake, by Amending Section*  
13 *8-196, Definitions; Amending Section 8-200, Responsibility for False Alarm; Amending*  
14 *Section 8-202, Appeal of False Alarm Fee, by the following roll call vote:*  
15

16	<b>HOLDEN</b>	<b>YES</b>
17	<b>VINCENT</b>	<b>YES</b>
18	<b>HANNAN</b>	<b>YES</b>
19	<b>RICHARDS</b>	<b>YES</b>
20	<b>KUSSARD</b>	<b>YES</b>

21  
22 **K. TOWN MANAGER’S REPORT:**

23  
24 Town Manager Kris Kollgaard reported that she spoke with the Town Attorney regarding the  
25 Communication Services Tax confidentiality agreement, and that she and Mr. Schroth have  
26 received some information from the Department of Revenue that they cannot pass on due to the  
27 confidentiality agreement. She stated the Commissioners could also sign a confidentiality  
28 agreement so that this information can be passed on to them, however, they cannot pass the  
29 information on to anyone else.  
30

31 Commissioner Richards asked if the information received includes identifying the number of  
32 accounts served and the total amount involved. He stated he is not asking the name of the  
33 companies involved, but asked if there is an audit being completed.  
34

35 Town Attorney Derek Schroth replied that the DOR is taking a very strong position on the  
36 confidentiality provisions and that this information can only be disclosed to the Commissioners  
37 if they sign the confidentiality agreement as he and Ms. Kollgaard are doing. He stated an audit  
38 will be done, but it has not been completed yet.  
39

40 The Commissioners agreed they will discuss this more at the budget meeting on Thursday, but  
41 that they have no problem with signing the confidentiality agreement.  
42

43 Ms. Kollgaard reiterated that once the Commissioners sign the agreement, they can talk to the  
44 Town Manager or the Town Attorney one on one and review the documentation, but they cannot  
45 pass it on to the public.  
46

47 Ms. Kollgaard reminded the Commissioners of the special meeting on Tuesday, August 19, 2014  
48 at 3 p.m. for the conceptual presentation and the presentation of the Wastewater and Reuse  
49 Master Plan Study, and also for the budget workshop meeting on Thursday, August 21, 2014 at 4  
50 p.m.  
51

**L. MAYOR/COMMISSIONER'S REPORT:**

Commissioner Richards commented that the new homes being built in the historic side of The Villages in Lady Lake are very nice additions to the area.

Mayor Kussard stated she attended the Library Board meeting last Thursday and brought up the fees charged for the meeting rooms and the Community Building. The Board members discussed this and they agreed to continue to charge the rental fees to defray the costs of maintenance and clean-up, and they mentioned that they would like to discuss the possibility of increasing the fees at a future meeting as the fees have remained the same for some years.

Mayor Kussard stated the Town Manager brought up the issue of installing Wi-Fi in the Community Building, and the Board thought it was a good idea, but recommended waiting another year because of the decrease in the Communication Services Tax revenue and to see how things turned out with the budget.

Mayor Kussard stated she attended the National Night Out event on August 6<sup>th</sup>, and that it was an informative event and eight bikes were given away to excited children. She thanked Town staff for manning the booths.

Commissioner Richards apologized for missing the event.

Mayor Kussard announced that the Town Manager received an award of a plaque for her service with the Kiwanis Club at a recent meeting.

Town Manager Kris Kollgaard stated she was awarded a very nice plaque for her dedication in improving Lady Lake.

**M. PUBLIC COMMENTS<sup>iv</sup>**

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

**N. ADJOURN:** There being no further discussion, the meeting was adjourned at 6:37 p.m.

\_\_\_\_\_  
Kristen Kollgaard, Town Clerk

\_\_\_\_\_  
Ruth Kussard, Mayor

\_\_\_\_\_  
Minutes transcribed by Nancy Slaton, Deputy Town Clerk

<sup>i</sup> 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.

<sup>ii</sup> 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.

<sup>iii</sup> 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.

<sup>iv</sup> 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.

1  
2  
3  
4  
5  
6  
7  
8  
9

**MINUTES OF THE SPECIAL MEETING  
OF THE LADY LAKE TOWN COMMISSION  
LADY LAKE, FLORIDA  
August 19, 2014**

10  
11  
12  
13  
14  
15  
16  
17

The Special Meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Ruth Kussard presiding. The meeting convened at 3:00 p.m.

18  
19  
20  
21

**1. CALL TO ORDER**

22  
23  
24  
25  
26  
27  
28  
29

**2. 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

30  
31  
32  
33  
34  
35

**STAFF MEMBERS PRESENT:** Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; C.T. Eagle, Public Works Director; and Nancy Slaton, Deputy Town Clerk

36  
37  
38  
39  
40  
41  
42  
43  
44

**Also Present:** Jeff Head of Farner-Bailey, Martin Dzuro of The Villages, and Jason Shepler and Greg Lang of Mittauer & Associates

45  
46  
47  
48

**3. Public Comment:** Mayor Kussard asked that those who have questions or comments regarding the Titan Assisted Living Facility wait to make their comments after the presentation. She asked if anyone had any comments about any other issue.

There were no comments or questions.

**4. Conceptual Presentation of Titan Assisted Living Facility & Memory Care Center Major Site Plan – MJSP 06/14-001 – A Development Consisting of a Three-Story Building Proposing 50 Units of Assisted Living Facility and 36 Units of Memory Care Center Totaling 33,100 Sq. Ft. – Located at 930 Alvarez Avenue (Thad Carroll)**

Thad Carroll, Growth Management Director, gave the background summary from the agenda item cover sheet which is on file in the Town Clerk's office. It states that the applicant, Kevin Bessolo with Bessolo Design Group, on behalf of property owner, Villages Operating Company, has submitted a site plan for the construction of a three-story building proposing 50 units of Assisted Living Facility and 36 units of Memory Care Center totaling approximately 33,100 square feet. 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 2.33 +/- 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

1 the Tri-County Villages Development of Regional Impact (DRI). The requested use is consistent  
2 with the directives of the Comprehensive Plan and adopted Land Development Regulations.  
3

4 Mr. Carroll noted that the developer has reached out to the residents of Vista Sonoma, the nearby  
5 residential area, and some of those residents are present this afternoon. He reviewed an aerial  
6 view of the site, a drawing of the site plan, and area photos of the site from different viewpoints.  
7

8 The applicant indicated that the site is considered in-fill development to be constructed within  
9 the existing commercial area identified as La Plaza Grande/Village Center. A previous traffic  
10 analysis for this area was conducted, and based on the trip generation of 7,550 square feet  
11 commercial area, no increase in traffic impacts during the p.m. peak hours will occur. The 86-  
12 bed ALF is estimated to generate 28 trips during the p.m. peak hours, or 0.29 trips per occupied  
13 bed. For daily conditions, the ALF is estimated to generate 284 trips per day (please see analysis  
14 enclosed based on a 94-bed facility).  
15

16 Mr. Carroll stated the landscape plan's key points are as follows:  
17

- 18 • Preserves and enhances the character of the Avenida Central canopy road
  - 19 • Reflects consistent landscape design quality and character of The Villages
  - 20 • Blends with scale and theme of the setting
  - 21 • Uses customary Florida-friendly design principles
- 22

23 Mr. Carroll reviewed photos of the proposed plant materials for trees, accents, shrubs and  
24 groundcover, and stated the following five waivers to the landscaping regulations have been  
25 proposed by the applicant (Justification Statement included in packet):  
26

27 I. Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for South Landscaping Buffer: Minimum  
28 landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' Min w/two  
29 canopy trees, three understory trees and a continuous hedge.  
30

31 a. Proposal: To waive three understory trees.

32  
33 b. Justification: Space limitation and constraints unique to the subject parcel that cannot be  
34 accommodated on site.  
35

36 II. Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for East Landscaping Buffer: Minimum  
37 landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' Min w/two  
38 canopy trees, three understory trees and a continuous hedge.  
39

40 a. Proposal: To waive three canopy trees and seven understory trees.

41  
42 b. Justification: Space limitation and constraints unique to the subject parcel that cannot be  
43 accommodated on site.  
44

45 III. Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for West Landscaping Buffer: Minimum  
46 landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' Min w/two  
47 canopy trees, three understory trees and a continuous hedge  
48

49 a. Proposal: To waive six understory trees.

1  
2 b. Justification: Presence of existing canopy from off-site trees.  
3

4 IV. Waiver to LDRs-Chapter 10, Section 10-3.c).1). which requires that the maximum number of  
5 interrupted parking spaces to shall be ten.  
6

7 a. Proposal: To allow the number of interrupted parking spaces to exceed ten  
8 parking spaces along the east and west elevations.  
9

10 b. Justification: Space limitation and constraints unique to the subject parcel that cannot be  
11 accommodated on site.  
12

13 V. Waiver to LDRs-Chapter 10, Section 10-3).c).3). which requires that the end of all double  
14 parking rows the development must provide two acceptable canopy trees or five acceptable  
15 understory trees or palms, ten shrubs, and ground cover and/or grass.  
16

17 a. Proposal: To reduce the required plant material to one canopy tree, three understory  
18 trees, and shrubs on the northern landscaping island, and to eliminate the required canopy  
19 and understory trees on the southern landscaping island of the double parking row.  
20

21 b. Justification: Space limitation and constraints unique to the subject parcel that cannot be  
22 accommodated on site.  
23

24 Mr. Carroll reviewed the tree requirements for this project as follows: In accordance with  
25 Chapter 10-Landscape and Tree Protection, the site is required to provide 373 tree caliper inches  
26 based on its 2.33 acre area (160'x 2.33). The landscaping tree proposal breakdown is as follows:  
27

28 Existing trees to remain	290 tree caliper inches
29 Proposed trees for the site	405 tree caliper inches
30 Total tree caliper inches	695 tree caliper inches

31  
32 Mr. Carroll noted that the applicant is providing almost twice the required on-site tree caliper  
33 inches and that no historic tree removals have been proposed as part of this application.  
34

35 Mr. Carroll stated the applicant is requesting a Commercial Design Standards waiver as follows:  
36 Chapter 20- Section 20-3C.)9).F)., which requires that no more than three different colors or  
37 color shades should be typically used in a single building.  
38

- 39 • The applicant is proposing four colors for the exterior building elevations. Justification  
40 given is that they are required to accent the architectural design of this three-story  
41 building. The colors were identified as being by Sherwin Williams as follows:  
42

- 43 ❖ Biscuit SW6112
  - 44 ❖ Totally Tan SW6115
  - 45 ❖ Plantation Brown SW7520
  - 46 ❖ Terra Cotta SW2803
- 47

1 The site plan and the façade elevations for the Titan Assisted Living Facility & Memory Care  
2 Center were included in the packet and a rendering of the north and west elevations was shown  
3 with the proposed colors.  
4

5 Mr. Carroll reported that staff has noted the following Spanish Mediterranean architectural  
6 design style elements were utilized for this project:  
7

- 8       ▪ Overhanging balconies with rails
- 9       ▪ Barrel tile
- 10       ▪ Multi-level roofs
- 11       ▪ Exterior stucco finish
- 12       ▪ Doors accentuated by arches
- 13       ▪ Arched casement windows
- 14       ▪ Mediterranean-style porte-cochere (portico)
- 15       ▪ Roof cornice treatment
- 16       ▪ Rounded prominent tower
- 17       ▪ Arcaded wing walls leading up to portico
- 18       ▪ Decorative medallions on exterior building

19  
20 Mr. Carroll reported that the application was received on Thursday, June 5, 2014. Public  
21 meetings were as follows: The Technical Review Committee members individually reviewed the  
22 application on Wednesday, July 2, 2014, and provided outstanding comments regarding the Site  
23 Plan application. The Parks, Recreation, and Tree Advisory Committee reviewed this  
24 application at their regular meeting on Wednesday, July 9, 2014, at 5:30 p.m., recommending  
25 Site Plan approval with a of vote 5-0. Mr. Carroll stated that the Town Commission is  
26 tentatively scheduled to consider the Site Plan application for final approval on a Special  
27 Meeting to be held Wednesday, September 3, 2014 at 6:00 p.m., if all outstanding comments  
28 have been addressed by that time.  
29

30 Staff recommends advancing the site plan with the proposed waivers, as it has been designed to  
31 the best practicable extent to meet site specifications as required per Town of Lady Lake Land  
32 Development Regulations and the provisions of The Village Downtown Center Memorandum of  
33 Agreement.  
34

35 Mr. Carroll stated that the applicant is looking for the Commission's approval of the direction of  
36 the design. He asked if there were any questions.  
37

38 Commissioner Richards commented that although the plans show a sidewalk on the Alvarez side  
39 of the project on-site, they do not show it extending past the site where the parallel parking is on  
40 Alvarez. He stated it would be a good idea to have the sidewalk extended to the right of way on  
41 Alvarez so that residents, visitors or employees would have easier access from the parallel  
42 parking to the site or to businesses on Alvarez. He suggested that there could be less planting on  
43 the west side if there was a sidewalk and might be simpler to construct with the curb there.  
44

45 Jeff Head of Farner-Bailey replied that the sidewalk was only planned for the site itself.  
46

47 Martin Dzuro of The Villages stated that an extension of the sidewalk had not been considered,  
48 but it can be looked into. He said he will talk to the folks at Titan.  
49

1 Commissioner Holden stated the sidewalk issue is a good idea, and that he likes the overall look  
2 of the project.

3  
4 Commissioner Vincent agreed.

5  
6 Commissioner Hannan stated a sidewalk would be a good idea on Alverez.

7  
8 Mayor Kussard stated she was concerned about the traffic, but it appears that most of the traffic  
9 will be on the back side of the building.

10  
11 Mr. Dzuro replied that Titan gave a presentation to the Vista Sonoma residents and made sure  
12 that all delivery services and vendors will be entering the property from Avenida Central and  
13 will be exiting out onto Alverez in a one way pattern to expedite traffic.

14  
15 Mayor Kussard asked if anyone in the audience had questions or would like to comment.

- 16  
17 - Dave Olsen of 1022 Avenida Sonoma introduced himself and stated he had several  
18 concerns. He agreed with the idea of extending the sidewalk, and stated he was  
19 concerned about the noise and traffic and emergency vehicle access off of Avenida  
20 Central. Mr. Olsen asked if the Titan exit on Alverez would be right across from the  
21 Vista Sonoma entrance. He stated he believes this facility is too large for the site, and he  
22 is concerned about property values.

23  
24 Mr. Head showed that the entrance/exit of the Titan facility was a little north of the Vista  
25 Sonoma driveway. Mr. Carroll pointed out these driveways do not line up on the site plan  
26 drawing and reiterated that trucks and deliveries will only be allowed to enter from Avenida  
27 Central and exit on to Alverez in a one way pattern, although it is a two-way driveway.

28  
29 Commissioner Vincent clarified that the dumpster for the Titan facility will be blocked by a wall  
30 on one side and the three-story building blocking it on the street side.

31  
32 Mr. Carroll showed the position of the dumpster on the drawing.

33  
34 Mr. Head stated that there is a 10' high screen wall around the dumpster, and the three-story  
35 building also wraps around the dumpster area.

36  
37 Commissioner Richards pointed out that this site is a commercial property and he clarified that  
38 no one promised that nothing would ever be built on it.

39  
40 Commissioner Hannan asked which exit the trucks would use on Alverez as there are two exits.

41  
42 Mr. Dzuro stated they would use the northern most exit. He stated that Titan will not allow their  
43 vendors to use semi trucks for deliveries; they use the smaller box trucks. He also stated that  
44 The Villages property management folks are currently talking to the commercial properties in the  
45 nearby plaza such as Publix, Winn-Dixie and Belks, letting them know of the complaints by  
46 Vista Sonoma residents that the semi trucks are coming down the back roads to service them  
47 rather than coming off of US Hwy 27/441.

1 Commissioner Hannan commented that Tire Choice also has trucks coming down the side  
2 streets.

3  
4 Mr. Dzuro stated that this site is zoned commercial and other companies like Tire Choice and a  
5 couple of retail stores were looking at it, but when Titan approached them, they felt that an ALF  
6 was the best transition for what could have been there for Vista Sonoma residents. He stated that  
7 property values in The Villages have experienced an 18% growth in all areas and he does not  
8 foresee any loss of value as a result of this facility.

9  
10 Commissioner Hannan asked how high the hedges will be.

11  
12 Mr. Carroll replied that the hedges will be 30" at planting.

13  
14 Mayor Kussard addressed Mr. Olsen's concerns regarding emergency vehicle access by stating  
15 that the Public Safety Department employees are all EMT/Paramedic qualified, and that they  
16 could stabilize patients until they were able to get them to the hospital.

17  
18 Town Manager Kris Kollgaard agreed, stating that each emergency vehicle has the equipment  
19 necessary and the personnel includes both an EMT and a Paramedic, who is skilled in advance  
20 life-saving techniques.

- 21  
22 - Irwin King, President of the Vista Sonoma POA, thanked the Commission for bringing  
23 this information to the residents. He stated they really appreciated the presentation at  
24 their Board meeting, and their concerns and questions were answered. Mr. King stated  
25 he likes the way Lady Lake does business.

26  
27 *It was the consensus of the Commission that the Titan Assisted Living Facility & Memory*  
28 *Care Center Major Site Plan be advanced as presented.*

29  
30 **5. Presentation and Discussion of Wastewater & Reuse Master Plan Study (C.T.**  
31 **Eagle/Jason Shepler of Mittauer & Associates)**

32  
33 C.T. Eagle, Public Works Director, gave the background summary for this item (on file in the  
34 Clerk's Office). (The **Executive Summary** and the **Wastewater & Reuse Master Plan Draft**  
35 by Mittauer & Associates as provided in the packet are available for viewing in the Clerk's  
36 Office, as well.)

37  
38 Mr. Eagle stated that the Commission approved the study of the Town's Wastewater and Reuse  
39 Systems for the development of a Master Plan on November 4, 2013. Jason Shepler with  
40 Mittauer & Associates, as Town Engineer, has completed the study and will present the  
41 recommendations to the Commission for discussion. Mr. Eagle stated that staff is very excited  
42 about this plan and it was a long time in the making. He stated the plan prepares for potential  
43 future development and he turned the podium over to Mr. Shepler.

44  
45 The Commissioners commented that this plan was thorough and well presented.

46  
47 Mr. Shepler stated that although a lot of information has been provided, he was just going to try  
48 and capture some of the concluding findings and he provided a power point presentation to

1 follow. He asked that the Commission feel free to interrupt if there were any questions during  
2 the presentation.

3  
4 Mr. Shepler stated the basis of the review was for: 1) planning period and planning area, 2)  
5 existing wastewater system, 3) existing reuse system, 4) regulatory environment, 5) projected  
6 wastewater demands, 6) projected reuse demands, and 7) infrastructure expansion needs. He  
7 expounded on each of the topics.

8  
9 Mr. Shepler presented the summary of findings for the collection system projects as follows:

- 10  
11 ➤ Manhole Rehabilitation – He stated the velocity of the force main and hydrogen sulfide  
12 have corroded the manhole covers as they have no protective covering. (\$49,000 for  
13 construction during FY 14-15 to FY 15-16)  
14 ➤ Lift Station No. 1 – Collection System Expansion – He stated with the commercial area  
15 expansion, this lift station is at capacity. (\$448,000 construction/\$65,000 non-  
16 construction – recommended; discuss timing)

17  
18 Commissioner Vincent clarified that the 10” and 12” gravity capacity is limited and has reached  
19 its capacity as noted in the Executive Summary, and that the Town should be addressing this  
20 quite soon. He stated that it is his understanding that further development behind the new  
21 McDonald’s could be coming soon and the Town should not be caught short.

22  
23 Mr. Shepler replied that is correct and it should be addressed to reduce sanitary sewer overflow  
24 potential, and if growth is seen near the Griffin Avenue area, it would have to be bypassed by  
25 this system as it is at its limit. He stated the lift station expansion should increase the capacity to  
26 cover the commercial development in that corridor. He continued with the findings.

- 27  
28 ➤ North and Northeasterly Quadrant Trunk Force Main Extension – He stated this would tie  
29 into the lift station expansion with a 16” force main, and would provide a stub out for  
30 Water Oaks in case the Town eventually takes over that system. (\$781,000  
31 construction/\$117,000 non-construction – development timing)  
32 ➤ Lift Station No. 1 Pump Control Modifications – He stated that this is associated with  
33 how Lift Station 1 is paired with the wastewater plant; how much flow comes in at any  
34 given time and the clarifier size. (\$132,000 construction/\$13,000 non-construction –  
35 timing pending success of manual modifications and/or demands on the station)

36  
37 Mr. Shepler reviewed the summary of findings on the septic tank phase out projects (STPO); also  
38 referred to as OSTDS sections or onsite sewage treatment and disposable systems. He stated the  
39 STPO projects have been divided into six projects with ten septic tank sectors. The cost for  
40 phasing out the septic tanks provides for installing a gravity sewer system and removing the  
41 pavement and reinstalling it afterward; and also for decommissioning septic tanks and  
42 connecting the sewer lines to the homes.

43  
44 Mr. Shepler stated there is contingency built into each cost, and they were listed as follows: 1)  
45 STPO Project No. 1 - \$3,715,000 construction/\$557,000 non-construction, 2) STPO Project No.  
46 2 - \$3,856,000 construction/\$578,000 non-construction, 3) STPO Project No. 3 - \$3,223,000  
47 construction/\$483,000 non-construction, 4) STPO Project No. 4 - \$1,838,000  
48 construction/\$276,000 non-construction, 5) STPO Project No. 5 - \$1,289,000  
49 construction/\$193,000 non-construction, and 6) STPO Project No. 6 - \$1,828,000

1 construction/\$274,000 non-construction. He stated other areas within the state are starting to feel  
2 pressure on these types of projects, specifically the spring shed. Mr. Shepler stated that Greg  
3 Lang from his office, who is present today, speaks with legislative representatives frequently and  
4 he is hearing more and more talk about getting rid of septic tanks, primarily in the spring shed  
5 areas, but also out into other surface water areas and aquifers.  
6

7 Mr. Shepler reviewed maps showing the six different STPO project defined areas, the limits of  
8 the gravity system, where a pump station would go, and the force main alignment to the  
9 wastewater plant. He mentioned that STPO Project No. 1 includes a conceptual force main from  
10 the City of Fruitland Park, as it is their understanding that they may be pumping directly into Lift  
11 Station No. 10.  
12

13 Mr. Shepler reviewed the summary of findings for the wastewater treatment plant improvement  
14 or expansion. They included: 1) WWTP No. 2 aeration delivery improvements - \$534,000  
15 construction/\$80,000 non-construction - FY 14-15 to FY 15-16, 2) transfer pump capacity  
16 expansion - \$162,000 construction/\$24,000 non-construction - required @ flows = .033 million  
17 gallons per day (mgd), 3) WWTP No. 1 modifications and clarifier expansion - a) \$2,160,000  
18 construction/\$324,000 non-construction - required at flows = .067 mgd, b) clarifier expansion or  
19 flow equalization may be desired sooner if Lift Station No. 1 flow intensity and duration cannot  
20 be managed manually or through control improvements, 4) Class 1 reliability improvements  
21 (mechanical redundancy) - \$1,080,000 construction/\$162,000 non-construction - required at  
22 flows = .67 mgd, and 5) Flow equalization system - \$1,175,000 construction/\$180,000 non-  
23 construction - pending LS. No. 1 demands, flow control and/or clarifier expansion. He showed  
24 exhibits of the improvements.  
25

26 Mr. Shepler reviewed the summary of findings of the reuse system improvement or expansion.  
27 He stated this is completely a function of how the reclaimed water service area develops, and  
28 that primarily the reuse system is serving a lot of Town components and commercial  
29 components, and is just beginning to serve the new Green Key residential development - a first  
30 residential use controlled by the homeowner. He stated this will need to be monitored by the  
31 Town. The reuse system finding is as follows: 1) Wet weather storage expansion (ground  
32 storage tank-able to store 3 day's worth) - \$744,000 construction/\$112,000 non-construction  
33 within next five years, pending reuse demands, 2) Reject storage expansion (able to store 1 day's  
34 worth) - \$380,000 construction/\$57,000 non-construction within next five years, pending reuse  
35 demands.  
36

37 Mr. Shepler reviewed a chart showing the timing of minimum and maximum WWTP flow  
38 projections so that the Town could see how it would influence their capital needs in the coming  
39 years up to FY '30-'35. The projects were shown on a chart recommending when the  
40 recommended improvement projects be completed by fiscal year.  
41

42 Mr. Shepler reviewed the Town's funding sources as being: 1) Town funds consisting of  
43 \$718,000 in water impact fees, \$513,000 in sewer impact fees, \$37,500 in reuse impact fees and  
44 retained earnings (unrestricted funds) of \$2,109,000, 2) Community Development Block Grants  
45 (CDBG), 3) Appropriations, 4) Water Management Districts, and 5) Grant/Loan Programs such  
46 as Florida Department of Environmental Protection (FDEP), State Revolving Fund (SRF), and  
47 USDA Rural Development.  
48

1 Mr. Shepler thanked the Commission for the opportunity to present this plan and asked if anyone  
2 had any questions.

3  
4 Commissioner Richards stated this is good information at the right time, especially since the  
5 Town is considering additional flows, etc. He commented that the septic tank phase out will be a  
6 hard sell.

7  
8 Commissioner Vincent asked if the Town should discourage it if developers come to the Town in  
9 the future and want to put in septic tanks.

10  
11 Mr. Shepler replied that septic tanks have their place, but that the Health Department's viewpoint  
12 is to try to move away from septic tanks especially for denser developments. He stated it would  
13 be best to try to get a developer's agreement for central sewer depending on their economics for  
14 their project for a force main extension. Mr. Shepler stated this area does not have as many  
15 environmental restrictions for septic that other areas of the state may have, but there are a  
16 number of surface bodies of water in the area.

17  
18 Mayor Kussard asked if there were any other questions, and hearing none, thanked Mr. Shepler  
19 for his presentation, as did the Town Manager.

20  
21 **6. ADJOURN:** There being no further discussion; the meeting was adjourned at 4:13 p.m.  
22  
23  
24  
25

26 \_\_\_\_\_  
Kristen Kollgaard, Town Clerk

\_\_\_\_\_  
Ruth Kussard, Mayor

27  
28  
29 Minutes transcribed by Nancy Slaton, Deputy Town Clerk

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47

**MINUTES OF THE WORKSHOP MEETING  
OF THE LADY LAKE TOWN COMMISSION  
LADY LAKE, FLORIDA  
August 21, 2014**

The budget workshop meeting was held at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Ruth Kussard presiding. The meeting convened at 4:00 p.m.

**1. CALL TO ORDER:** Mayor/Commissioner Ruth Kussard

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

**ABSENT:** Paul Hannan, Commissioner, Ward 4

**STAFF MEMBERS PRESENT:** Kris Kollgaard, Town Manager/Town Clerk; Jeannine Michaud, Finance Director; Pam Winegardner, Assistant Finance Director; Chief Chris McKinstry, Police Department; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Mike Burske, Parks & Recreation Director; John Pearl, IT Director; Tia O'Neal, Human Resource Director; Ted Williams, Facilities Supervisor; Butch Goodman, Utilities Supervisor; Debbie Rodriguez-Lopez, Senior Accounting Clerk; and Nancy Slaton, Deputy Town Clerk

**3. Public Comment**

Mayor Ruth Kussard asked if anyone present had any comments or questions. She announced that this special budget meeting was to discuss the millage rate, but the tentative millage rate will not be decided upon until the September 3<sup>rd</sup> Commission meeting, with the final millage rate being decided upon at the September 17, 2014 Commission meeting. She stated plans will be put in place to address the reduction in revenue from the Communication Services Tax that the Town receives.

- Mable Barnes of 247 W. McClendon stated she is a widow on Social Security and she asked the Commission if they would consider raising the sales tax instead of the property tax.

Town Manager Kris Kollgaard replied that the Town has no authority to raise the sales tax; it is through the County.

**4. Fiscal Year 2014-2015 Budget – Consideration of Proposed Plans to Deal with the Anticipated Decrease in Communication Services Tax Revenue (Kris Kollgaard)**

Town Manager Kris Kollgaard stated that she has asked Pam Winegardner, Assistant Finance Director, to join the meeting as she worked very carefully with the Town Manager this past week to come up with the numbers for this meeting. She asked if there were any questions.

1 Commissioner Richards thanked staff for all the hard work in laying out what the Commission is  
2 up against with the Department of Revenue holding all the payments from the vendor who said  
3 they made a mistake. He asked if the budget included this.

4  
5 Jeannine Michaud, Finance Director, replied that the amount the DOR is withholding is not  
6 included in the figures.

7  
8 Commissioner Richards asked about the money left in contingency in this year's budget as he  
9 thought it was needed to pay back the revenue reduction from this year.

10  
11 Ms. Kollgaard stated that staff made cuts to make up that short-fall, but the contingency fund is  
12 still in place for this year.

13  
14 Mayor Kussard confirmed that there is no contingency built into this next year's budget.

15  
16 Commissioner Richards commented that the fees appear to have gone up from year to year, and  
17 it can only be hoped that property values will increase. He stated that inflation was not included  
18 in the budget.

19  
20 Ms. Kollgaard stated that they did include estimates of increases in health, dental, etc. in next  
21 year's budget.

22  
23 Commissioner Richards asked if the \$760,000 for the pavement program was taken out of the  
24 unassigned fund balance as he expected the reserves to drop by that amount.

25  
26 Ms. Kollgaard stated that it was taken out, and Ms. Michaud confirmed that the budget  
27 amendments were completed for this.

28  
29 Commissioner Richards stated that his last question was concerning the recommended reserves  
30 and millage expense comparison sheet which showed a contingency of \$100,000. He asked if  
31 the contingency was going to be rolled over or if this was from the proposed savings for the truck  
32 repair and the \$10,000 savings for library books.

33  
34 Ms. Kollgaard explained that \$65,000 could be saved for contingency with those items, but by  
35 not keeping up with the current replacement plan that includes the pavement management  
36 program as shown on the recommended reserves sheet, \$100,000 could be put into contingency  
37 for FY 2015.

38  
39 Mayor Kussard thanked staff for their hard work on presenting the Commission with a balanced  
40 budget. She stated that no contingency was initially planned for the FY 2015 budget, and she  
41 reviewed the budget many times to see if she could find other areas to reduce expenses. Mayor  
42 Kussard once again suggested that the Commission have a one year moratorium on travel and  
43 per diem for travel and conferences, for a savings of \$1,500.00 to put into next year's  
44 contingency fund. She stated that \$10,000 can be cut from book purchases at the Library, and by  
45 repairing the Public Works truck for \$5,000 instead of replacing it for \$60,000, another \$65,000  
46 could go into contingency, for a total of \$66,500. Mayor Kussard suggested that the employees  
47 should be given something, and although she originally suggested a 1% one-time bonus be given,  
48 she now suggests giving them a 2.1% one-time bonus from the FY 2014 contingency funds since

1 the Town Manager and IT Director have found another \$10,000 in savings. She stated this  
2 would amount to \$103,285, leaving a balance of \$19,216 in this year's contingency. A 2.3%  
3 one-time bonus would still leave \$9,387 in this year's contingency, and any balance in  
4 contingency left at year end would go into next year's reserves.  
5

6 Ms. Kollgaard explained that the one-time bonus figures were based on the CPI because the  
7 employees were not getting increases, and this would not cost them and would keep them level  
8 with the CPI.  
9

10 Mayor Kussard recommended that the employees be given a one-time bonus of 2.3% from the  
11 current year's contingency fund before the end of the fiscal year.  
12

13 Ms. Kollgaard explained that she and John Pearl, IT Director, reviewed the GIS contracts for  
14 bringing all the data up to date each year, and by moving the update from September to October  
15 for the next two years, it bumps the \$10,000 fee into the next two fiscal years and leaves an  
16 additional \$10,000 to go into contingency for this fiscal year.  
17

18 Mayor Kussard reported that the tornado that went through the town in 2007 cost the town \$1.8  
19 million and it is now hurricane season. She stated that the town could be looking at an even  
20 larger deficit if the millage rate is not raised, although she originally voted on the increase in the  
21 millage rate and hoped to reduce it again at the September meeting; and with the blindside of the  
22 reduction in the Communication Services Tax revenue, there may be no choice now but to raise  
23 it. Mayor Kussard stated it upsets her because of the effect it will have on the residents of the  
24 Town and particularly in her ward. She stated even with the proposed increase, the Town will  
25 still have the lowest rate of any of the surrounding cities and towns. She stated the current rate is  
26 the same rate the town had in 1977, and it has remained the same for the last five years.  
27

28 Commissioner Vincent asked if he could be given an example of what taxes would be on a home  
29 valued at \$100,000 with a homestead exemption.  
30

31 Ms. Kollgaard stated that for a \$100,000 home with \$50,000 homestead, residents are currently  
32 paying \$328.00 to the Town, but with it going up, it would be \$388 or a \$60 per year increase.  
33

34 Ms. Michaud clarified that the property owner will be paying \$3.8781 per each \$1,000 of taxable  
35 home value.  
36

37 Commissioner Richards stated that he currently only pays \$82.00 in taxes to the Town, and the  
38 proposed increase in the millage rate will only amount to \$15 to \$16, as he and 90% of his 2,600  
39 constituents live in manufactured homes valued at around \$75,000 in the historic side of The  
40 Villages.  
41

42 Commissioner Vincent stated that most of his constituents in Water Oak also live in  
43 manufactured homes valued at less than \$100,000.  
44

45 Commissioner Holden pointed out that the CST payback amounts to \$400,000+ for three years.  
46

47 Ms. Kollgaard stated that there is also a decrease in revenue to go along with the pay back of the  
48 overpayment. She clarified that the Town will lose \$650,000 in revenue annually from the

1 Communication Services Tax, and the overpayment is estimated to be paid back over three years,  
2 as the DOR can only go back three years, and staff wanted to be pro-active and prepared.

3  
4 Commissioner Vincent asked if the Town is getting any revenue from the Communication  
5 Services Tax now. He stated he is in favor of the increase in the millage rate as the Town should  
6 not become dependent on revenue from the State in the long run. He commented that the Town  
7 now has to pay off an overpayment for an error that was not the Town's fault.

8  
9 Ms. Kollgaard replied that the Town is getting some revenue, but no revenues connected with the  
10 largest vendor as that is where the error occurred.

11  
12 There was further discussion of the Communication Services Tax and the results of the decrease  
13 in revenue received.

14  
15 Ms. Kollgaard commented that the 2007 tornado cost the Town over \$400,000 out of reserves  
16 that was not reimbursed by FEMA. She stated that the Town has to have funds immediately  
17 available when dealing with emergency situations.

18  
19 Commissioner Richards commented that this proposed budget for FY 2015 is very close to the  
20 budget the Town had in FY 2008. He stated he was willing to make the cuts suggested by the  
21 Mayor.

22  
23 Commissioner Holden stated that the Town is looking at a new normal and that he is not in favor  
24 of band-aiding the equipment and that the budget should keep up with the five year plan. He  
25 stated he is not in favor of repairing the Public Works truck for \$5,000 to keep it going for three  
26 years, but thinks it needs to be replaced as per the five year plan. He stated he agrees with the  
27 Mayor's suggestion for the moratorium on the Commissioner's travel and per diem and put the  
28 \$1,500 back in contingency.

29  
30 Mayor Kussard allowed a member of the public to comment.

- 31  
32 - Tom Able of 1119 Del Toro Dr. stated he read that the Town is proposing an increase of  
33 18% in the millage rate for FY 2015. He asked if it is true that if the County also has an  
34 increase of just over 18%, then property owners will have a combined tax increase of  
35 36%.

36  
37 Commissioner Richards replied that the tax increase of 18% is only on the current \$3.28 per  
38 \$1,000 of property value, whereas the County's rate is \$10 to \$12 per \$1,000 value, and that it is  
39 18% once on two separate taxes.

- 40  
41 - Mr. Able stated that he does not think the Town has considered that it will have additional  
42 revenue coming in for newly adjusted rates when property changes hands, whereby it  
43 increases to the higher valuation. He agreed that replacing a truck might be better than  
44 repairing it at such a price. Mr. Able also commented that the Town may not be making  
45 the best decisions on where they are spending their money, using the new sidewalk on  
46 Rolling Acres and Griffin Avenue as an example. He asked if the tax increase was for  
47 residents only or if it included commercial.

1 Ms. Kollgaard commented that the Town saw a 6% increase this year due to an increase in  
2 property tax revenues, but that the Town cannot count on it.

3  
4 Mayor Kussard informed Mr. Able that the Town did not pay for the sidewalk; a grant paid for it.  
5 She stated that the property taxes are across the board; for businesses and all property owners.  
6

7 Commissioner Vincent commented that most of the homes in Water Oak are valued at less than  
8 they were originally, so that when they are sold, the taxes for the new buyer will be less than the  
9 original homeowner.

10  
11 Commissioner Holden suggested that each employee be given a \$500.00 bonus, instead of a  
12 bonus based on percentages.

13  
14 Commissioner Vincent agreed this may be fairer and give the lower paid employees more.

15  
16 Mayor Kussard suggested that the bonus be upped to \$1,000.00 per employee as there is  
17 \$122,601.00 in contingency.  
18

19 Ms. Kollgaard commented that part-time employees would get half of that and if someone is  
20 newly hired, they would not benefit from the bonus. She stated that whatever is left in  
21 contingency at fiscal year-end will roll over into reserves.  
22

23 After further discussion, it was the consensus of the Commissioners that each employee will be  
24 given a \$1,000.00 bonus before the end of the present fiscal year; sometime in September, from  
25 contingency.  
26

27 After further discussion by the Commissioners about the Public Works truck, with input by C.T.  
28 Eagle, Public Works Director, it was the consensus of the Commissioners to put the \$60,000  
29 back in the budget for the next fiscal year to replace the truck if necessary.  
30

31 It was the consensus of the Commissioners that the budget be based on the proposed millage rate  
32 of 3.8781 mills.  
33

34 Ms. Kollgaard stated Commissioner Hannan sent her an email that he wanted read if he was  
35 unable to attend the meeting. The email was read into the record.  
36

37 **Mayor Kussard asked if anyone else had any questions or comments, and seeing none,**  
38 **adjourned the meeting at 5:13 p.m.**  
39  
40  
41  
42

43 \_\_\_\_\_  
Kristen Kollgaard, Town Clerk

43 \_\_\_\_\_  
Ruth Kussard, Mayor

44  
45 Minutes transcribed by Nancy Slaton, Deputy Town Clerk



**1-5**

**TOWN COMMISSION AGENDA ITEM**

**REQUESTED COMMISSION MEETING DATE:** September 3, 2014

---

**SUBJECT:** Consideration of Approval for the Fall Activities for 2014

**DEPARTMENT:** Parks and Recreation

---

**STAFF RECOMMENDED MOTION:** Approval for the Fall Activities for 2014

---

**SUMMARY:** This year, I am bundling the activities of the different organizations by the season and will seek the approval and recommendations of the Commission. In years past, we have programmed the activities and then asked for permission to host the events. The programs that we have listed are the same as last year with the addition of the Taste of Lady Lake in November. The dates may have changed and the times will be similar, but I am asking for flexibility with the times as I have not formally programmed the events and may find that the times may need to be changed due to various reasons.

The fall season has seven activities that will need the services of the Parks and Recreation Department. Keep in mind that I will be working with the Chamber of Commerce on their Casino Night. We will assist the Soccer Association and the Little League for their opening days and closing ceremonies, but dates and times have yet to be determined, and the opening ceremonies have historically been accepted as part of their programming and have not needed approval from the Town if they do not have activities other than the announcing of the teams or the passing out of awards and trophies. Between the beginning of October and the second Saturday of December, we will have obligations for nine weekends. Needless to say, this is our busiest time of year, but the most fun.

---

**FISCAL IMPACT:**

- Historical Society Rummage Sale - \$100-overtime-P&R
- Art-in-the-Park – \$175-overtime-P&R
- The Garden Club Plant Sale – \$100-overtime-P&R
- Halloween Party - \$600-supplies and \$400-overtime-P&R
- Christmas Parade –\$500 to \$1,000-supplies, \$800-overtime-P&R, and \$1,200 overtime for Police and Public Works overtime
- Light-Up-Lady Lake - \$4,500–lights, \$500-overtime-P&R, and \$1,000 overtime for Police and Public Works
- Taste of Lady Lake- \$175 for entertainment, \$100-miscellaneous supplies, and \$300-overtime for P&R and Police

Please note that many of the supplies for these activities are donated and the Christmas Parade and Light Up Lady Lake events are the most labor intensive.

- Capital Budget
  - Operating
  - Other (overtime)
- 

**ATTACHMENTS:**  Ordinance  Resolution  Budget Resolution

Other  Support Documents

*48*

DEPARTMENT HEAD *MOB*

Submitted *Aug 26, 14*

Date *Sept 03, 14*

HR

Approved as to Form

Date

FINANCE DEPARTMENT

*JRM* Approved as to Budget Requirements

Date *8/26/2014*

TOWN MANAGER *VJO*

Approved Agenda Item for: *9/3/14*

Date *8/26/14*

COMMISSION ACTION:

Approved as Recommended

Disapproved

Tabled Indefinitely

Continued to Date Certain

Approved with Modification

## MEMO

**DATE:** August 18, 2014  
**TO:** Kris Kollgaard, Town Manager  
**FROM:** Mike Burske, Parks & Recreation Director  
**SUBJECT:** Fall Event Proposal

---

The following is a proposed list for the activities and events this fall. This list includes the Town sponsored events and the events hosted by the different organizations. Keep in mind that the events will parallel the same program plan as in years past. Keep in mind that this does not reflect the closing day ceremonies for soccer and baseball as they have not given the dates or what activities they intend to program. I will be asking for flexibility with times, but they will remain similar to years past. These are not set in stone at this time.

- Garden Club Plant Sale: October 4<sup>th</sup>
- Art-in-the-Park: October 11<sup>th</sup> and 12<sup>th</sup>.
- Not Too Scary Halloween Party: October 25<sup>th</sup>
- Historical Society Rummage Sale: November 8<sup>th</sup> rain date of the 22<sup>nd</sup>
- Taste of Lady lake: November 15<sup>th</sup>
- Christmas Parade: December 6<sup>th</sup> with a rain date of December 13<sup>th</sup>
- Light-Up-Lady Lake: December 12<sup>th</sup>



TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: September 3, 2014

SUBJECT: FY 2014-2015 Public Risk Management Renewal
DEPARTMENT: Human Resources

STAFF RECOMMENDED MOTION: To accept the proposal presented to Town staff by PRM and the 9.1% premium increase for the property, workers compensation, and general liability and 27.3% decrease for pollution coverage for the 2014-2015 Fiscal Year.

SUMMARY: Staff received the 2014-2015 PRM/WRM renewal for property, workers comp, general liability and pollution insurance coverage for the upcoming fiscal year. The grand total is \$408,138.00 which included a \$19,760.00 preferred member participation credit. There was an estimated 10% increase proposed in the 2014/2015 budget. The total increase is 9.1% increase for property, liability and work comp, and a 27.3% decrease for pollution liability.

FISCAL IMPACT: \$395,192 [ ] Capital Budget [X] Operating [ ] Other

Table with 2 columns: Code and Amount. Rows include 001-1901-519-4500 (\$178,500), 401-3301-533-4500 (\$45,977), 401-3503-535-4500 (\$45,977), 001-xxxx-xx-2400 (\$120,230), and 401-xxxx-xx-2400 (\$17,454).

Various departments will get charged their portion of the worker's compensation insurance renewal for FY2014 as shown above. The cost code will be each department's 2400 (worker's compensation) line. TOTAL-\$408,138.00

ATTACHMENTS: [ ] Ordinance [ ] Resolution [ ] Budget Resolution [ ] Other [X] Support Documents

DEPARTMENT HEAD Submitted [Signature] Date 08-25-14
FINANCE DEPARTMENT Approved as to Budget Requirements Date 8/25/2014
TOWN MANAGER Approved Agenda Item for: 9/3/14 Date

COMMISSION ACTION: [ ] Approved as Recommended [ ] Disapproved [ ] Tabled Indefinitely [ ] Continued to Date Certain [ ] Approved with Modification

## Proposal Pricing & Binding Authority

After careful consideration of the referenced proposal, we accept your insurance program as indicated with an "X" below:

	2013/2014	Exposure Adjusted Premium	2014/2015	% Change
<input type="checkbox"/> PRM PROPERTY AND CRIME	\$177,595	\$178,483	\$170,491	-4.0%
<input type="checkbox"/> PRM GL/AL/E&O/LEL	\$82,560	\$86,110	\$105,076	+27.3%
<input type="checkbox"/> PRM WORKERS' COMPENSATION	\$125,740	\$131,147	\$137,685	+9.5%
<input type="checkbox"/> PRM BOILER & MACHINERY	\$1,691	\$1,699	\$1,699	+.5%
Preferred Member Participation Credit	-\$25,356	-\$19,760	-\$19,760	
				+4.6%
<b>GRAND TOTAL</b>	<b>\$362,231</b>	<b>\$377,679</b>	<b>\$395,192</b>	<b>+9.1%</b>
<b>OPTIONAL/ANCILLARY COVERAGES:</b>				
<input type="checkbox"/> Inverse Condemnation - \$100,000 Per Occ/Agg	\$12,375		\$12,375	0.0%
<input type="checkbox"/> Non-Monetary Damage - \$10,000 Per Occ/Agg	\$1,800		\$1,800	0.0%
<input type="checkbox"/> Pollution Liability	\$17,816		\$12,948	-27.3%

This warrants that you have no knowledge of any claim, or incident that may result in a claim, that has not been reported to the insurance carrier.

It is understood and agreed that referenced proposal provides only a summary of the insurance program options offered. The actual policies will contain the complete terms, conditions, deductibles, exclusions, etcetera. Please review policy language for a full understanding of purchased program.

\_\_\_\_\_

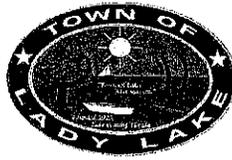
Member Signature Date

\_\_\_\_\_

Print Member Name

**SIGNED BINDING AUTHORITY TO BE RETURNED BY  
 SEPTEMBER 14, 2014 TO WRM.**

THIS DOCUMENT IN ITS ENTIRETY IS CONFIDENTIAL & PRIVILEGED PROPRIETARY DOCUMENTATION-NOT PUBLIC RECORD.



1-7<sup>28.</sup>

**TOWN COMMISSION AGENDA ITEM**

REQUESTED COMMISSION MEETING DATE: September 3<sup>rd</sup>, 2014

**SUBJECT:** Consideration of Continuation of Service Agreement with Trane for the Town Hall HVAC Units.

**DEPARTMENT:** Public Works

**STAFF RECOMMENDED MOTION:** Approve the continuation for service agreement with Trane US Inc.

**SUMMARY:** Trane has been the service provider for the Town Hall and Police Department HVAC systems since the initial installation. This agreement extends the current services for one year with no change in price. This is a budgeted item.

**FISCAL IMPACT:** \$16,086.00 Budgeted

Capital Budget  
 Operating 001-190-519.46-20  
 Other

**ATTACHMENTS:**  Ordinance  Resolution  Budget Resolution  
 Other  
 Support Documents – Continuation of Service Agreement with Trane

<b>DEPARTMENT HEAD</b>	Submitted 	Date: 8/25/2014
HR	Approved as to Form	Date
<b>FINANCE DEPARTMENT</b>	Approved as to Budget Requirements	Date 8/26/14
<b>TOWN MANAGER</b>  	Approved Agenda Item for: 9/3/14	Date 8/26/14

**COMMISSION ACTION:**

Approved as Recommended  Disapproved  Tabled Indefinitely

Continued to Date Certain  Approved with Modification

300



Trane U.S. Inc.  
2301 Lucien Way, Suite 430  
Maitland, FL 32751  
Phone: (407) 660-1111, Fax: (407) 660-0303

August 25, 2014

Lady Lake Town of  
409 Fennell Boulevard  
LADY LAKE, FL 32159 U.S.A.

Site Address:  
Lady Lake Municipal Complex  
409 Fennell Boulevard  
LADY LAKE, FL 32159  
United States

**Subject:** Continuation of Service Agreement

Your Trane Service Agreement is scheduled for renewal on 10/1/2014. To assure that there will be no interruption of service and benefits to Lady Lake Town of your Service Agreement will be extended through 9/30/2015. The adjusted Service Fee for the renewal term is \$16,086.00 USD. If there is any reason why this Service Agreement should not be extended through this period, please notify Trane in writing 30 days prior to the renewal date indicated above. If so notified, Trane can continue at your discretion to provide services beyond the renewal date at our standard time and material rates.

A one-time 3.00 % discount is offered for full payment of one (1) year in advance of the commencement of the Service Agreement. Invoice would be issued at start of the Agreement and is due net 15 days from date of invoice. The discount would be 482.58 USD if this option is selected. . The discount for advance payment is not applicable to credit card transactions. Please check the box for this option.

**Scope of Service**

The Scope of Service for the new agreement period will remain the same as delivered in the current period. The total number of inspections has been changed to four.

**Terms & Conditions**

The Terms & Conditions shall remain unchanged from those executed in the original agreement and shall be extended for this renewal period.

**Clarifications**

If Lady Lake Town of accounting procedures require a purchase order for the renewal term, please provide your purchase order number to Trane no less than 30 days prior to the renewal date.

We value your business and look forward to continuing to serve and contribute to your organization's success.

Sincerely,

Alex Saxon  
Account Executive  
Trane

**CUSTOMER ACCEPTANCE**

\_\_\_\_\_  
Authorized Representative

Acceptance Date \_\_\_\_\_

\_\_\_\_\_  
Printed Name

Purchase Order \_\_\_\_\_

\_\_\_\_\_  
Title

License Number: CMC1250287



WE MAKE BUILDINGS WORK BETTER FOR LIFE.™



Trane U.S. Inc.  
2301 Lucien Way, Suite 430  
Maitland, FL 32751  
Phone: (407) 660-1111, Fax: (407) 660-0303

*Previous contract*

September 6, 2011

Ted Williams  
Lady Lake Town of  
409 Fennell Boulevard  
LADY LAKE, FL 32159 U.S.A.

Site Address:  
Lady Lake Municipal Complex  
409 Fennell Boulevard  
LADY LAKE, FL 32159  
United States

Attention: C.T. Eagle

**Subject:** Continuation of Service Agreement

Your Trane Service Agreement is scheduled for renewal on 10/01/2011. To assure that there will be no interruption of service and benefits to Lady Lake Town of your Service Agreement will be extended through 09/30/2014. The adjusted Service Fee for the three year renewal term is \$48,258 (a total increase over the last term of \$2,298). If there is any reason why this Service Agreement should not be extended through this period, please notify Trane in writing 30 days prior to the renewal date indicated above. If so notified, Trane can continue at your discretion to provide services beyond the renewal date at our standard time and material rates.

**Scope of Service**

The Scope of Service for the new agreement period will remain the same as delivered in the current period.

**Terms & Conditions**

The Terms & Conditions shall remain unchanged from those executed in the original agreement and shall be extended for this renewal period.

**Clarifications**

If Lady Lake Town of accounting procedures require a purchase order for the renewal term, please provide your purchase order number to Trane no less than 30 days prior to the renewal date.

We value your business and look forward to continuing to serve and contribute to your organization's success.

Sincerely,

Jason Cardone  
Account Manager  
Trane

**CUSTOMER ACCEPTANCE**

*Kristen Kollgaard*  
Authorized Representative

*Kristen Kollgaard*  
Printed Name

*Town Manager*  
Title

Acceptance Date *10-6-11*

Purchase Order \_\_\_\_\_

License Number: CAC1813426



September 15, 2008

Town of Lake Lady  
Attn: Kris Kollgaard  
Municipal Complex  
409 Fennell Blvd.  
Lake Lady, FL 32159

Dear Kris Kollgaard:

Enclosed you shall find an original, fully executed contract for Lady Lake Municipal Center. Please keep this document for your records. We have transitioned this contract to our service department in order to meet the October 1<sup>st</sup>, 2008 renewal date.

Thank you for this opportunity to be of service. If you have any questions or need any additional information you may contact me directly at (407) 551-1111 or your account manager Jason Cardone at (321) 436-1724.

Sincerely,

A handwritten signature in cursive script that reads "Sera Garwood".

**Sera Garwood**

EBS Project Administrator, Central & North Florida

2301 Lucien Way, Suite 430, Maitland FL 32751  
Tel: 407-551-1111  
Fax: 407-660-0303  
Email: [sera.garwood@trane.com](mailto:sera.garwood@trane.com)  
[www.trane.com](http://www.trane.com)



**TRANE**<sup>®</sup>

Building Services



August 1, 2008

Ted Williams  
Maintenance Supervisor  
Lady Lake Municipal Center  
409 Fennell Blvd  
Lady Lake, FL 32159

Trane  
2301 Lucien Way Suite 430  
Maitland, FL 32751  
Phone: (407) 660-1111, Fax: (407) 660-0303

Re: TRANE Proposal for HVAC Services

Dear Ted:

**TRANE-ORLANDO** is pleased to provide the following proposal for maintenance of the air conditioning system located in Lady Lake, Florida. While we can provide many service programs, we feel that the options presented are suitable for your needs. Should you wish to modify this agreement to better suit your needs, we would be pleased to work with you.

Your air conditioning equipment represents a considerable investment. You expect it to run continually, smoothly and efficiently. It should not fail unexpectedly and today more than ever you want it to be as energy efficient as possible.

To keep your equipment performing as expected, proper scheduled maintenance is a must...the kind of maintenance you receive with a **Trane Service Agreement**. Planned maintenance performed periodically results in extended equipment life and the lowest operating costs over the life of the equipment.

The gamble that the cost of emergency breakdowns will be less than the investment in a service agreement is usually a losing proposition. Higher energy costs due to inefficient operation, more costly repairs incurred with emergency breakdowns, and the early mortality of equipment resulting from neglect often are the consequences of a "wait until something goes wrong" approach to maintenance.

An ongoing professional scheduled maintenance program is the best way to protect your investment. A service agreement tailored specifically for your needs is your best assurance of proper equipment maintenance and trouble free operation.

Environmental issues and regulations now dictate that the best possible maintenance program and the most up-to-date servicing techniques are utilized. We feel as an equipment manufacturer that our involvement with the latest technology will enable us to provide you with superior service that is unmatched in the commercial heating and air conditioning field.

Thank you for this opportunity to be of service. If you have any questions or need any additional information, I can be reached by calling my office at (407) 660-1111, extension 163; or by cellular telephone at (321) 436-1724. We value the confidence you have placed in Trane and look forward to working with you and your staff.

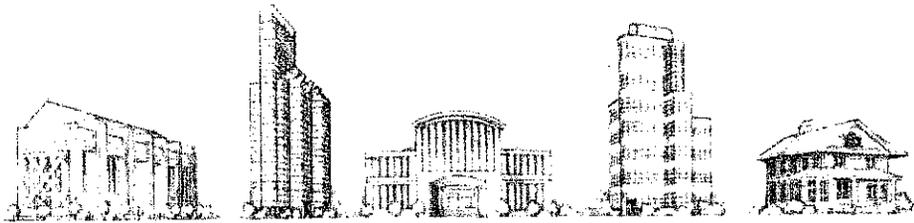
Sincerely,

Jason Cardone  
Account Executive, Existing Building Services  
Trane



**TRANE**

Building Services

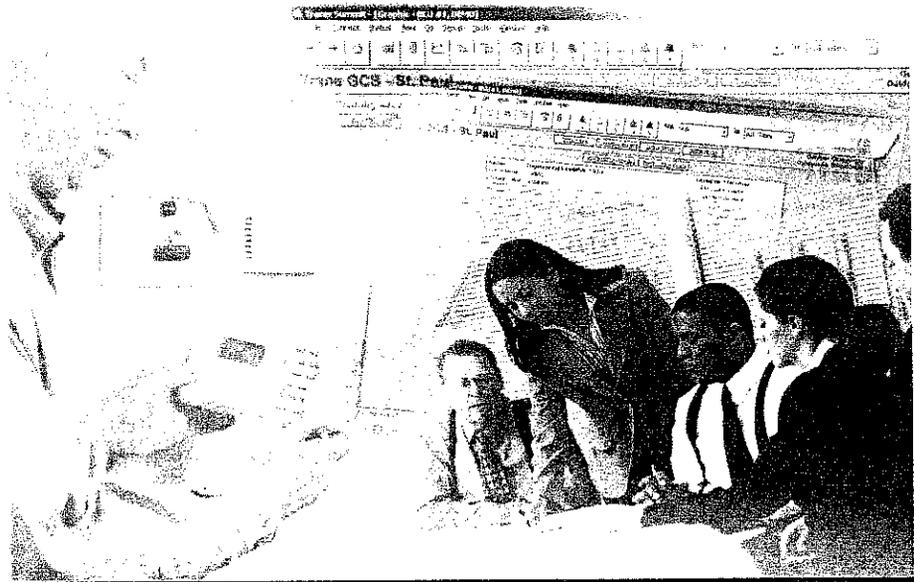


---

## Lady Lake Municipal Center

409 Fennell Blvd  
Lady Lake, Florida 32159  
Ted Williams

---



**Trane**  
2301 Lucien Way  
Suite 430  
Maitland, FL 32751  
Jason Cardone

August 1, 2008



Trane's goal is to provide reliable, efficient HVAC solutions for Lady Lake Municipal Complex. Trane Service will accomplish this by providing knowledgeable, professional technicians to work on your HVAC systems. Our commitment includes:

### **Dependability and Consistency**

#### **Assigned Service Team**

Your service team will consist of our professional Service Coordinator, Service Technicians, and Account Manager with extensive HVAC experience. Our technicians have a thorough understanding of controls, heating, refrigeration, and airside systems. The following is a short bio for your Account Manager:

**Jason Cardone**, a Mechanical Engineering graduate of Florida State University (B.S.-1997) and California State University (M.S.-2000), is an Existing Building Services Account Manager for Trane Orlando. Since joining the Orlando office in June 2001, his responsibilities include managing accounts for turnkey retrofit projects, equipment conversions, and the servicing of HVAC systems of existing buildings in a variety of areas such as indoor air quality, CFC issues, preventive maintenance and control systems. Some of his professional memberships include American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) and Building Owners & Managers Association (BOMA).

**Priority Response** - You will receive preferred service status. Priority Emergency Response is available on a 24-hour-per-day basis.

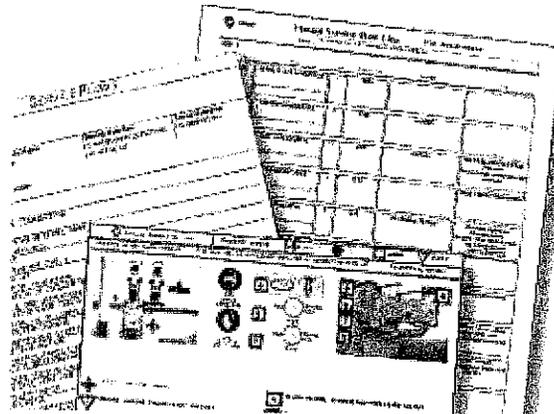
**Automated Scheduling System** - Trane utilizes a computerized scheduling program to ensure that all services included in this agreement are performed.

### **Superior Service Delivery**

#### **Trane's Exclusive Service Procedures**

Trane Building Services' global proprietary service procedures ensure consistent quality through:

- Uniform service delivery
- Pre-job parts planning
- Documented work procedures
- Efficient and economical delivery of services
- An emphasis on Safety & Environments



**Service Work Flow** - Trane's industry exclusive service flow process includes detailed procedures that identify steps for: safety, parts, materials, tools, and sequence for execution. Trane's procedures also include steps for safety, quality control, work validation, and environmental compliance.

This process assures a complete service event. No critical steps are skipped or lost. Systems serviced in this way offer a higher degree of reliability and operational longevity. Trane's exclusive service procedures deliver superior service and most reliable outcomes at the most cost-effective price.

***Trane's proprietary program is unequalled in the industry.***



## Knowledge Transfer

**Documentation** - Work performed on your equipment will be documented by the technician and reviewed with you at the completion of each visit.

**Operational System Optimization** - Trane Technicians will review operating sequences and practices for the equipment covered by this agreement and advise you of operational improvement opportunities.

**Training for Facility Staff** - Concurrent with annual start-up, your Trane Technician will instruct your operator how to operate the equipment covered by this agreement.

## Health and Safety

**Safety Management Program** - Trane Building Services employs several full time Occupational Safety and Health Administration (OSHA) 30-hr certified safety managers who are available to perform safety consultations related to the service performed at your site. Our Safety Management Program includes monthly safety training for all Trane Building Services field personnel, field supervisor jobsite audits, technician job safety analyses, and other key risk assessments and control strategies.

**Personal Safety** - Trane service technicians are, at a minimum, OSHA 10-hr certified, or equivalent with yearly retraining on all key occupational safety and health topics. Most of our technicians have participated in "Smith Safe" driver training and are Department of Transportation (DOT) Hazmat certified. They are provided with up to date personal protective equipment (PPE) and training on its use and limitations. Trane maintains an industry leading position in National Fire Protection Agency (NFPA) 70E Electrical Safety, technician ergonomics and fall protection programs.

**Drug-Free Workplace** - Trane service maintains a Drug-Free Workplace, with a robust drug and alcohol testing program.

## Environmental Management

**Refrigerant Policy** - Trane Building Services practices and procedures are compliant with all Federal and State laws and regulations concerning the proper handling, storage, and repair of leaks of ozone-depleting refrigerants and their substitutes according to Environmental Protection Agency regulation 40 CFR Part 82. Trane service technicians are Universal-certified and use only certified recovery equipment.

**Refrigerant Management Program** - Trane Building Services maintains and uses Trane Refrigerant Management Software (RMS) to capture, manage and report Refrigerant Activity. The Refrigerant Activity Report Form is used by the technician to record all refrigerant activity that has occurred on each piece of equipment. The form data is entered into RMS after it is submitted to and checked by central office personnel. Annually, Trane prints a report from RMS of all Refrigerant activity that has occurred at each site. The report details all refrigerant activity performed by Trane Building Services Technicians for each piece of equipment.

**Oil Disposal** - Trane Building Services removes used oil from your refrigeration units and disposes of it in accordance with all environmental regulations. Trane has a national contract with a leading provider of used oil services to recycle used oil where allowed and properly dispose of used oil which does not meet recycling requirements (In states where used oil is a hazardous waste, Trane will remove used oil from refrigeration units for the customer to arrange disposal).



The following is an overview of Trane's Scope of Services to be performed on Covered Equipment. Items marked are included in this Agreement.

Services Included	Cooling Seasonal Service
	Seasonal Start-up
X	Operating Inspections Qty: <u>11</u>
	System Shutdown
X	Annual Maintenance Inspection

Services Included	Labor and Materials for Covered Equipment
X	Scheduled Maintenance Labor
X	Scheduled Maintenance Parts and Materials
X	Repair Labor: Repairs will be performed on covered equipment during Trane regular business hours – Select Agreement
X	Repair Parts and Materials – Select Agreement
	Overtime Repair Labor for Emergency Failures (outside Trane regular business hours)
	Refrigerant Monitor Inspection. Testing and Calibration once per year
	Refrigerant Replacement ___ of Charge per unit per year
X	Refrigerant Usage Reporting
X	Contract Labor Rates for Trane Technician: Mechanical: \$92/hr - Controls: \$101/hr
X	Overtime Labor Rates for Trane Technician: Mechanical: \$138/hr - Controls: \$151.50/hr
	Condenser Tube Cleaning once per year
	Condenser Head (one end) removed by Trane and Visual Tube Inspection
	Condenser Head removed by Customer (removal, replacement, and gaskets by Customer)
	Air Filter Changes as required up to Qty <u>4</u> changes per year
	Air Filters supplied by Trane (HEPA Filters not included)

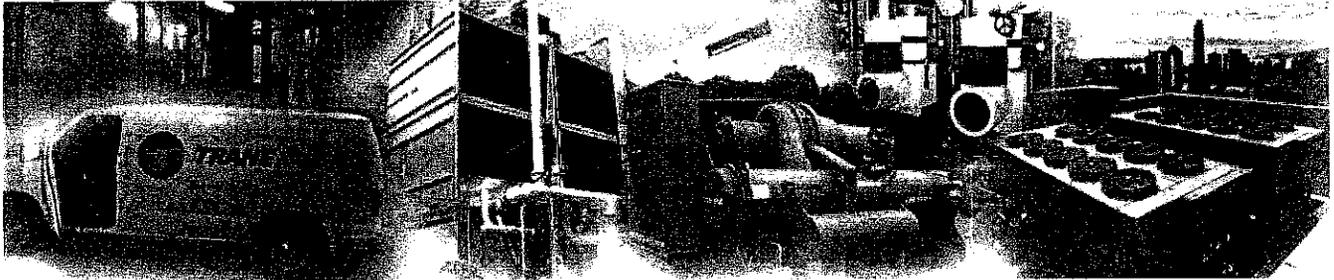


**TRANE**

Building Services



## Equipment Coverage

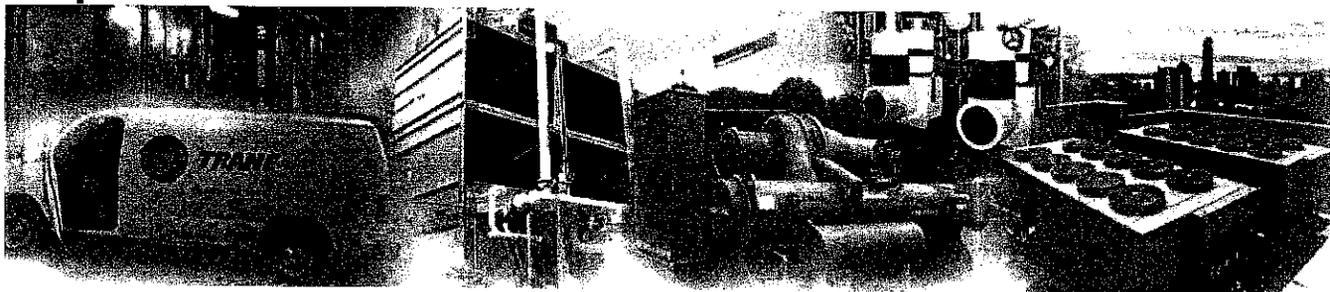


The following "Covered Equipment" will be serviced:

Quantity	Manufacturer	Model Number	Serial Number	Equipment Type
1	Trane	TCD150C300BA	N10102505D	Packaged Rooftop A/C Unit
1	Trane	TCD180B300EA	N15101523D	Packaged Rooftop A/C Unit
1	Trane	TCD102C300AA	N14100538D	Packaged Rooftop A/C Unit
1	Trane	TCD150C300BA	N12103168D	Packaged Rooftop A/C Unit
1	Trane	TCC036F100BD	N135TYU1N	Packaged Rooftop A/C Unit
1	Trane	TCD180B300EA	N1501522D	Packaged Rooftop A/C Unit
1	Trane	TCC048F100	Unk	Packaged Rooftop A/C Unit

Except as otherwise expressly provided, this Service Agreement applies only to the equipment listed above.

# Inspection Schedules



## PACKAGED ROOFTOP A/C UNIT COMPREHENSIVE ANNUAL MAINTENANCE RTU-110

1. Report in with the Customer Representative.
  2. Record and report abnormal conditions, measurements taken, etc.
  3. Review customer logs with the customer for operational problems and trends.
1. **General Assembly**
    - a) Inspect for leaks and report leak check results.
    - b) Repair minor leaks as required (e.g. valve packing, flare nuts).
    - c) Calculate refrigerant loss rate and report to the customer.
    - d) Check the sheaves and pulleys for wear and alignment.
    - e) Check the belts for tension, wear, cracks, and/or glazing.
    - f) Verify clean condenser and evaporator
    - g) Verify clean evaporator fan.
    - h) Verify clean air filters.
    - i) Verify proper damper operation.
    - j) Check mechanical linkages for wear, tightness, and clearances.
    - k) Check the operation and setup of the RTM module.
    - l) Check the VFD, if applicable.
    - m) Verify the starter operation.
    - n) Verify smooth operation of the compressors and fans.
    - o) Review operating procedures with operating personnel.
    - p) Provide a written report of completed work, operating log, and indicate any uncorrected deficiencies detected.
  2. **Controls and Safeties**
    - a) Verify the operation of the discharge air temperature control device.
    - b) Verify the operation of the outside air temperature control device.
    - c) Verify the operation of the mixed air temperature control device.
    - d) Test the operation of the high condenser pressure safety device. Calibrate, if applicable, and record setting.
    - e) Test the operation of the low evaporator pressure safety device. Calibrate, if applicable, and record setting.
    - f) Test the operation of the low temperature safety device. Calibrate, if applicable, and record setting.
    - g) Test the operation of the low oil pressure safety device, if applicable. Calibrate and record setting.
    - h) Verify the operation of the static pressure control.
  3. **Lubrication**
    - a) Lubricate damper bearings, if applicable.
    - b) Lubricate motor bearing, if applicable.
    - c) Lubricate fan bearings.
    - d) Check oil level in the compressor(s), if applicable.
    - e) Check oil for acid content and discoloration. Make recommendations to the customer based on the results of the test.

(continued)

**4. Motor and Starter**

- a) Clean the starter and cabinet.
- b) Inspect wiring and connections for tightness and signs of overheating and discoloration.
- c) Check the contactors for free and smooth operation.
- d) Meg the compressor motor(s) and record readings.
- e) Verify the tightness of the compressor motor terminal connections.
- f) Verify the operation of the compressor oil heater(s).

**PACKAGED ROOFTOP A/C UNIT  
MID-SEASON INSPECTION  
RTU-130**

1. Check the general condition of the unit.
2. Log the operating condition after system has stabilized.
3. Verify the operation of the control circuits.
4. Analyze the recorded data. Compare the data to the original design conditions.
5. Review operating procedures with operating personnel.
6. Provide a written report of completed work, operating log, and indicate any uncorrected deficiencies detected.



**Trane Service Agreement**

Trane agrees to inspect and maintain the equipment listed under the "Equipment Coverage" section (the "Covered Equipment") hereof according to the terms of this Service Agreement, including the "Terms and Conditions," and "Scope of Services," sections hereof.

**Service Fee**

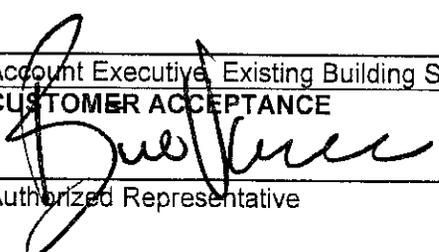
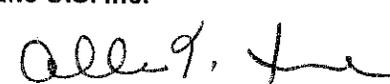
Customer agrees to pay {see pricing matrix} to Trane as the fee (the "Service Fee") for the inspection, maintenance and/or repair services described in the Scope of Services section hereof with respect to the Covered Equipment. The Service Fee is subject to adjustment as provided herein.

HVAC Equipment	Term	Select Maintenance
Packaged Rooftop A/C Units	October 1, 2008 thru September 30, 2009	\$15,070
Packaged Rooftop A/C Units	October 1, 2009 thru September 30, 2010	\$15,070
Packaged Rooftop A/C Units	October 1, 2010 thru September 30, 2011	\$15,820
<b>TOTAL INVESTMENT</b>	<b>3 Years</b>	<b>\$45,960</b>

**Term**

The initial term of this Service Agreement shall be 3 year(s), effective 10-1-08 provided that Trane will have no obligation to Customer prior to execution of this Service Agreement in the space provided below by an authorized representative of Trane. Following expiration of the initial term, this Agreement shall renew automatically for successive periods of 1 year until terminated as provided herein.

**This agreement is subject to Customer's acceptance of the attached Trane Terms and Conditions.**

SUBMITTED BY: Jason V Cardone		Proposal Date: August 1, 2008	
Account Executive, Existing Building Solutions		TRANE ACCEPTANCE	
<b>CUSTOMER ACCEPTANCE</b>		Trane U.S. Inc.	
			
Authorized Representative		Authorized Representative	
Printed Name _____		Allen D. Irvine	
Title _____		Title Manager, Central & North Florida	
Purchase Order _____		Signature Date <u>9/12/08</u>	
Acceptance Date _____			

## Trane Terms and Conditions (Service)

The following "Terms and Conditions" are attached to and made a part of the Service Agreement ("Agreement") between the named Customer and Trane. For Services performed in the United States, "Trane" shall mean Trane U.S. Inc. For Services performed in Canada, "Trane" shall mean Trane Canada Co., except where the context provides otherwise.

Trane's Services are furnished pursuant to and subject to the following terms and conditions, except for any Services that are the subject of a pre-existing valid written agreement currently in effect between Trane and Customer, in which case such written agreement shall apply.

**1. Acceptance.** A Proposal or Agreement made upon these terms is subject to Customer acceptance in writing delivered to Trane within thirty (30) days from the date hereof. If your order is an acceptance of a written Proposal on a form provided by Trane, without the addition of any other terms and conditions of sale or any other modification, this document shall be treated solely as an acknowledgment of such order, subject to credit approval. If your order is not such an acceptance, then this document is Trane's offer, subject to credit approval, to provide the services solely in accordance with the following terms and conditions of sale. If we do not hear from you within two weeks from the date hereof, Trane shall rely upon your silence as an acceptance of these terms and conditions and any performance will be pursuant hereto. Customer's acceptance of services by Trane will in any event constitute an acceptance by Customer of these terms and conditions.

**2. Term, Renewal, and Cancellation.** The Initial Term of this Agreement shall be as stated in the "Pricing & Acceptance" section hereof. Thereafter, unless earlier terminated, this Agreement shall be automatically renewed for succeeding 12 month terms (each a "Renewal Term"), subject to the Renewal Pricing Adjustment, upon Trane's delivery to Customer of a service renewal letter at least forty-five (45) days in advance of the scheduled expiration date and Customer's failure to notify Trane in writing no later than thirty (30) days prior to the scheduled expiration date that the Agreement shall not be renewed. This Agreement may be cancelled upon the written notice of either party to the other (for any reason or no reason) no later than thirty (30) days prior to the scheduled expiration date; provided, however, that, in the event of a cancellation by Customer, Customer shall pay to Trane the balance of the Service Fee applicable to the then current 12 month period of the Term. The Service Fee is based on performance during regular business hours.

**3. Renewal Pricing Adjustment.** The Service Fee for an impending Renewal Term shall be the Current Service Fee (defined as the Service Fee for the Initial or Renewal Term immediately preceding the impending Renewal Term) adjusted by the following: (a) increase and/or decrease for additions and/or deletions to Scope of Services; (b) 25% of the Current Service Fee shall be adjusted based upon the calendar year change in the U.S. Bureau of Labor Statistics Producer Price Index for selected commodity groupings (Metals and Metal Products); (c) 65% of the Current Service Fee shall be adjusted based upon the change to cost of labor; and (d) 10% of the Service Fee shall be adjusted based upon changes to Trane services overhead costs, which include but are not limited to the cost of fuel, truck leasing, and office-related overhead factors. The Service Fee for an impending Renewal Term shall be set forth in the service renewal letter furnished to Customer.

**4. Payment and Taxes.** Payment is due upon receipt of Trane's invoice. Except as may otherwise be provided in the "Service Fee" section, annual Service Fee amounts shall be paid in advance of performance of the Services. Trane reserves the right to add to any account outstanding for more than 30 days a service charge equal to the lesser of the maximum allowable legal interest rate or 1.5% of the principal amount due at the end of each month. Without liability to Customer, Trane may discontinue services whenever payment is overdue. In addition to the stated Service Fee, Customer shall pay all taxes not legally required to be paid by Trane or, alternatively, shall provide Trane with acceptable tax exemption certificates. Customer shall pay all costs (including attorneys' fees) incurred by Trane in attempting to collect amounts due.

**5. Termination.** This Agreement may be terminated by either party upon a material breach by the other party of its obligations hereunder upon fourteen (14) calendar days prior written notice to the breaching party and the failure of the breaching party to cure the breach within such fourteen (14) day period. Notwithstanding any termination, Customer shall remain liable to Trane for any amounts for services provided by Trane and not then paid.

**6. Performance.** Trane shall perform the services described in this Agreement with respect to the listed Equipment with reasonable promptness in a workmanlike manner in accordance with industry standards generally applicable in the area. Except as otherwise provided in writing in "Scope of Services," Services will be performed during Trane's normal business hours and any after-hours services shall be billed separately according to then prevailing overtime or emergency labor/labour rates. Trane's duty to perform under this Agreement and the Service Fee are subject to the approval of Trane's credit department, are subject to Events of Force Majeure, and contingent upon the ability to procure materials from the usual sources of supply. Upon disapproval of the credit department or upon the occurrence of any such event as aforesaid, Trane may delay or suspend performance or, at its option, renegotiate Service Fees, and/or terms and conditions with the Customer. If Trane and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability, other than Customer's obligation to pay for services rendered by Trane to the date of cancellation. This Agreement presupposes that all major pieces of equipment are in proper operating condition as of the date hereof. Services furnished are premised on the Equipment being in a maintainable condition. In no event shall

Trane have any obligation to replace Equipment that is no longer maintainable. During the first 30 days of this Agreement, and/or upon seasonal start-up (if included in the Services), an inspection by a Trane technician of Covered Equipment indicates repairs or replacement is required, Trane will provide a written quotation for such repairs or replacement. If Customer does not authorize such repairs or replacement, Trane may remove the unacceptable Equipment from the "Equipment Coverage" or "Scope of Services" sections of this Agreement and adjust the Service Fee accordingly. During the Term, Trane may elect to install/attach to Customer equipment or provide portable devices (hardware and/or software) for execution of control or diagnostic procedures. Such devices shall remain the personal proprietary property of Trane and in no event shall become a fixture of customer locations. Customer shall not acquire any interest, title or equity in any hardware, software, processes, and other intellectual or proprietary rights to devices used in connection with providing service on Customer equipment. Trane reserves the right to remove such items at its discretion. Trane may refuse to perform any services or work where working conditions could endanger or put at risk the safety of Trane employees or subcontractors.

**7. Customer Obligations.** Customer shall:

- (a) Provide Trane reasonable and safe access to all Equipment;
- (b) Follow manufacturer recommendations concerning teardown and internal inspection, major overhaul, restoration or refurbishing of the Equipment; unless expressly stated in the Scope of Services statement, Trane is not performing any manufacturer recommended teardown and internal inspection, major overhaul, restoration or refurbishing of the equipment; Trane shall not be responsible to perform any subsequent repairs to the Equipment necessitated by Customer's failure to follow such manufacturer recommendations;
- (c) Reimburse Trane for services, repairs, and/or replacements performed by Trane beyond the "Scope of Services" or otherwise excluded hereunder. Such reimbursement shall be at the then prevailing overtime/holiday rates for labor/labour and prices for materials and may at Trane's option be subject to a separate written agreement prior to its undertaking such work; and
- (d) Unless water treatment is expressly included in Trane's Scope of Services, provide professional cooling tower water treatment in accordance with any reasonable recommendations provided by Trane.

**8. Exclusions.** Unless expressly included in "Scope of Services" or "Equipment Coverage," the services to be provided by Trane do not include, and Trane shall not be liable for, any of the following:

- (a) Any guarantee of room conditions or system performance;
- (b) Inspection, maintenance, repair, replacement of or services for: chilled water and condenser water pumps and piping; electrical disconnect switches or circuit breakers; motor starting equipment that is not factory mounted and interconnecting power wiring; recording or portable instruments, gauges or thermometers; non-moving parts or non-maintainable parts of the system, including, but not limited to, storage tanks; pressure vessels, shells, coils, tubes, housings, castings, casings, drain pans, panels, duct work; piping; hydraulic, hydronic, pneumatic, gas, or refrigerant; insulation; pipe covering; refractory material; fuses, unit cabinets; electrical wiring; ductwork or conduit; electrical distribution system; hydronic structural supports and similar items; the appearance of decorative casing or cabinets; damage sustained by other equipment or systems; and/or any failure, misadjustment or design deficiencies in other equipment or systems;
- (c) Repairs or replacement of parts made necessary as a result of electrical power failure, low voltage, burned out main or branch fuses, low water pressure, vandalism, misuse or abuse, improper operation, unauthorized alteration of Equipment, accident, negligence of Customer or others, damage due to freezing weather, calamity or malicious act;
- (d) Any damage or malfunction resulting from vibration, electrolytic action, freezing, contamination, corrosion, erosion, or caused by scale or sludge on internal tubes except where water treatment protection services are provided by Trane as part of this Agreement;
- (e) Furnishing any items of equipment, material, or labor/labour, or performing special tests recommended or required by insurance companies or federal, state, or local governments;
- (f) Failure or inadequacy of any structure or foundation supporting or surrounding the Equipment or any portion thereof;
- (g) Building access or alterations that might be necessary to repair or replace Customer's existing equipment;
- (h) The normal function of starting and stopping the Equipment or the opening and closing of valves, dampers or regulators normally installed to protect the Equipment against damage;
- (i) Valves that are not factory mounted: balance, stop, control, and other valves external to the device unless specifically included in the Agreement;
- (j) Any responsibility for design or redesign of the system or the Equipment, obsolescence, safety tests, or removal or reinstallation of valve bodies and dampers;
- (k) Any services, claims, or damages arising out of Customer's failure to comply with its obligations under this Agreement;
- (l) Failure of Customer to follow manufacturer recommendations concerning overhaul and refurbishing of the Equipment;
- (m) Any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the premises before the effective date of this Agreement ("Pre-Existing Conditions"), including, without limitation, damages, losses, or expenses involving pre-existing building envelope issues, mechanical issues, plumbing issues, and/or indoor air quality issues involving mold/mould and/or fungi;

(n) Replacement of refrigerant is excluded, unless replacement of refrigerant is expressly stated as included within the scope of Trane's Services, in which case replacement shall in no event exceed the stated percentage of rated system charge per year expressly stated in the scope of Services. Customer shall be responsible for the cost of any additional replacement refrigerant;

(o) Operation of the equipment;

(p) Any claims, damages, losses, or expenses, arising from or related to work done by or services provided by individuals or entities that are not employed by or hired by Trane.

**9. Warranties.** (a) Trane manufactured material supplied and installed by Trane is warranted to be free from defect in material and manufacture for a period of twelve months from the earlier of the date of start-up or replacement and Trane's obligation under this warranty is limited to repairing or replacing the defective part at its option; (b) labor/labour is warranted (to have been properly performed) for a period of 90 days from completion and Trane's obligation under this warranty is limited to correcting any improperly performed labor/labour; and (c) non-Trane equipment and/or parts are not warranted by Trane and shall have such warranties as are extended to Trane by the respective manufacturer. Labor/labour to install parts supplied by Customer is not warranted by Trane. Notwithstanding the foregoing, all warranties provided herein terminate upon termination or cancellation of this Agreement. **THE WARRANTY AND LIABILITY SET FORTH IN THIS SECTION ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, WHETHER IN CONTRACT OR IN NEGLIGENCE, EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL TRANE BE LIABLE FOR ANY SPECIAL, INCIDENTAL, CONSEQUENTIAL (INCLUDING WITHOUT LIMITATION LOST REVENUE OR PROFITS), OR PUNITIVE DAMAGES. NO REPRESENTATION OR WARRANTY OF MERCHANTABILITY OR FITNESS OF PURPOSE IS MADE REGARDING PREVENTION BY THE SCOPE OF SERVICES, OR ANY COMPONENT THEREOF, OF MOLD, FUNGUS, BACTERIA, MICROBIAL GROWTH, OR ANY OTHER CONTAMINATES. TRANE SPECIFICALLY DISCLAIMS ANY LIABILITY IF THE SCOPE OF SERVICES OR ANY COMPONENT THEREOF IS USED TO PREVENT OR INHIBIT THE GROWTH OF SUCH MATERIALS.**

**10. Indemnity.** Trane and Customer shall indemnify, defend and hold each other harmless from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or personal property, to the extent caused by the negligence or misconduct of the indemnifying party, and/or its respective employees or agents. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify will continue in full force and effect, notwithstanding the expiration or early termination hereof, with respect to any claims based on facts or conditions that occurred prior to expiration or termination.

**11. Limitation of Liability. NOTWITHSTANDING ANY CONTRARY PROVISION, NEITHER PARTY SHALL BE LIABLE FOR SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES OF ANY NATURE (INCLUDING WITHOUT LIMITATION LOST REVENUE OR PROFITS), WHETHER CLAIMED UNDER CONTRACT, WARRANTY, NEGLIGENCE, STRICT LIABILITY OR ANY OTHER LEGAL THEORY OR FACTS, OR PUNITIVE DAMAGES.**

**12. Asbestos and Hazardous Materials.** Trane's services expressly exclude any identification, abatement, cleanup, control, disposal, removal or other work connected with asbestos or other hazardous materials (collectively, "Hazardous Materials"). Should Trane become aware of or suspect the presence of Hazardous Materials, Trane may immediately stop work in the affected area and shall notify Customer. Customer will be responsible for taking any and all action necessary to correct the condition in accordance with all applicable laws and regulations. Customer shall be exclusively responsible for and shall indemnify and hold harmless Trane (including its employees, agents and subcontractors) from and against any loss, claim, liability, fees, penalties, injury (including death) or liability of any nature, and the payment thereof, arising out of or relating to any Hazardous Materials on or about the premises, not brought onto the premises by Trane. Trane shall be required to resume performance of the services only when the affected area has been rendered harmless.

**13. Insurance.** Trane agrees to maintain insurance in the following minimum amounts during the Term: Commercial General Liability -- \$1,000,000 per occurrence; Automobile Liability -- \$1,000,000 CSL; Workers Compensation -- Statutory Limits. If Customer has requested to be named as an additional insured under Trane's insurance policy, Trane will do so but only to the extent of Trane's indemnity assumed under the indemnity provision contained herein. Trane does not waive any rights of subrogation.

**14. Force Majeure.** If Trane shall be unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at Trane's election (i) remain in effect but Trane's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon ten (10) days notice to Customer, in which event Customer shall pay Trane for all parts of the Work furnished to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of Trane. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; tornado; storm; fire; civil disobedience; pandemic; insurrections; riots; labor disputes; labor or material shortages; sabotage; restraint by court order or public authority (whether valid or invalid), and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Trane.

**15. Services Other Than Solely Scheduled Service.** If Trane's services hereunder are not limited solely to Scheduled Service, the following provisions shall also apply: (a) Required restoration shall be performed by Customer at its cost prior to Trane being obligated to perform hereunder; (b) any changes, adjustments, service or repairs made to the Equipment by any party other than Trane, unless approved by Trane in writing, may, at Trane's option, terminate Trane's obligation to render further service to the Equipment so affected; in such case no refund of any portion of the Service Fee shall be made; and (c) Customer shall (i) promptly notify Trane of any unusual performance of Equipment; (ii) permit only Trane personnel to repair or adjust Equipment and/or controls during the Term; and (iii) utilize qualified personnel to properly operate the Equipment in accordance with the applicable operating manuals and recommended procedures.

**16. General.** To the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state or province in which work is performed. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all previous understandings, commitments or agreements, oral or written, related to the subject matter hereof. If any part of this Agreement is deemed to be unlawful, invalid, void or otherwise unenforceable, the rights and obligations of the parties shall be reduced only to the extent required to remove the invalidity or unenforceability. Customer may not assign, transfer, or convey this Agreement, or any part hereof, without the written consent of Trane. Subject to the foregoing, this Agreement benefit of the parties hereto and their permitted successors and assigns. Except as provided for Service Fee adjustments, no modifications, additions or changes may be made to this Agreement except in a writing signed by both parties. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original. Trane reserves the right to change the terms and conditions herein at any time upon written notice to Customer provided at least thirty days prior to the effective date of such changes.

**17. Equal Employment Opportunity/Affirmative Action Clause.** Trane is a federal contractor which complies fully with Executive Order 11246, as amended, and the applicable regulations contained in 41 C.F.R. Parts 60-1 through 60-60, 29 U.S.C. Section 793 and the applicable regulations contained in 41 C.F.R. Part 60-741; and 38 U.S.C. Section 4212 and the applicable regulations contained in 41 C.F.R. Part 60-250 in the United States and with Canadian Charter of Rights and Freedoms Schedule B to the Canada Act 1982 (U.K.) 1982, c. 11 and applicable Provincial Human Rights Codes and employment law in Canada.

**18. U.S. Government Work. This provision applies only to indirect sales by Trane to the US Government.** If the Work is in connection with a U.S. Government contract, Customer certifies that it has provided and will provide current, accurate, and complete information, representations and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Trane will have no obligations to Customer unless and until Customer provides Trane with a true, correct and complete executed copy of the prime contract. Upon request, Customer will provide copies to Trane of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to Customer's ownership, eligibility or performance of the prime contract. Customer will obtain written authorization and approval from Trane prior to providing any government official any information about Trane's performance of the work that is the subject of this offer or agreement, other than this written offer or agreement.

1-26.130-7 (1107)  
Supersedes 1-26.130-7 (0907)



1-8<sup>th</sup>

**TOWN COMMISSION AGENDA ITEM**

REQUESTED COMMISSION MEETING DATE: September 3<sup>rd</sup>, 2014

**SUBJECT:** Consideration of Amendment to the State of Florida, Department of Transportation (FDOT), Traffic Signal Maintenance and Compensation Agreement.

**DEPARTMENT:** Public Works

**STAFF RECOMMENDED MOTION:** Approve the amendment to the previously signed agreement with FDOT for Traffic Signal Maintenance and Compensation.

**SUMMARY:** The State has amended the Traffic Signal Maintenance and Compensation Agreement previously approved via Resolution Number 2014-112. The amended agreement does not change the scope or reimbursement provisions of the agreement; its intent is to clarify maintenance and performance language. The resolution authorized the Town Manager to execute and sign said agreements.

**FISCAL IMPACT:** None  Capital Budget  
 Operating  
 Other

**ATTACHMENTS:**  Ordinance  Resolution  Budget Resolution  
 Other  
 Support Documents – FDOT Agreement and supporting documents.

<b>DEPARTMENT HEAD</b>	Submitted 	Date: 8/25/2014
<b>HR</b>	Approved as to Form 	Date
<b>FINANCE DEPARTMENT</b>	Approved as to Budget Requirements	Date
<b>TOWN MANAGER</b> 	Approved Agenda Item for: 9/3/14	Date 8/26/14

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

  
8/27

CONTRACT NO. \_\_\_\_\_  
FINANCIAL PROJECT NO. \_\_\_\_\_  
F.E.I.D. NO. \_\_\_\_\_

**Purpose:**

Amend the Phase 1A TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT previously entered into by both parties. Amendment #1 deletes the previous language contained in Paragraphs 5 and 6 of the Phase 1A Agreement for the period beginning with the Department's fiscal year 2014-2015. The Phase 1A Agreement included language on the preventative and periodic maintenance of mast arms. This Amendment provides language on the basic maintenance required for effective functioning of the traffic signals on the State Highway System. All other provisions of the original Agreement remain unchanged.

**Paragraph 5 shall be removed and replaced in its entirety by the Paragraph 5 provided below:**

5. The Maintaining Agency shall be responsible for basic maintenance functions such as the tightening of nuts and replacing missing or deficient bolts (not including anchor bolts); replacing missing cap covers or equivalent; cleaning; replacement of missing or deficient access hole cover plates; all wiring issues, including improper grounding; graffiti removal; all signal related issues (lighting, signs and connections); and response to traffic impact including repair and replacement of all components damaged by the traffic impact.

**Paragraph 6 shall be removed in its entirety without any replacement text.**

**Paragraph 19 is removed and replaced in its entirety by the Paragraph 18 provided below:**

18. The Department shall monitor the performance of the Maintaining Agency in the fulfillment of the agreement. The Maintaining Agency shall submit an annual Report on April 1 of each year detailing the following:

a. Detection device malfunctions. Repairs shall be made within sixty (60) days of discovery and such events shall be logged into the annual report. If repairs cannot be performed within 60 days, the agency shall document the reasons why. Discovery of such events shall be logged into the annual report. If the detection device malfunctions are not repaired or restored within sixty (60) days of discovery, there shall be a 10% deduction of the annual compensation amount for the affected signal locations.

b. Preventative maintenance inspections. All traffic signals shall receive at least one (1) minor preventative maintenance inspection, preferably two inspections, within a twelve (12) month period. Preventative maintenance inspection shall include verification that all detection is working, the signal is cycling properly, the ventilation system is functioning and filters are clean. The inspection report should note the location, date of inspection and any items noted. If the traffic signals do not receive at least one (1) minor preventative maintenance inspection during a twelve (12) month period, there shall be a 20% deduction of the annual compensation amount for the affected signal locations.

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

\_\_\_\_\_, Florida  
(Maintaining Agency)

**STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**

By: \_\_\_\_\_  
(Authorized Signature)

By: \_\_\_\_\_  
(Authorized Signature)

Print/Type Name: \_\_\_\_\_

Legal Review \_\_\_\_\_

Title: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_

Attest: \_\_\_\_\_  
(Seal if Applicable)

Title: \_\_\_\_\_

Attest: \_\_\_\_\_

Reviewed: \_\_\_\_\_

\_\_\_\_\_  
Attorney Date

## C.T. Eagle

---

**From:** Stroz, Jim [Jim.Stroz@dot.state.fl.us]  
**Sent:** Thursday, August 14, 2014 7:35 AM  
**Cc:** Cooper, Cindy  
**Subject:** Phase 1B Traffic Signal Maintenance Agreement  
**Attachments:** 75001022A.pdf; 75001022.pdf

Good morning,

As discussed in last week's face-to-face meeting, the Phase 1 Traffic Signal Agreement has been amended. For those that did not attend, the language pertaining to mast arm maintenance has been removed. Additionally, the language pertaining to performance measures has been clarified.

So what is the next step?

If your agency already signed the agreement, then please sign the one-page amendment that is attached (75001022A.pdf) and mail it to our office.

If your agency did not sign the agreement, then sign the 6-page attachment (7500102.pdf) and mail to our office.

If you have questions, please touch base with me or Cindy Cooper (386-943-5310).

Thanks,  
Jim

Jim Stroz, P.E.  
Assist. District Traffic Ops. Engineer  
District 5  
386-943-5312

Florida Department of Transportation  
MS 3-562  
719 S. Woodland Boulevard  
DeLand, FL 32720

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT**

750-010-22  
TRAFFIC OPERATIONS  
4/14  
Page 1 of 6

*original Agreement*

CONTRACT NO. AR186  
FINANCIAL PROJECT NO. 413019-3-88-06  
F.E.I.D. NO. F591537624008

THIS AGREEMENT, made and entered into this 19 day of June, 2014, by and between the Florida Department of Transportation, an agency of the State of Florida, herein called the "Department", and the Town of Lady Lake, Florida, herein called the "Maintaining Agency".

**WITNESSED:**

**WHEREAS**, the Maintaining Agency has the authority to enter into this Agreement and to undertake the maintenance and operation of traffic signals or signal systems on the State Highway System, and the Department is authorized under Sections 334.044 and 335.055, Florida Statutes, to enter into this Agreement, and;

**WHEREAS**, the Maintaining Agency has authorized its undersigned representative to enter into and execute this Agreement;

**NOW, THEREFORE**, in consideration of the premises and the mutual covenants contained herein to be undertaken by the respective parties hereto, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties mutually agree and covenant as follows:

1. The Maintaining Agency shall be responsible for the maintenance and continuous operation of the traffic signals, traffic signal structures (including signal mast arm structure or strain pole), traffic signal systems (central computer, cameras, message signs, communications devices, interconnect / network, vehicle, bicycle & pedestrian detection devices, traffic signal hardware and software), and control devices (intersection control beacons, traffic warning beacons, illuminated street name signs, pedestrian flashing beacons (school zone flashing beacons, pedestrian crossing beacons, Rectangular Rapid Flashing Beacons), emergency/fire department signals and speed activated warning displays). The Maintaining Agency shall be responsible for the payment of electricity and electrical charges incurred in connection with operation of such traffic signals and signal systems and devices upon completion of their installation. All traffic signals and control devices mentioned in this paragraph shall hereafter be referred to 'Traffic Signals and Devices'.

2. The Department agrees to pay to the Maintaining Agency, an annual compensation based on Department's fiscal year for the cost of the maintenance and continuous operation of the Traffic Signals and Devices as identified in Exhibit A. Payments will be made in accordance with Exhibit B. Should the Maintaining Agency withdraw from the compensation portion of this Agreement, the Maintaining Agency will still be responsible for the maintenance and continuous operation of the above items. In the case of construction contracts, the Maintaining Agency shall be responsible for the payment of electricity and electrical charges incurred in connection with the operation of the Traffic Signals and Devices, and shall undertake the maintenance and continuous operation of said Traffic Signals and Devices upon final acceptance of the installation by the Department. Prior to any acceptance by the Department, the Maintaining Agency shall have the opportunity to inspect and request modifications/corrections to the installation(s) and Department agrees to undertake those prior to acceptance so long as the modifications/corrections comply with the contract and specifications previously approved by both the Department and Maintaining Agency. Repair or replacement and other responsibilities of the installation contractor and the Department, during construction, are contained in the Department's Standard Specifications for Road and Bridge Construction.

3. The Maintaining Agency shall maintain and operate the Traffic Signals and Devices in a manner that will ensure safe and efficient movement of highway traffic and that is consistent with maintenance practices prescribed by the International Municipal Signal Association (IMSA) and operational requirements of the Manual on Uniform Traffic Control Devices (MUTCD), as amended.

4. The Maintaining Agency's maintenance responsibilities shall include, but not be limited to, preventive maintenance (periodic inspection, service and routine repairs) and emergency maintenance (trouble shooting in the event of equipment malfunction, failure, or damage). Restoration of services may include temporary poles, stop signs or other methods to maintain traffic. The Maintaining Agency shall record its maintenance activities in a traffic signal maintenance log.

5. The Department intends to conduct an inspection of the mast arm structures and strain poles every 60 months. The inspection report will document deficiencies that necessitate preventative maintenance and periodic maintenance. Preventative maintenance includes but is not limited to: spot painting or repainting; tightening of nuts and replacing missing or deficient bolts (not including anchor bolts); replacing missing cap covers or equivalent; cleaning; replacement of missing or deficient access hole cover plates; all wiring issues, including improper grounding; graffiti removal; all signal related issues (lighting, signs and connections); and response to traffic impact including repair and replacement of all components damaged by the traffic impact. Damaged mast arm replacement shall be repaired or replaced by the Maintaining Agency and the Maintaining Agency is authorized to seek reimbursement from the responsible 3<sup>rd</sup> party. If the Maintaining Agency is unable to recover the costs from a 3<sup>rd</sup> party, then the Department intends to reimburse the Maintaining Agency for repair or replacement of the mast arm. The Maintaining Agency shall be responsible for preventative maintenance of the mast arm structures. Failure to perform preventative maintenance after notification of inspection deficiency may result in the Maintaining Agency being responsible for the corrective actions.

6. Periodic maintenance includes but is not limited to: repair of cracks in the mast arm structure; removal and/or repair of grout pads; resetting of anchor bolts; repair or replacement of deteriorated anchor bolts and nuts; and replacement of the mast arm when it is determined thr

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT**

preventative maintenance by the Maintaining Agency. For any new mast arm installations after the date of this Agreement, if a Maintaining Agency requests a painted mast arm, the Maintaining Agency agrees to perform all required periodic and preventative maintenance. Any periodic maintenance performed on the mast arm structure by the Maintaining Agency needs Department approval prior to commencement of work unless under an emergency situation. Any and all work performed by the Maintaining Agency shall conform to the current Department Standard Specifications for Road and Bridge Construction.

The Table below summarizes the roles of the Maintaining Agency and the Department with regard to preventative and periodic maintenance:

Maintaining Agency	Florida DOT
Preventative maintenance of all mast arm structures	Periodic maintenance of all mast arm structures (except for any new painted and existing painted structures with signed separate Agreement)
Periodic maintenance of structures (for any new painted and existing painted structures with signed separate Agreement)	
Damage repair or replacement of structures with recoverable costs	May compensate Maintaining Agency for damage repair or replacement of structures when costs are non-recoverable
	Replacement at end of life cycle of the structure

7. The Maintaining Agency may remove any component of the installed equipment for repair; however, it shall not make any permanent modifications and/or equipment replacements unless the equipment provided is capable of performing at minimum the same functions. The Department shall not make any modifications and/or equipment replacements without prior written notice to and consultation with the Maintaining Agency.

8. The Maintaining Agency shall implement and maintain the timing and phasing of the traffic signals in accordance with the Department's timing and phasing plans, specifications, special provisions, and the Department's Traffic Engineering Manual. The Maintaining Agency shall obtain prior written approval from the Department for any modification in phasing of signals and flash times (where applicable). Signal Systems timings (cycle length, split, offsets, sequence) are considered operational changes and may be changed by the Maintaining Agency to accommodate changing needs of traffic. The Maintaining Agency may make changes in the signal timing provided these changes are made under the direction of a qualified Professional Engineer registered in the State of Florida. The Maintaining Agency shall make available a copy of the timings to the Department upon request. The Department reserves the right to examine equipment, timing and phasing at any time and, after consultation with the Maintaining Agency, may specify modifications. If the Department specifies modification in timing and/or phasing, implementation of such modifications shall be coordinated with, or made by, the Maintaining Agency.

9. The Maintaining Agency shall note in the maintenance log any time/phasing changes and keep a copy of the timings and any approval documentation in a file. A copy of the log shall be provided to the Department upon request. Maintaining Agencies may provide this information electronically.

10. The Maintaining Agency and the Department will develop annually the Exhibit A which by this reference is made a part of this Agreement as though fully set forth herein. Exhibit A shall contain all Traffic Signals and Devices on the State Highway System, applicable to the jurisdiction of the Maintaining Entity, those that are maintained by the Maintaining Agency and those that are maintained but not included for compensation. No changes or modifications will be made to Exhibit A during the year for compensation. New Traffic Signals and Devices added by the Department during the fiscal year shall be maintained and operated by the Maintaining Agency upon Department final acceptance as stated in paragraph 2. The Maintaining Agency and the Department, preceding each fiscal year, shall develop and execute a new Exhibit A, which shall include all new Department Traffic Signals and Devices added during the previous fiscal year and delete those removed. The Maintaining Agency shall begin receiving compensation for new Department's Traffic Signals and Devices in the next fiscal year. In the event that no change has been made to the previous year's Exhibit A, a statement to this effect should be included. The annual compensation will be a lump sum payment detailed in Exhibit B. Future payments will be based on the information provided in Exhibit A, in accordance with the provisions as detailed in Exhibit B, attached and made a part hereof.

- a) Payment shall be made only after receipt and approval of service.
- b) Payment shall be made in accordance with Section 215.422, Florida Statutes.
- c) Bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof.
- d) Record of costs incurred under terms of this Agreement shall be maintained and made available upon request to the Department at all times during the period of this Agreement and for three (3) years after final payment for the work pursuant to this Agreement is made. Copies of these documents and records shall be furnished to the Department upon request. Record of costs incurred include the Maintaining Agency's general accounting records, together with supporting documents and records of the Maintaining Agency and all subcontractors performing work, and all other records of the Maintaining Agency and subcontractors considered necessary by the Department for proper audit of costs.

11. Maintaining Agency providing goods and services to the Department should be aware of the following time frames. Upon receipt, the Department has five (5) working days to inspect and approve the goods and services, unless the Agreement specifies otherwise. The Department has twenty (20) days to deliver a request for payment (voucher) to the Department of Financial Services.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT**

750-010-22  
TRAFFIC OPERATIONS  
4/14  
Page 3 of 8

The twenty (20) days are measured from the latter of the date the invoice is received or the goods or services are received, inspected and approved.

12. If a payment is not available within forty (40) days, a separate interest penalty at a rate as established pursuant to Section 215.422, Florida Statutes, shall be due and payable, in addition to the invoice amount, to the Maintaining Agency. Interest penalties of less than one (1) dollar shall not be enforced unless the Maintaining Agency requests payment. Invoices returned to a Maintaining Agency because of Maintaining Agency preparation errors shall result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the Department.

13. A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for contractors/vendors who may be experiencing problems in obtaining timely payment(s) from a state agency. The Vendor Ombudsman may be contacted at (850) 413-5516.

14. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity.

15. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

16. The Department shall consider the employment by any contractor of unauthorized aliens a violation of Section 274A(e) of the Immigration and Nationality Act. If the contractor knowingly employs unauthorized aliens, such violation shall be cause for unilateral cancellation of this Agreement.

17. The State of Florida's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Legislature. In the event this Agreement is in excess of \$25,000 and has a term for a period of more than one year, the provisions of Section 339.135(6)(a), Florida Statutes, are hereby incorporated:

- (a) The Department, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection shall be null and void, and no money may be paid on such contract. The Department shall require a statement from the Comptroller of the Department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding one year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years, and this paragraph shall be incorporated verbatim in all contracts of the Department which are for an amount in excess of \$25,000 and which have a term for a period of more than one year.

18. The Maintaining Agency may be subject to inspections of Traffic Signals and Devices by the Department. Such findings will be shared with the Maintaining Agency and shall be the basis of all decisions regarding payment reduction, reworking, Agreement termination, or renewal. If at any time the Maintaining Agency has not performed the maintenance responsibility on the locations specified in the Exhibit A, the Department shall have the option of (a) notifying the Maintaining Agency of the deficiency with a requirement that it be corrected within a specified time, otherwise the Department shall deduct payment for any deficient Traffic Signal(s) and Device(s) maintenance not corrected at the end of such time, or (b) take whatever action is deemed appropriate by the Department. Any suspension or termination of funds does not relieve any obligation of the Maintaining Agency under the terms and conditions of this Agreement.

19. The Department intends to monitor the performance of the Maintaining Agency in the fulfillment of the agreement. The Maintaining Agency is required to submit an annual Report on April 1 of each year detailing the following:

- a. Detection device malfunctions shall be repaired or restored within sixty (60) days of discovery and such events shall be logged into the annual report. If repairs cannot be performed within 60 days, the agency shall document the reasons why. Discovery of such events shall be logged into the annual report.
- b. All traffic signals shall receive at least one (1) minor preventative maintenance inspection, preferably two inspections, within a twelve (12) month period. At a minimum, minor preventative maintenance inspection includes verification that all detection is working, the signal is cycling properly, the ventilation system is functioning and filters are clean. The inspection report should note the location, date of inspection and any items noted.

20. The Maintaining Agency may enter into agreements with other parties pertaining to Traffic Signals and Devices including, but not limited to, agreements relating to costs and expenses incurred in connection with the operation of traffic signals and signal systems

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT**

750-010-22  
TRAFFIC OPERATIONS  
4/14  
Page 4 of 6

on the State Highway System, provided that such Agreements are consistent with the mutual covenants contained in this Agreement. The Maintaining Agency shall furnish a copy of such agreements to the Department.

21. This Agreement may not be assigned or transferred by the Maintaining Agency in whole or in part without consent of the Department.

22. The Maintaining Agency shall allow public access to all documents, papers, letters, or other material subject to provisions of Chapter 119, Florida Statutes, and made or received by the Maintaining Agency in conjunction with this Agreement. Failure by the Maintaining Agency to grant such public access shall be grounds for immediate unilateral cancellation of this Agreement by the Department.

23. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions hereof. Any failure to enforce or election on the part of the Department to not enforce any provision of this Agreement shall not constitute a waiver of any rights of the Department to enforce its remedies hereunder or at law or in equity.

24. This Agreement shall remain in force during the life of the original installed equipment and/or the life of any replacement equipment installed with the mutual consent of the parties hereto.

25. Upon execution, this Agreement cancels and supersedes any and all prior Traffic Signal Maintenance Agreement(s) between the parties, except specific separate Agreements covering painted mast arm maintenance.

26. This Agreement contains all the terms and conditions agreed upon by the parties.

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

TOWN OF LANT LACE, Florida  
(Maintaining Agency)

STATE OF FLORIDA DEPARTMENT OF  
TRANSPORTATION

By: Kristen Kollgaard  
(Authorized Signature)

By: [Signature]  
(Authorized Signature)

Print/Type Name: KRISTEN KOLGAARD

Print/Type Name: ALAN E. HYMAN, P.E.

Title: TOWN MANAGER

Title: Director of Transportation Ops.

Attest: [Signature]  
(Seal if Applicable)

Attest: \_\_\_\_\_

Reviewed: [Signature]

Legal Review: \_\_\_\_\_

Attorney Derek Schroth, P.A. Date 6/19/2014



**EXHIBIT B**

**TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT**

**1.0 PURPOSE**

This exhibit defines the method and limits of compensation to be made to the Maintaining Agency for the services described in this Agreement and in Exhibit A and Method by which payments will be made.

**2.0 COMPENSATION**

For the satisfactory completion of all services detailed in this Agreement and Exhibit A of this Agreement, the Department will pay the Maintaining Agency the Total Lump Sum in Exhibit A. The Maintaining Agency will receive one lump sum payment at the end of each fiscal year for satisfactory completion of service.

Total Lump Sum Amount for each fiscal year is calculated by adding all of the individual intersection amounts. The individual intersection amounts are calculated by taking the FY Unit Rate times the percent of State Road Approaches to Total Approaches. Intersection Control Beacons are paid at 25% of the Unit Rate for full traffic signal.

Pedestrian Flashing Beacon: includes school zone beacons, pedestrian crossing beacons and rectangular rapid flashing beacons (RRFB). School zones, crosswalks and warning sign locations shall be paid at a unit rate regardless of the number of individual beacons.

Example 1: For a traffic signal intersection with 4 approaches with 2 approaches (50%) being state roads, the intersection amount for FY 10-11 will be:  $\$2,622 \times (2/4) = \$1,311$

Example 2: For an intersection control beacon with 3 approaches, with 2 approaches being state roads, the intersection amount for FY 11-12 will be  $\$675 \times (2/3) = \$450$

Example 3: For a location with a school zone flashing beacon and two speed activated warning displays, the intersection amount for FY 14-15 will be  $\{(\$295 \times 1) + (\$148 \times 2)\} = \$591$

**Unit Rates per 100% State Intersections**

FY	Traffic Signals (TS)	Intersection Control Beacon (ICB) (0.25*TS)	Pedestrian Flashing Beacon (PFB) (0.10*TS)	Emergency Fire/Dept. Signal (FDS) (0.25*TS)	Speed	Traffic Warning Beacon (TWB) (0.05*TS)
					Activated Warning Displays (SAWD) (0.05*TS)	
11-12	\$2,701	\$675				
12-13	\$2,782	\$696				
13-14	\$2,866	\$716				
14-15	\$2,951	\$738	\$295	\$738	\$148	\$148
15-16	\$3,040	\$760	\$304	\$760	\$152	\$152
16-17	\$3,131	\$783	\$313	\$783	\$157	\$157

The Unit Rate for each fiscal year is 3% more than the Unit Rate for the previous fiscal year, unless otherwise specified in an amendment to this Agreement.

**3.0 PAYMENT PROCESSING**

The Maintaining Agency shall invoice the Department yearly in a format acceptable to the Department.

RESOLUTION NO. 2014-112

A RESOLUTION OF THE TOWN OF LADY LAKE, FLORIDA, AUTHORIZING THE TOWN MANAGER TO EXECUTE AND SIGN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA:

WHEREAS, the Town of Lady Lake, Florida, hereinafter referred to as the "Maintaining Agency" has been maintaining and causing to be maintained and assuming the cost to operate the traffic signals; and

WHEREAS, the Maintaining Agency has the authority to enter into this Agreement and to undertake the maintenance and operations of traffic signals or signal systems on the State Highway System, and the FDOT is authorized under Sections 334.044 and 335.055, Florida Statutes, to enter into this Agreement; and

WHEREAS, the Maintaining Agency has authorized its undersigned officers to enter into and execute this Agreement, and has designated the officer(s) authorized to receive and respond to the FDOT's work orders.

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida hereby authorizes the Town Manager to execute the State of Florida Department of Transportation "Traffic Signal Maintenance and Compensation Agreement".

Section 1. Effective Date. This resolution shall become effective immediately upon adoption.

RESOLVED this 16<sup>th</sup> day of June, 2014, in Lady Lake, Florida, by the Lady Lake Town Commission.

TOWN OF LADY LAKE, FLORIDA

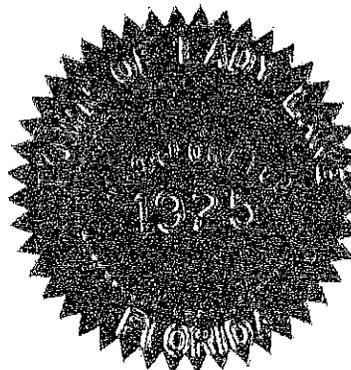
Ruth Kussard  
Ruth Kussard, Mayor

ATTEST:

Kristen Kollgaard  
Kristen Kollgaard, Town Clerk

APPROVED AS TO FORM:

Derek Schroth  
Derek Schroth, Town Attorney



P.A.



### TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE: June 16<sup>th</sup>, 2014

**SUBJECT:** Consideration of Resolution Number 2014-112, authorizing the Town Manager to execute and sign the State of Florida, Department of Transportation (FDOT), Traffic Signal Maintenance and Compensation Agreement.

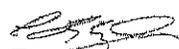
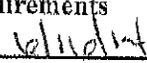
**DEPARTMENT:** Public Works

**STAFF RECOMMENDED MOTION:** Approve Resolution No. 2014-112.

**SUMMARY:** The State has programs that allow the Maintaining Agency (Town of Lady Lake) to be reimbursed for a portion of the cost to maintain highway traffic signals. A previous agreement was entered into by the Town in 2002 via Resolution Number 2002-103. Staff is requesting the authorization to enter into this agreement. The resolution authorizes the Town Manager to execute and sign said agreements.

**FISCAL IMPACT:** None  Capital Budget  
 Operating  
 Other

**ATTACHMENTS:**  Ordinance  Resolution  Budget Resolution  
 Other  
 Support Documents – FDOT Agreement and supporting documents.

<b>DEPARTMENT HEAD</b>	Submitted 	Date: 6/05/2014
<b>HR</b>	Approved as to Form 	Date
<b>FINANCE DEPARTMENT</b>	Approved as to Budget Requirements	Date
<b>TOWN MANAGER</b> 	Approved Agenda Item for: 	Date: 6/9/14

**COMMISSION ACTION:**  
 Approved as Recommended  Disapproved  Tabled Indefinitely  
 RIC/VIN 5-0  
 Continued to Date Certain  Approved with Modification

cc: C.T. - P.W. ✓

  
6/19/14



## SPECIAL TOWN COMMISSION AGENDA ITEM

SPECIAL COMMISSION MEETING DATE: September 3, 2014

---

**SUBJECT:** MJSP 06/14-001 – Titan Assisted Living Facility & Memory Care Center Major Site Plan – A Development Consisting of a Three-Story Building Proposing 50 Units of Assisted Living Facility and 36 Units of Memory Care Center Totaling 33,100 Sq. Ft. – to be located at 930 Alvarez Avenue (AK #3853058).

**DEPARTMENT:** Growth Management

---

### STAFF RECOMMENDED MOTION:

Staff recommends approval of Major Site Plan 06/14-001 for the Titan Assisted Living Facility & Memory Care Center, with the proposed waivers, as it has been designed to the best practicable extent to meet site specifications as required per Town of Lady Lake Land Development Regulations and the provisions of the Village Downtown Center Memorandum of Agreement.

---

Applicant Kevin Bessolo with Bessolo Design Group, on behalf of property owner, Villages Operating Company, has submitted a site plan for the construction of a three-story building proposing 50 units of Assisted Living Facility and 36 units of Memory Care Center totaling approximately 33,100 square feet. 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 2.33 +/- 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 Christopher Andrew Potts, Professional Engineer with Farner Barley and Associates, Inc. The Landscaping and irrigation plans have been prepared and certified by Patricia Pape, Registered Landscape Architect with Michael Pape & Associates, P.A. For the proposed three-story Spanish Mediterranean Building, the Architectural Exterior Elevations were drawn by Kevin Bessolo with the Bessolo Design Group. The applicant has complied with requirements pursuant to the Land Development Regulations (LDRs) for site plans, including Chapter 7-Site Plan Development Regulations, Chapter 10-Landscaping & Tree Protection, Chapter 14-Water, Reuse Water, and Sewer Standard Specifications, and Chapter 20-Commercial

Design Standards of the LDRs. Reviews were completed for the Town of Lady Lake by Town staff, Neel-Schaffer Engineering, and The Villages Fire Department for compliance with the Florida Fire Prevention Code. Attached are following reviews contained in the packet:

- a. Town Engineer comments for the site plan dated June 25, 2014 (Satisfied).
- b. Fire Review comments dated June 11, 2014 (Satisfied).
- c. Waste Management comments dated June 10, 2014 (Satisfied).
- d. Lady Lake Building Official comments dated July 14, 2014 (Satisfied).
- e. Lake-Sumter MPO comments dated August 20, 2014 (Satisfied with note for necessary study modification should the land use change to a use other than ALF).
- f. Lady Lake Public Works comments dated June 12, 2014 (Satisfied).
- g. St. John's River Water Management District Permit Modification No. 4-069-19152-26 (Satisfied).

### **Commercial Design Standards**

Attached are the site plan and façade elevations for the Titan Assisted Living Facility & Memory Care Center. The building exterior elevations correspond with the Spanish Mediterranean Architectural Style. Please see only waiver requested from the Commercial Design Standards:

**Chapter 20- Section 20-3C.9).F).**, which requires that no more than three (3) different colors or color shades should be typically used in a single building.

- The applicant is proposing four (4) or more colors for the exterior building elevations.

### **Tree Requirements:**

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 373 tree caliper inches based on its 2.33-acre area (160"x 2.33). Please see the landscaping tree proposal breakdown:

Existing Trees to remain	290 tree caliper inches
Proposed Trees for the site	405 tree caliper inches
Total tree caliper inches	695 tree caliper inches

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

The following five (5) waivers to the Landscaping Regulations have been proposed by the applicant (please see Justification Statement enclosed):

#### **I) Waiver to LDRs-Chapter 10, Section 10-3, b).B).I) for South Landscaping Buffer**

Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' Minimum width with 2 canopy trees, 3 understory trees and a continuous hedge per 100' linear feet of the property line.

**Proposal:** To waive three (3) understory trees.

**Justification:** Space limitation and constraints unique to the subject parcel that cannot be accommodated on site.

**II) Waiver to LDRs-Chapter 10, Section 10-3, b).B).I) for East Landscaping Buffer**

Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' Minimum width with 2 canopy trees, 3 understory trees and a continuous hedge, per 100' linear feet of the property line.

**Proposal:** To waive three (3) canopy trees and seven (7) understory trees.

**Justification:** Space limitation and constraints unique to the subject parcel that cannot be accommodated on site.

**III) Waiver to LDRs-Chapter 10, Section 10-3, b).B).I) for West Landscaping Buffer**

Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' Minimum width with 2 canopy trees, 3 understory trees and a continuous hedge per 100' linear feet of the property line.

**Proposal:** To waive six (6) understory trees.

**Justification:** Presence of existing canopy from off-site trees.

**IV) Waiver to LDRs-Chapter 10, Section 10-3.c).1).** which requires that the maximum number of interrupted parking spaces shall be ten (10).

**Proposal:** To allow the number of interrupted parking spaces to exceed ten (10) parking spaces along the east and west elevations.

**Justification:** Space limitation and constraints unique to the subject parcel that cannot be accommodated on site.

**V) Waiver to LDRs-Chapter 10, Section 10-3.c).3).** which requires that the end of all double parking rows the development must provide two (2) acceptable canopy trees or five (5) acceptable understory trees or palms, ten (10) shrubs, and ground cover and/or grass.

**Proposal:**

- To reduce the required plant material to one (1) canopy tree, three (3) understory trees, and shrubs on the northern landscaping island, and
- to eliminate the required canopy and understory trees on the southern landscaping island of the double parking row.

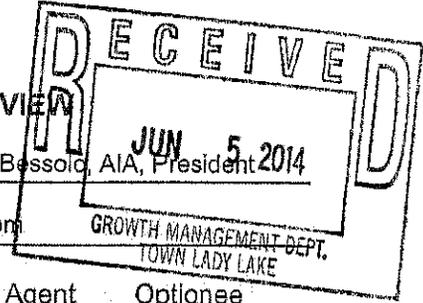
**Justification:** Space limitation and constraints unique to the subject parcel that cannot be accommodated on site.

**Notes:**

- No historic tree removals have been proposed for removal as part of this application.



**TOWN OF LADY LAKE  
APPLICATION FOR SITE PLAN REVIEW**



1. Applicant's Name: Bessolo Design Group, Inc., Kevin J. Bessolo, AIA, President  
Telephone/Email: 727-894-4453 kbessolo@bessolo.com  
Applicant is: Owner  Developer  Lessee  Agent  Optionee
2. Owner's Name: The Villages Operating Company, Martin L. Dzuro, V.P.  
Address: 1045 Lake Sumter Landing, The Villages, FL 32162  
Telephone/Email: 352-753-6260 marty.dzuro@thevillages.com
3. Engineer's Name: Farner Barley & Associates, Inc., Jeffrey A. Head, P.E.  
Address: 4450 NE 83rd Road, Wildwood, FL 34785  
Telephone/Email: 352-748-3126 jhead@farnerbarley.com  
Reg. Number: #58058
4. Architect's Name: Bessolo Design Group, Inc. Kevin J. Bessolo, AIA  
Address: 556 Central Avenue, St. Petersburg, FL 33701  
Telephone/Email: 727-894-4453 kbessolo@bessolo.com  
Registration Number: #AA-C002117
5. Landscape Architect: Michael Pape & Associates, Inc.  
Address: 2351 SE 17th Street, Ocala, FL 34471  
Telephone/Email: 352-351-3500 mail@mpala.net  
Registration Number: \_\_\_\_\_
6. Project Name: Titan Assisted Living Facility & Memory Care Center  
Physical Location/Address: 930 Alvarez Avenue, The Villages, FL 32159
11. The property is located in the vicinity of the following streets:  
NE corner of Alvarez Avenue & Avenida Central  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**TOWN OF LADY LAKE**  
**APPLICATION FOR SITE PLAN REVIEW**

Page 2

8. Area of property 101,471 Square Feet 2.33 Acres

9. The exact legal description of the property as shown on the Tax Receipt or the Warranty Deed, or attach a separate sheet to the application form:

see site plans for legal description

---

---

10. The property is currently zoned: CP Planned Commercial

11. Briefly describe the proposed project: Senior Living Facility with parking

If for storage, what type of material will be stored? \_\_\_\_\_

12. Have any development reviews and/or approvals been granted to this property?  
Yes \_\_\_ No X If yes, list the type, date and result:

13. Has any Variance been granted concerning this property? Yes \_\_\_ No X  
If yes, list the Case Number and briefly describe the nature of the Variance.

---

---

---

14. The plans shall be drawn on 24" x 36" sheets as a minimum, at the largest scale feasible. The plans or any portion thereof involving engineering, shall be certified by a professional engineer or landscape architect as required by SJRWMD. The following information must be included on the site plan:

**General Information**

X a. Name of project.

X b. General statement of intended use of site.

X c. Legal description of the property and size of parcel in acres or square feet.

X d. Name and address of owner.

**TOWN OF LADY LAKE**  
**APPLICATION FOR SITE PLAN REVIEW**

Page 3

- X   e. Name, address and phone number of owner's agent.
- X   f. Name, address, signature and registration of the professionals preparing the plans.
- X   g. Date, north arrow and scale shall be designated and where appropriate, the same scale shall be used on all sheets.
- X   h. Vicinity map showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale no smaller than one inch equals five thousand two hundred eighty feet (1" = 5,280' or 1" = Mile).
- X   i. Linear dimensions of the site.
- X   j. Existing topography with a maximum of one (1) foot contour intervals for the proposed site.
- X   k. Finished grading elevations.
- X   l. Zoning of the site and of all adjacent parcels.
- X   m. All existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way and building setback lines).
- X   n. Percent of open space of site.
- X   o. Location of proposed signs.

***Building and Structure***

- X   a. Existing and proposed structures.
- X   b. Intended use.
- X   c. Number of stories.
- X   d. Height of building(s).
- X   e. Number of dwelling units and density.
- X   f. Projected number of employees, if applicable.
- N/A   g. If restaurant, show number of seats and occupancy load.

**TOWN OF LADY LAKE**  
**APPLICATION FOR SITE PLAN REVIEW**

Page 4

- X   h. Square footage for proposed development, i.e., gross square footage, nonstorage area, square footage of each story, gross square footage of sales area, etc.
- N/A   i. Photograph or sketch of proposed sign with dimensions and material type.

***Street, Sidewalks, Driveways, Parking Areas and Loading Spaces***

- X   a. Engineering plans and specifications for streets, alleys, sidewalks and driveways to include soil borings, if necessary.
- X   b. All parking spaces delineated.
- X   c. Number of parking spaces.
- X   d. Number and location of handicapped spaces.
- X   e. Number of square feet of paved parking and driveway area.
- X   f. Surface materials and cross-section of proposed paved areas.
- X   g. Fire lanes per the Standard Fire Prevention Code adopted in the Building and Fire Codes chapter.
- X   h. Description/location of proposed driveway(s) and median cut(s).
- X   i. Internal traffic control circulation plan, including directional arrows and signs to direct traffic flow, as necessary.
- X   j. Location of traffic-control signs and signalization devices, if required.
- X   k. Number and location of required loading spaces.
- X   l. Number and location of required bicycle spaces.

***Drainage and Stormwater***

- X   a. Soil classifications, cross-sections and details of proposed retention/detention ponds, swales, berms, etc., as required by SJRWMD.
- X   b. Size, material and location of stormwater structures and pipes.

**TOWN OF LADY LAKE**  
**APPLICATION FOR SITE PLAN REVIEW**

Page 5

- X   c. Indicate flood elevation for 100-year flood and any other information required in Environmental Regulations chapter.

***Proposed Water, Sewer and Solid Waste Facilities***

- X   a. Size, material, specifications and location of water mains, valves, services and fire hydrants.
- X   b. Size, material, specifications and location of sanitary sewer lines and laterals with submittal of a profile, if necessary.
- X   c. Size and location of septic tank and drainfield, if applicable.
- X   d. Grease separation system, if applicable: Size, location and materials.
- X   e. Location(s) and access provisions for refuse service, including pad, screening, fencing and landscaping, if applicable.

***Landscaping***

- X   a. Landscaping plan and provisions for maintenance including size, type and location of all landscaping, screens, walls, fences and buffers per the requirements in the Landscaping and Tree Protection chapter. If water efficient landscaping is used, the information required in that chapter should be included.
- X   b. Irrigation system plan.

***Environmental Protection***

- 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***

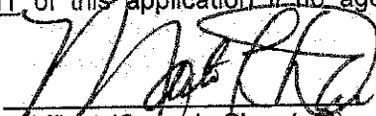
- N/A   a. Summary report of all concurrency data needed as noted in Chapter 4 of the Lady Lake Land Development Regulations.

**OWNER'S AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF LAKE

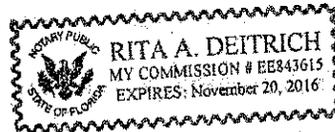
Before me, the undersigned authority, personally appeared Martin L. Dzuro,  
who being by me first duly sworn on oath, deposes and says:

- (1) That he/she is the fee-simple owner of the property legally described on page one of this application.
- (2) That he/she desires approval for:  
Titan Assisted Living Facility & Memory Care Center
- (3) That he/she has appointed Jeffrey A. Head, P.E. to act as agent in his/her behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his/her stead.

  
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of May,  
2014, by Martin L. Dzuro, who is personally known to me or who has  
produced N/A as identification and who did (did not) take an oath.

  
Notary Public



**NOTE**

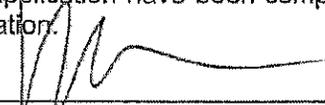
All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

**APPLICANT'S AFFIDAVIT**

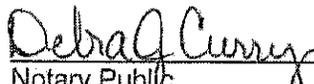
**STATE OF FLORIDA  
COUNTY OF LAKE**

Before me, the undersigned authority, personally appeared Kevin J. Bessolo, who being by me first duly sworn on oath, deposes and says:

- (1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
- (2) That he desires approval for:  
Titan Assisted Living Facility & Memory Care Center
- (3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

  
\_\_\_\_\_  
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of May, 2014, by Kevin J. Bessolo, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

  
\_\_\_\_\_  
Notary Public



DEBRA J. CURRY  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE883568  
Expires 6/3/2017



VIA HAND DELIVERY  
August 11, 2014

Ms. Wendy Then

Municipal Complex Town of Lady Lake  
409 Fennell Boulevard  
Lady Lake, FL 32159

RE: **TITAN ALF & MEMORY CARE CENTER- MJSP 06/14-001 - SITE PLAN  
RAI #1 (FBA#131238.0000)**

Dear Ms. Then:

In response to your email dated July 2, 2014 for the subject project, we offer the following responses:

**NEEL-SCHAFFER COMMENTS:**

**General Comments**

1. **Application item 2 typographic error in spelling of Villages.**

Response: The typographic error in item 2 has been revised

**Traffic / Transportation**

2. **Sheet C-04; Indicate in site data the largest shift's projected number of employees for parking space considerations backup.**

Response: The parking requirements per Section 5 under Permitted Uses of the MOA are based on an aggregate basis. The parking data provided which is based on historical data of the Villages, meets the MOA requirements.

3. **Sheet C-04: Indicate in site data the number of beds for assisted living and memory care facilities for parking space considerations backup.**

Response: The parking requirements per Section 5 under Permitted Uses of the MOA are based on an aggregate basis. The parking data provided which is based on historical data of the Villages, meets the MOA requirements.

August 11, 2014

4. **Sheet C-04: Indicate in site data the gross square footage of the entire building for loading zone space requirements.**

Response: A 12'x30' loading zone area has been added to the plans (see sheet C04). Per Section 5 under Permitted Uses of the MOA, parking areas may be used as loading and unloading zones without striping or demarcation. Adequate loading zone areas have been provided per the MOA.

5. **Sheet C-04: The site data's standard parking spaces should all be 10' wide by 20' long.**

Response: Per Wendy Then, Town Planner, this comment has been disregarded due to the existing MOA.

6. **Sheet C-04: Building setback is indicated in plans to be zero (0) feet from both Avenida Central and Alverez Avenue. Indicate correct minimum building setbacks from public streets in site data.**

Response: Per Wendy Then, Town Planner, this comment has been disregarded due to the existing MOA.

7. **Sheet C-04: Show signage and striping for the required loading zone. Should gross square footage exceed 50,000 square feet, two loading zone spaces will be required per the LDCR.**

Response: A 12'x30' loading zone area has been added to the plans (see sheet C04). Per Section 5 under Permitted Uses of the MOA, parking areas may be used as loading and unloading zones without striping or demarcation. Adequate loading zone areas have been provided per the MOA.

8. **Sheet C-04: Show speed signage (10 MPH) in the Site Plan layout and signage details.**

Response: As discussed, the Villages' is opposed to excessive signage and striping. The speed signage and details have not been added to the plans.

9. **Sheet C-04: Trees are indicated to be removed. Verify a tree removal permit has been applied for.**

Response: Per Wendy Then, Town Planner, this comment has been disregarded due to the existing MOA.

10. **Sheet C-04: Details for the monument sign needs to be shown in the architectural plans as indicated on this sheet.**

Response: Details for the monument signs will be provided with the architectural plans.

August 11, 2014

11. **Sheet C-04: Show traffic flow arrow detail on sheet C-10 as indicated in call outs on sheet C-04.**

Response: A traffic flow arrow detail and call out have been added to the plans (see sheet C10 and C04).

12. **Sheet C-04: Stop lines and signs need to be pulled back into drive off Alvarez Avenue and Avenida Central per MUTCD. Call out stop sign and stop line as it is very small in IIX17 plan set and not easily discernable.**

Response: Per MUTCD section 3B.16(10), the stop line should be placed at desired stopping point, but should not be placed more than 30 feet or less than 4 feet from the nearest edge of the intersecting traveled way. The proposed stop bars are located more than 4 feet from the edge of the travel line.

13. **Sheet C-04: A one-way sign is needed for the Avenida Central drive place opposite the facility drive per MUTCD guidelines.**

Response: A one-way sign has been added to median for the Avenida Central entrance (see sheet C04).

14. **Sheet C-04: Bicycle lane line needs to be obliterated from west end of radius, across proposed drive to east end of radius.**

Response: The existing cart path striping in front of the Avenida Central entrance will be removed and is called out on the plans to be removed (see sheet C04).

15. **Sheet C-04: Exposed aggregate as a detectable warning is not compliant to Americans With Disabilities Act Accessibility Guidelines (ADA AG). Indicated Cast-In-Place truncated domes for detectable warning surfaces.**

Response: Exposed aggregate has been used historically throughout the Villages. To stay consistent, the Villages has requested that the exposed aggregate to continue to be used.

16. **Sheet C-10: One Way sign detail needed for Avenida Central opposite of driveway exit.**

Response: A one way sign detail has been added to the plans (see sheet C10).

17. **Sheet C-10: Indicate ADA AG compliant detectable warning such as Cast-In-Place truncated domes instead of exposed aggregate specifications in detail.**

Response: Exposed aggregate has been used historically throughout the Villages. To stay consistent, the Villages has requested that the exposed aggregate to continue to be used.

18. **Sheet C-10: Traffic flow arrow legend detail needed on sheet.**

Response: A traffic flow arrow detail has been added to the plans (see sheet C10).

August 11, 2014

19. **Do not enter sign detail needed on sheet.**

Response: A "Do Not Enter" sign detail has been added to the plans (see sheet C10).

**Stormwater Drainage**

20. **Sheet C-07: Invert out is duplicated on existing curb inlet which ties into proposed pipe and manhole. Indicate only one invert out and invert in if receiving upstream flow.**

Response: The duplicated inlet information has been revised (see sheet C07).

21. **Sheet C-07 : No detail provide for proposed Type "C" inlet in future courtyard.**

Response: A detail for the Type "C" inlet has been added to the plans (see sheet C11).

22. **Sheet C-07: Cleanout needs to be indicated in the layout for roof drains.**

Response: Cleanouts are labeled and provided where needed (see sheet C07).

23. **Sheet C-07: The 100 year flood elevation is not located in the plans.**

Response: The 100 year flood elevation has been added to the plans (see sheet C03).

24. **Sheet C-II: Cleanout detail needs to accompany roof drain.**

Response: The roof drain detail provided indicates cleanout placement where required (see detail on sheet C11).

25. **Sheet C-II: A detail is needed for tie in of PVC roof drain pipe into 24" DIP storm pipe.**

Response: The roof drain network has been revised and will not tie directly into the 24" DIP storm pipe (see sheet C07).

**Erosion control**

26. **Sheet E-1: Proposed Type "C" Inlet in the proposed courtyard needs inlet protection to be shown.**

Response: Inlet protection has been added for the Type "C" inlet in the courtyard (see sheet E-1).

27. **Sheet E-1: Existing curb inlet to the southwest needs inlet protection to be shown. St. Johns River WMD MSSW Individual Permit.**

Response: Inlet protection has been added to the existing curb inlet in the southwest (see sheet E-1).

August 11, 2014

28. **Sheet E-I: Although the permit is still pending, the application looks to be in good order.**

Response: Please see enclosed SJRWMD permit.

**General Comments**

1. **Sheet LTG-I: Light levels for sidewalk on the east side of the building are too low. Wal-Pak lights need to be added to building wall face adjacent to double doors at eastern sidewalk terminus to north and wall face immediately behind dumpster enclosure to south.**

Response: We will comply. Wall packs will be added in the final construction drawing set.

2. **Sheet LTG-I: The courtyard at center of building should have illumination. Verify if light is in building construction plans and excluded from site construction plans.**

Response: We will comply interior courtyard will be provided with lighting in the final construction drawing set.

**PUBLIC WORKS COMMENTS:**

1. **PW has no issues with the submitted plans, the only comment we have is they may want to consider using 30" Stop Signs instead of the 24" signs listed on the plans. Other than that, we do not serve utilities to the site and the entrances look good to us.**

Response: 24" size signs have been used historically throughout the Villages. To stay consistent, the Villages has requested that the same size signed be continued to be used.

**GROWTH MANAGEMENT COMMENTS:**

	<b>General Requirements</b>	<b>Meets Criteria</b>	<b>Outstanding Issues</b>
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	

August 11, 2014

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	
	<b>Building and Structure Requirements</b>	<b>Meets Criteria</b>	<b>Outstanding Issues</b>
A)	Existing and proposed structures.	X	
B)	Intended use.	X	
C)	Number of stories.	X	
D)	Height of building(s).		X
E)	Number of dwelling units and density.	X	
F)	Projected number of employees, if applicable.- <b>Please see comment 2 regarding Sheet C-04.</b>		1
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. <b>See comment 10 regarding Sheet C-04.</b>		1
J)	Compliance with Commercial Design Standards (Chapter 20).	X	
	<b>Street, Sidewalks, Driveways, Parking Areas and Loading Spaces</b>	<b>Meets Criteria</b>	<b>Outstanding Issues</b>
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.	X	
C)	Number of parking spaces.	X	
D)	Number and location of handicapped spaces.	X	
E)	Number of square feet of paved parking and driveway area.	1	
F)	Surface materials and cross-section of proposed paved areas.	1	

August 11, 2014

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 <b>(Please see comments under Traffic/Transportation by Town Engineer)</b>		1
J)	Location of traffic-control signs and signalization devices, if required <b>(Please see comments under Traffic/Transportation from Town Engineer)</b> .		1
K)	Number and location of Loading Zones. Show the truck turning template for delivery and garbage trucks/		1
L)	Site Lighting ( See comments by Town Engineer on Review 2)		1
	<b>Drainage and Storm water</b>	<b>Meets Criteria</b>	<b>Outstanding Issues</b>
A)	Soil classifications, cross-sections and details of proposed retention/detention ponds, swales, berms, etc., as required by SJRWMD <b>(Please see Comment 28 for Sheet E-1)</b> .		1
B)	Size, material and location of storm water structures and pipes <b>(See comments under Stormwater Drainage by Town Engineer)</b> .		1
C)	Indicate flood elevation for 100-year flood and any other information required in Environmental Regulations chapter.		1
D)	<b>Drainage</b>		
	<b>Proposed Water, Sewer, and Solid Waste Facilities</b>	<b>Meets Criteria</b>	<b>Outstanding Issues</b>
A)	Size, material, specifications and location of water mains, valves, services and fire hydrants.	1	
B)	Size, material, specifications and location of sanitary sewer lines and laterals with submittal of a profile, if necessary. <b>(Please see comments 20, 21,22, 24, 25 by Town Engineer)</b>		1
C)	Size and location of septic tank and drainfield, if applicable.	N/A	
D)	Grease separation system, if applicable: Size, location and materials.	1	
E)	Location(s) and access provisions for refuse service, including pad, screening, fencing and landscaping, if applicable.	1	
	<b>Landscaping (Chapter 10)</b>	<b>Meets Criteria</b>	<b>Outstanding Issues</b>

August 11, 2014

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. <b>(outstanding comments have been provided)</b>		X
B)	Irrigation system plan.	X	
	<b>Environmental Protection</b>	<b>Meets Criteria</b>	<b>Outstanding Issues</b>
A)	Natural features such as water bodies, wetlands, native vegetative communities, etc., as required in the Environmental Regulations chapter.	X	
B)	Conservation easements per the requirements.	X	
C)	Provisions for the adequate control of erosion and sediment, including the location and description of the methods to be utilized during and after all phases of clearing, grading and construction. <b>(Please see outstanding comments under Erosion Control by Town Engineer)</b>		1
	<b>Additional Information</b>	<b>Meets Criteria</b>	<b>Outstanding Issues</b>
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.	1	
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.	1	
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 provide delineation of required 12'x25' Loading Zoning.**

**Response:** A 12'x30' loading zone area has been added to the plans (see sheet C04). Per Section 5 under Permitted Uses of the MOA, parking areas may be used as loading and unloading zones without striping or demarcation. Adequate loading zone areas have been provided per the MOA.

August 11, 2014

- **Please provide St. John's River Water Management District Permit and/or exemption.**

Response: Please see enclosed SJRWMD permit.

- **Please provide Florida Department of Environmental Protection Water Main Extensions permit and/or exemption.**

Response: FDEP water permit is not required.

- **Please provide Florida Department of Environmental Protection Wastewater Collection/ Transmission System and/or exemption.**

Response: FDEP wastewater permit is not required.

- **Landscape & Tree Protection – Please provide the required**

- **The South elevation has approximately 419.36 lineal feet, which requires thirteen (13) understory trees.**

- **Ten (10) understory trees were provided for this elevation.**

Response: A waiver was requested and approved on July 9<sup>th</sup>, 2014.

**Is the intention of the applicant to provide the additional understory trees or request a waiver for the remainder?**

Response: A waiver was requested and approved on July 9<sup>th</sup>, 2014.

- **The East elevation has approximately 703.64 lineal feet, which requires fourteen (14) canopy trees and twenty-one (21) understory trees.**

- **Nine (9) canopy trees were provided and an additional two (2) adjacent canopy trees can be counted for this elevation due to the proximity for a total of eleven (11) canopy trees.**

Response: A waiver was requested and approved on July 9<sup>th</sup>, 2014.

- **Fourteen (14) understory trees were provided for this elevation.**

Response: A waiver was requested and approved on July 9<sup>th</sup>, 2014.

August 11, 2014

**Is the intention of the applicant to provide the additional canopy and understory trees or request a waiver for the remainder?**

Response: A waiver was requested and approved on July 9<sup>th</sup>, 2014.

- **The West elevation has approximately 383.62 lineal feet, which requires twelve (12) understory trees.**

- **Six (6) understory trees were provided for this elevation.**

Response: A waiver was requested and approved on July 9<sup>th</sup>, 2014

**Is the intention of the applicant to provide the additional understory trees or request a waiver for the remainder?**

Response: A waiver was requested and approved on July 9<sup>th</sup>, 2014

- **As per Chapter 10, Section 10-3).c).1)., the maximum number of interrupted parking spaces shall be ten (10).**

Response: A waiver was requested and approved on July 9<sup>th</sup>, 2014

**Please establish whether landscaping island will be provided or waiver will be requested.**

Response: A waiver was requested and approved on July 9<sup>th</sup>, 2014

- **As per Chapter 10, Section 10-3).c).2)., at the end of all single parking rows the development must provide one (1) acceptable canopy tree or three (3) acceptable understory trees or palms, five (5) acceptable shrubs, and ground cover and/or grass.**

Response: A waiver was requested and approved on July 9<sup>th</sup>, 2014

- **As per Chapter 10, Section 10-3).c).3). at the end of all double parking rows the development must provide two (2) acceptable canopy tree or five (5) acceptable understory trees or palms, ten (10) shrubs, and ground cover and/or grass.**

Response: A waiver was requested and approved on July 9<sup>th</sup>, 2014

August 11, 2014

- Commercial Design Standards
- The applicant proposes the Spanish Mediterranean Architectural Style for the development. Town Staff needs information in the following:

- This single use development is allowed to have one (1) monument sign per frontage on a public street. No sign details were found within the exterior elevation plans.

Response: Sign elevations have been provided on Sheet AS102 for your review.

- Please provide color samples (color name and manufacturer). If any more than three (3) colors are proposed, then a waiver has to be requested.

Response: Four (4) building colors are proposed for this building. The colors are Sherwin Williams Biscuit SW6112, Totally Tan SW6115, Plantation Brown SW7520, and Terra Cotta SW2803.

- Dumpster Enclosures should be consistent in design and color with the proposed architectural style to the best extent possible.

Response: We will comply. Dumpster enclosure will be designed to match color, style, and finish of the building.

- Please provide Glass Transparency for windows. In accordance to our Code:

- Glass shall be transparent, without color, except for appropriate stained or art glass. The use of darkly tinted or reflective glass on windows or doors is prohibited. Reflective glass will be defined as having a visible light reflectance rating of fifteen (15) percent or greater and darkly tinted glass windows include glass with a visible light transmittance rating of thirty-five (35) or less. All plans submitted to the Town shall include the glass manufacturer's visible light reflectance and visible light transmittance ratings for evaluation. Glass block is not considered transparent and is not permitted in storefront windows.

Response: We will comply. The project will utilize lightly tinted glass manufactured by PPG Industries with a visible light transmittance (VLT) greater than 35% and visible light reflectance less than 15%. See note added to Sheets A201, A202, & A203.

August 11, 2014

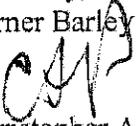
**Building Official**

1. **Regarding ADA spaces. A 5-foot striping is required to be located from the parking spaces to the front entrance; connecting with the loading/unloading ADA adjacent isle.**

Response: A Paver or Brick pavement will be provided under the porte-cochere. As discussed this will provide the texture difference that is required for the ADA crossing (see sheet C04).

We trust these responses satisfy your concerns. Please feel free to call us if you have any questions or need additional information.

Sincerely,  
Farner Barley and Associates, Inc.

  
Christopher A. Potts, P.E.

cc: Mr. Kevin Bessolo, Bessolo Design Group (w/encl.)  
Mr. Ron Grant, Grant & Dzuro (w/encl.)

June 25, 2014

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

**REFERENCE: TITAN ASSISTED LIVING FACILITY DEVELOPMENT:  
SITE LIGHTING, SLEEVING AND PHOTOMETRICS PLANS - REVIEW NO. 2**

Dear Mrs. Then;

Pursuant to your request, Neel-Schaffer, Inc. (NSI) has reviewed the development plans and permitting submitted by Bessolo Design Group, Inc. received by the Town June 5, 2014 and photometrics dated June 19, 2014; for the above referenced project. Our efforts in reviewing the development documents focused on Site Lighting, Sleeving and Photometrics based on the standards provided in the Land Development Code Regulations (LDCR) of the Town of Lady Lake.

Based on our engineering review of the subject development plans and permitting documentation, the following comments are submitted for the Town's review and consideration:

**General Comments**

1. Sheet LTG-1: Light levels for sidewalk on the east side of the building are too low. Wal-Pak lights need to be added to building wall face adjacent to double doors at eastern sidewalk terminus to north and wall face immediately behind dumpster enclosure to south.
2. Sheet LTG-1: The courtyard at center of building should have illumination. Verify if light is in building construction plans and excluded from site construction plans.

Should updates be provided additional comments may follow after this review. If you have questions or comments, please do not hesitate to contact me at 407-647-6623.

Sincerely,



Christopher Schultz, P.E.  
Project Manager



## Villages Public Safety

Villages Center Community Development District.

3035 Morse Blvd

The Villages, Florida 32162

(352)205 8280

(352) 2058290 fax

Date: June 11, 2014

Titan Assisted Living Facility @ Spanish Springs.

33,100 square foot building with fire sprinklers to be constructed in an area with municipal fire hydrants and 24' drive lanes for access. I noted two hydrants on the civil plans and a fire line. This project meets all minim requirements.

The Villages Public Safety has no other comments on this project; and recommends this project for construction.

Capt. Daniel Hickey.

Fire Safety Inspector II

117980

## Wendy Then

---

**From:** Beck, Christopher [CBeck2@wm.com]  
**Sent:** Tuesday, June 10, 2014 7:50 AM  
**To:** Wendy Then  
**Subject:** RE: Titan Assisted Living Facility @ Spanish Springs

Wendy,

Everything to do with the garbage enclosure looks very workable, I see no problems and have no questions.

Thanks,

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

---

**From:** Wendy Then [<mailto:wthen@ladylake.org>]  
**Sent:** Monday, June 09, 2014 4:53 PM  
**To:** Beck, Christopher  
**Subject:** Titan Assisted Living Facility @ Spanish Springs

Good Afternoon Chris,

Please see attached the site plan application for an 86-unit Assisted Living/Memory Care Facility proposed at the corner of Alvarez Avenue and Avenida Central in Spanish Springs. Please review and provide comments at your convenience.

Let me know if you have any questions. Thanks.

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

## Wendy Then

---

**From:** Wendy Then  
**Sent:** Monday, July 14, 2014 12:19 PM  
**To:** 'Tracy Rayborn'  
**Cc:** 'DFoss@USANova.com'  
**Subject:** RE: Titan ALF & Memory Care Center  
**Attachments:** 20140714\_121017.pdf

Hi Tracy,

First, I wanted to remind you that Town Hall is not open on Fridays. You may submit Thursday or Monday.

Today I just received the last site-related comment by the Building Official. This is regarding the ADA Spaces. A 5-Foot stripping is required to be located from the Parking spaces to the front entrance; connecting with the Loading/Unloading ADA Adjacent Isle. Please see highlighted area.

Once the Town Engineer signs off on the plans, then we can proceed to schedule for the next available Town Commission meeting. I will advise how many copies need to be provided for the Town Commission Meeting. The next available meeting will take place on August 4. I hope that we can make that date, but it's not guaranteed.

Let me know if that answers your questions. Thanks.

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](mailto: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:** Tracy Rayborn [mailto:trayborn@farnerbarley.com]  
**Sent:** Monday, July 14, 2014 11:48 AM  
**To:** Wendy Then  
**Subject:** RE: Titan ALF & Memory Care Center

Wendy

Have you received any other comments on project? Also, we plan to resubmit by Friday, the 18<sup>th</sup>. Can you tell me when we may go to Commission if we submit back then?

Tracy Rayborn

Assistant to Jeffrey A. Head, P.E.

4450 NE 83rd Road

Wildwood, FL 34785

Ph: 352-748-3126

Fax: 352-748-0823

---

**From:** Wendy Then [<mailto:wthen@ladylake.org>]

**Sent:** Thursday, July 10, 2014 11:57 AM

**To:** Tracy Rayborn

**Subject:** RE: Titan ALF & Memory Care Center

I'm still waiting on the Lake-Sumter MPO comments and our Building Official comments. I don't believe either comments should affect anything significant on the site, but I still have to provide those to back to you once received. I contacted Lake Sumter MPO regarding the Titan project and I should be receive comments back today or beginning of next week.

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](mailto: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:** Tracy Rayborn [<mailto:trayborn@farnerbarley.com>]

**Sent:** Thursday, July 10, 2014 11:01 AM

**To:** Wendy Then

**Subject:** RE: Titan ALF & Memory Care Center

Wendy

Are we going to get any other comments?

Tracy Rayborn

Assistant to Jeffrey A. Head, P.E.

4450 NE 83rd Road

Wildwood, FL 34785

Ph: 352-748-3126

Fax: 352-748-0823

---

**From:** Wendy Then [<mailto:wthen@ladylake.org>]

**Sent:** Thursday, July 10, 2014 10:56 AM

**To:** Tracy Rayborn

**Cc:** Thad Carroll

**Subject:** RE: Titan ALF & Memory Care Center

Hi Tracy,

The Parks, Recreation, and Tree Advisory Committee recommended approval of the landscaping plans before the Town Commission. At this time, the applicant is required to submit revised plans to the Town Engineer to ensure that all outstanding comments previously provided to the applicant are addressed. Once all outstanding issues are taken care of, then Growth Management will provide the applicant a letter in written advising that the project can move forward to the next available Town Commission Meeting. At that time, we will advise the applicant of how many copies need to be provided for distribution for those meetings.

When can Town Staff expect revised plans and response to other comments?

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](mailto: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:** Tracy Rayborn [<mailto:trayborn@farnerbarley.com>]

**Sent:** Thursday, July 10, 2014 10:49 AM

**To:** Wendy Then

**Subject:** RE: Titan ALF & Memory Care Center

Wendy

Mike Pape said the landscape plans were approved at the meeting last night. Are there more comments (Lake Sumter MPO and Lady Lake Building Official) we will receive and could you tell me when we may be scheduled for the Town Commission meeting?

Tracy Rayborn

Assistant to Jeffrey A. Head, P.E.

4450 NE 83rd Road  
Wildwood, FL 34785  
Ph: 352-748-3126  
Fax: 352-748-0823

---

**From:** Wendy Then [<mailto:wthen@ladylake.org>]  
**Sent:** Wednesday, July 02, 2014 12:23 PM  
**To:** Jeff Head; Tracy Rayborn  
**Cc:** Thad Carroll  
**Subject:** Titan ALF & Memory Care Center  
**Importance:** High

Good Afternoon Jeff,

Please find attached the comments by the following reviewers:

- Lady Lake Public Works
- Villages Fire Department
- Growth Management Department
- Town Engineer-
  - Site Plan- Review 1
  - Site lighting plan- Review 2

The Site plan is required to go before the following public meetings:

- Parks, Recreation, and Tree Advisory Committee
- Town Commission

#### ***Regarding the Landscaping Plans***

I still haven't received all the comments back (i.e. Lake Sumter MPO and Lady Lake Building Official comments are still outstanding) but I wanted to give you a head start because I just learned that the *Parks, Recreation and Tree Advisory Committee* now meets on Wednesdays. The next available *Parks, Recreation and Tree Advisory Committee* meeting will be held on July 9, 2014 at 5:30 p.m., which means that I have to have packets and agendas ready by tomorrow.

At this time, I need to find out from the Landscape Architect for this project whether they will address the outstanding landscaping comments on the plans or they will be requesting waivers to those requirements. There are a couple of items relating to the Landscaping Buffer and the Landscaping Islands. Upon your notification, I can get started with the reports this afternoon to schedule Titan ALF and Memory Care Center for the 07/09 Parks, Recreation and Tree Advisory Committee meeting. Let me know if there is any issues finding this out as soon as possible. If we can advance on this *Parks, Recreation and Tree Advisory Committee* meeting, then we can attempt to maintain the schedule as close as originally expected.

#### ***Regarding the Engineering Plans***

Please review and let me know if you have any questions. The sooner we get the plans back to the Engineer, the sooner we can establish a definite Town Commission meeting date. It appears that most of everything mention can be easily addressed. Please disregard comments 5, 6, and 9 by Town Engineer- Review 1- He wasn't aware of the Planned Commercial Memorandum of Agreement for the Villages Downtown Center at Spanish Springs.

Let me know if you need any clarification regarding any of the above mentioned. 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](mailto: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.**

## Wendy Then

---

**From:** Marcondes, Olga [omarcondes@lakecountyfl.gov]  
**Sent:** Wednesday, August 20, 2014 3:01 PM  
**To:** Wendy Then; Thad Carroll  
**Cc:** Franco, Francis; Fish, TJ  
**Subject:** Titan ALF - Trip Generation Analysis.  
**Attachments:** Lady Lake - Titan ALF and Memory Care Center - Trip Generation Analysis.pdf

Thad/Wendy

I have spoken with Richard Barr and explained the issues I had with his methodology and the reason he needed to revise it. I also explained that since the square footage of the building for the ALF is much higher than the proposed reduction in commercial square footage, he will also need to a note to his revised calculations to indicate that as long as the land use does not change, the analysis is valid. However, if in the future the building were to be sold and the land use change, than a traffic impact study would need to be submitted since there will be an excess amount of total square footage that is not accounted for in the original DRI.

In any case, I have included a copy of my analysis for your files.

**Olga V. Marcondes**  
Transportation Planner

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

[www.LakeSumterMPO.com](http://www.LakeSumterMPO.com)

*"Promoting Regional Transportation Partnerships."*



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

# Titan Assisted Living Facility & Memory Care Center – Trip Generation Analysis

The applicant is requesting to convert a portion of the approved commercial retail uses in the Tri-County Villages DRI to an Assisted Living Facility & Memory Care Center. The proposed reduction in commercial area is being made so that the traffic impacts would remain the same as the approved DRI. The property located on the northeast corner of the intersection of Avenida Central and Alvarez Avenue. The site is currently vacant and the applicant proposes to construct an Assisted Living Facility (ALF) with 86 beds.

This analysis will look at the trip generation from the approved commercial retail uses and compare them to the proposed use of the site to ensure that the traffic impact does not increase.

## Trip Generation Rates

The number of vehicle trips that will originate from, or are destined to, a development is dependent upon the type and amount of land uses contained within that development. Trip rates used in this analysis were taken from the ITE publication, Trip Generation, 9<sup>th</sup> Edition. Table 1 summarizes the land use type, land use code and trip rates for the previously approved DRI and proposed land uses.

Table 1 - ITE Trip Rates

LAND USE	ITE LUC	UNIT RATE	ITE TRIP RATES								
			24 HOURS			AM PEAK HOUR			PM PEAK HOUR		
			EQUATION	%VOL IN	%VOL OUT	EQUATION	%VOL IN	%VOL OUT	EQUATION	%VOL IN	%VOL OUT
Assisted Living Facility	254	Trips/Beds	Average Rate = 2.74	50%	50%	Average Rate = 0.18	34%	66%	Average Rate = 0.29	54%	46%
Shopping Center	820	Trips/1,000 SF GFA	$\text{Ln}(T) = 0.65\text{Ln}(x)+5.83$	50%	50%	$\text{Ln}(T) = 0.61\text{Ln}(x)+2.24$	62%	38%	$\text{Ln}(T) = 0.67\text{Ln}(x)+3.31$	48%	52%

## Trip Generation – Previously Approved DRI

Once trip generation rates are established, trip generation volumes can be calculated based upon the size and extent of the development. Table 2 summarizes the trip generation for the previously approved DRI. In this case, the commercial area for the La Plaza Grande/Village Center area is 425,927 Square Feet.

Table 2 - Trip Generation Volumes (Previously Approved DRI)

LAND USE	TRIP GENERATION VOLUMES								
	24 HOURS VOLUME			AM PEAK HOUR VOLUME			PM PEAK HOUR VOLUME		
	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Shopping Center	17,418	8,709	8,709	377	234	143	1,582	759	823

## Trip Generation – Proposed Development

The applicant proposes to reduce the total approved commercial development area to ensure that the traffic impacts for the 86 ALF units does not change the total traffic impact for the approved commercial area.

Table 3 summarizes the trip generation for the proposed project.

**Table 3 - Trip Generation Volumes (Proposed)**

LAND USE	TRIP GENERATION VOLUMES								
	24 HOURS VOLUME			AM PEAK HOUR VOLUME			PM PEAK HOUR VOLUME		
	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Assisted Living Facility	236	118	118	15	5	10	25	14	11

In order to calculate the square footage reduction for the approved DRI, the total PM peak hour trips from the proposed ALF was subtracted from the total PM peak hour trips of the previously approved DRI. The new commercial area was calculated as:

$$e^{\frac{\ln(1,582-25)-3.31}{0.67}} = 415.973KSF$$

The commercial area reduction is determined to be:

$$425,927 SF - 415,973 SF = 9,954 SF$$

## Net New Trips

Net new trips are determined by calculating the difference in the adjusted trip volumes between the previously approved commercial area and the proposed reduction to accommodate the ALF. Table 4 summarizes the estimated trip generation net increase (or decrease) due to the proposed modification.

**Table 4 - Net New Trips**

CONDITION	TRIP GENERATION VOLUMES								
	24 HOURS VOLUME			AM PEAK HOUR VOLUME			PM PEAK HOUR VOLUME		
	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Previously Approved	17,418	8,709	8,709	377	234	143	1,582	759	823
Proposed Modification	17,153	8,577	8,576	372	231	141	1,557	747	810
<b>Net New Trips</b>	<b>-265</b>	<b>-132</b>	<b>-133</b>	<b>-5</b>	<b>-3</b>	<b>-2</b>	<b>-25</b>	<b>-12</b>	<b>-13</b>

## Conclusion

This analysis shows that reducing the commercial area by 9,954 SF, will result in a decrease of 25 PM peak hour trips. Thus, the traffic impacts for the proposed ALF would not change the total traffic impacts of the previously approved DRI with this reduction. However, the proposed building for the ALF is significantly higher than the 9,954 SF. If there were to be a change in the land use in the future, a new traffic impact study would be needed to account for the additional square footage of the building.

EXHIBIT E



Kimley-Horn  
and Associates, Inc.

October 25, 2013

■  
2615 Centennial Blvd.  
Suite 102  
Tallahassee, Florida  
32308

Mr. Martin L. Dzuro, P.S.M.  
Grant & Dzuro  
990 Old Mill Run  
The Villages, Florida 32162

Re: **Tri-County Villages (Lake) DRI**  
**Section 380.06 (19)(e)2.k., F.S. Change**  
**The Villages, FL**

Dear Marty:

The Villages is proposing the construction of an Assisted Living Facility (ALF) in the Spanish Springs/Town Center area. The ALF is to contain 94 beds. This letter summarizes the associated traffic impacts of this land use change to convert a portion of the approved commercial retail uses in the Tri-County Villages DRI to this ALF. The proposed reduction in commercial area is being made so that there is no increase in traffic impacts from the change.

The proposed ALF will be located north of Avenida Central and east of Alvarez Avenue. This site is adjacent to the existing commercial area identified in previous traffic analyses as La Plaza Grande/Village Center which is part of the overall Town Center Commercial on Map H. Using the 9<sup>th</sup> Edition of ITE's *Trip Generation Manual* and applying the effective trip generation rate for this commercial area, **7,550 square feet of commercial will need to be reduced** so that there is no increase in traffic impacts during the p.m. peak hour. The 94-bed ALF is estimated to generate 28 trips during the p.m. peak hour, or 0.29 trips per occupied bed according to the *Trip Generation Manual*. For daily conditions, the ALF is estimated to generate 284 trips per day, but only 6,950 square feet would need to be reduced to have a trip-neutral change. Therefore, the peak hour is considered to be the controlling time period in this case. The calculations are shown on the attached page.

If you have any questions or need additional information, please feel free to contact me.



Kimley-Horn  
and Associates, Inc.

Mr. Martin L. Dzuro, P.S.M., October 25, 2013, Page 2

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

*Richard R. Barr*

Richard R. Barr  
Senior Vice President

Copy: Darrin Taylor, Carlton Fields  
Jonathan Thigpen

Attachment

K:\TAL\_TPTO\040390 - Villages\002-022 - Vill. of Sumter\2172-Oct\_2013\_E2\_Change\Correspondence\DzuroM131024-2.doc



## Tri-County Villages (Lake) DRI Land Use Change – Calculation Worksheet

### Daily Trip Generation Analysis

Proposed Assisted Living Facility (ALF) Use – 94 beds

From *ITE Trip Generation Manual, 9<sup>th</sup> Ed.* Land Use 254 – Assisted Living

$$T = 1.61(94) + 132.6$$

$$T = 284 \text{ trips/day}$$

Total commercial area (La Plaza Grande/Village Center area) equals 425,927 SF

From *ITE Trip Generation Manual, 9<sup>th</sup> Ed.* Land Use 820 – Shopping Center

$$\ln(T) = 0.65\ln(425.927) + 5.83$$

$$T = 17,418 \text{ trips/day}$$

Effective trip generation rate = 17,418 trips / 425,927 KSF = 40.89 trips/KSF

To determine commercial area reduction:

$$284 \text{ trips (Assisted Living)} / 40.89 \text{ trips/KSF (Shopping Center)} = \underline{6,950 \text{ SF}}$$

### PM Peak Hour Trip Generation Analysis

Proposed Assisted Living Facility (ALF) Use – 94 beds

From *ITE Trip Generation Manual, 9<sup>th</sup> Ed.* Land Use 254 – Assisted Living

$$T = 0.29(94)$$

$$T = 28 \text{ trips/hour}$$

Total commercial area (La Plaza Grande/Village Center area) equals 425,927 SF

From *ITE Trip Generation Manual, 9<sup>th</sup> Ed.* Land Use 820 – Shopping Center

$$\ln(T) = 0.67\ln(425.927) + 3.31$$

$$T = 1,582 \text{ trips/hour}$$

Effective trip generation rate = 1,582 trips / 425,927 KSF = 3.71 trips/KSF

To determine commercial area reduction:

$$28 \text{ trips (Assisted Living)} / 3.71 \text{ trips/KSF (Shopping Center)} = \underline{7,550 \text{ SF}}$$

## Wendy Then

---

**From:** C.T. Eagle [cteagle@LadyLakePW.org]  
**Sent:** Thursday, June 12, 2014 2:23 PM  
**To:** Wendy Then; Thad Carroll  
**Cc:** Ted Williams; Butch Goodman; Peggy Smith  
**Subject:** Titan ALF

Wendy/Thad,

PW has no issues with the submitted plans, the only comment we have is they may want to consider using 30" Stop Signs instead of the 24" signs listed on the plans. Other than that, we do not serve utilities to the site and the entrances look good to us. Please let us know if you have any questions or concerns.

Thanks,

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

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

[cteagle@ladylakepw.org](mailto:cteagle@ladylakepw.org)

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

*Please note: Under Florida law (Fla.Stat. 668.6076 - effect. 07-01-06), e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.*



# 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](http://floridaswater.com).

July 3, 2014

The Villages Operating Company  
1045 Lake Sumter Landing  
The Villages, FL 32162

Re: Titan ALF & MC Center  
Letter Modification Number 4-069-19152-26  
(Please reference the above number on any submittal)

The St. Johns River Water Management District is in receipt of your request for letter modification to Permit Number 4-069-19152-3. Based upon staff review of the information you submitted, the proposed modification qualifies for a letter modification pursuant to 40C-4.331(1)(b), Florida Administrative Code (F.A.C.). A copy of the modified permit is enclosed for your records.

Please be advised that the District has not published a notice in the newspaper to advise the public that it is issuing this letter of modification. If you do not publish a notice in the newspaper, a party's right to challenge the issuance of this letter modification extends for an indefinite period of time. If you wish to have certainty that the period of filing such a challenge is closed, then you may publish, at your own expense, such a notice in a newspaper of general circulation within the area that includes the project to which the modification applies. A copy of the form of the notice is attached for your use. If you have any questions, please contact Allyson Grosmaire at (407) 659-4860 or Sandra Joiner at (407) 659-4871

Sincerely,

Margaret Daniels, Bureau Chief  
Bureau of Regulatory Support

cc: District Permit File

---

**GOVERNING BOARD**

John A. Mikios, CHAIRMAN  
ORLANDO

Maryam H. Ghyabi, VICE CHAIRMAN  
CHANDLER BEACH

Fred N. Roberts Jr., SECRETARY  
OCALA

George W. Robbins, TREASURER  
JACKSONVILLE

Douglas C. Bourmiquis  
VERO BEACH

Douglas Burnett  
ST. AUGUSTINE

Lad Daniels  
JACKSONVILLE

Chuck Drake  
ORLANDO

Carla Yetter  
FERRANDENA BEACH

**ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**  
Post Office Box 1429  
Palatka, Florida 32178-1429

**PERMIT NO.** 4-069-19152-26

**DATE ISSUED:** July 3, 2014

**PROJECT NAME:** Titan ALF & MC Center

**A PERMIT AUTHORIZING:**

Modification by letter of Permit No. 4-069-19152-3 for Orange Blossom Gardens - Southside to include the construction and operation of a 2.33-acre project known as Titan ALF & MC Center, as per plans received by the District on June 5, 2014.

**LOCATION:**

**SECTION(S):** 6  
Lake County

**TOWNSHIP(S):** 18S      **RANGE(S):** 24E

**ISSUED TO:**

The Villages Operating Company  
1045 Lake Sumter Landing  
The Villages, FL 32162

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

**PERMIT IS CONDITIONED UPON:**

See conditions on attached "Exhibit A", dated July 3, 2014

**AUTHORIZED BY:** St. Johns River Water Management District  
Division of Regulatory Engineering and Environmental Services

By:



---

Bill Carlie  
Compliance Coordinator

**"EXHIBIT A"**  
**CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 4-069-19152-26**  
**The Villages Operating Company, Martin L. Dzuro**  
**DATED July 03, 2014**

1. This permit for construction will expire two years from the date of issuance.
2. The proposed surface water management system shall be constructed and operated in accordance with the plans received by the District on June 5, 2014.
3. 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.
4. All construction, operation and maintenance shall be as set forth in the plans, specifications and performance criteria as approved by this permit.
5. 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.
6. 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).
7. 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.
8. 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.

9. If any other regulatory agency should require revisions or modification to the permitted project, the District is to be notified of the provisions so that determination can be made whether a permit modification is required.
10. The District must be notified, in writing, within 30 days of any sale, conveyance or other transfer of a permitted system or facility or within 30 days of any transfer of ownership or control of the real property at which the permitted system or facility is located. All transfers of a permit are subject to the requirements of section 40C-1.612, F.A.C.
11. The permittee must require the contractor to review and maintain a copy of this permit, complete with all conditions, attachments, exhibits, and modifications in good condition at the construction site. The complete permit shall be available for review upon request by District representatives.
12. Construction or alteration of each phase or independent portion of the permitted surface water management system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be complete in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to local government or other responsible entity.
13. To the extent permitted by Florida law, the permittee must hold and save the District harmless from any and all liability arising from property damage or personal injury as a result of the permitted, activities.
14. Nothing contained herein relieves the permittee from timely complying with applicable laws of other federal, state or local governments.
15. If an entity other than the permittee has been approved as the operation and maintenance entity the permittee may request transfer of the permit for a completed system or independent portion of a system to the District approved operation and maintenance entity at the time of submittal of the as - built or Professional Engineer certification for construction of the permitted surface water management system.
16. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
17. Prior to construction, the permittee must clearly designate the limits of construction on-site. The permittee must advise the contractor that any work outside the limits of construction, including clearing, may be a violation of this permit.
18. This permit does not authorize work in, on or over wetlands or other surface waters.

## Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at [Clerk@sjrwmd.com](mailto:Clerk@sjrwmd.com), within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

## Notice Of Rights

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at [floridaswater.com](http://floridaswater.com). These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001  
Revised 12.7.11

**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 Landing  
The Villages, FL 32162

This 3rd day of July, 2014.

*M. Daniels*

Margaret Daniels, Bureau Chief  
Bureau of Regulatory Support  
St. Johns River Water Management District  
4049 Reid Street  
Palatka, FL 32177-2529  
(386) 329-4570

Permit Number: 4-069-19152-26

## NOTICING INFORMATION

Dear Permittee:

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to [compliancesupport@sjrwmd.com](mailto:compliancesupport@sjrwmd.com) (preferred method) or send a copy of the original affidavit to:

Margaret Daniels, Bureau Chief  
Bureau of Regulatory Support  
4049 Reid Street  
Palatka, FL 32177

If you have any questions, please contact the Bureau of Regulatory Support at (386) 329-4570.

Sincerely,



Margaret Daniels, Bureau Chief

Bureau of Regulatory Support

NOTICE OF AGENCY ACTION TAKEN BY THE  
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on \_\_\_\_\_:

(Name and address of applicant) \_\_\_\_\_  
permit# \_\_\_\_\_. The project is located in \_\_\_\_\_ County, Section  
\_\_\_\_\_, Township \_\_\_\_\_ South, Range \_\_\_\_\_ East. The permit authorizes a surface  
water management system on \_\_\_\_\_ acres for \_\_\_\_\_ known as  
\_\_\_\_\_. The receiving water body is \_\_\_\_\_.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwm.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at [floridaswater.com](http://floridaswater.com). These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit [http://floridaswater.com/nor\\_dec/](http://floridaswater.com/nor_dec/) to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

**NEWSPAPER ADVERTISING**

**ALACHUA**

The Alachua County Record, Legal Advertising  
P. O. Box 806  
Gainesville, FL 32602  
352-377-2444/ fax 352-338-1986

**BRAFORD**

Bradford County Telegraph, Legal Advertising  
P. O. Drawer A  
Starke, FL 32901  
904-964-6305/ fax 904-964-8628

**CLAY**

Clay Today, Legal Advertising  
1560 Kinsley Ave., Suite 1  
Orange Park, FL 32073  
904-264-3200/ fax 904-264-3285

**FLAGLER**

Flagler Tribune, c/o News Journal  
P. O. Box 2831  
Daytona Beach, FL 32120-2831  
386-681-2322

**LAKE**

Daily Commercial, Legal Advertising  
P. O. Drawer 490007  
Leesburg, FL 34749  
352-365-8235/fax 352-365-1951

**NASSAU**

News-Leader, Legal Advertising  
P. O. Box 766  
Fernandina Beach, FL 32035  
904-261-3696/fax 904-261-3698

**ORANGE**

Sentinel Communications, Legal Advertising  
633 N. Orange Avenue  
Orlando, FL 32801  
407-420-5160/ fax 407-420-5011

**PUTNAM**

Palatka Daily News, Legal Advertising  
P. O. Box 777  
Palatka, FL 32178  
386-312-5200/ fax 386-312-5209

**SEMINOLE**

Seminole Herald, Legal Advertising  
300 North French Avenue  
Sanford, FL 32771  
407-323-9408

**BAKER**

Baker County Press, Legal Advertising  
P. O. Box 598  
MacLenny, FL 32063  
904-259-2400/ fax 904-259-6502

**BREVARD**

Florida Today, Legal Advertising  
P. O. Box 419000  
Melbourne, FL 32941-9000  
321-242-3832/ fax 321-242-6618

**DUVAL**

Daily Record, Legal Advertising  
P. O. Box 1769  
Jacksonville, FL 32201  
904-356-2466 / fax 904-353-2628

**INDIAN RIVER**

Vero Beach Press Journal, Legal Advertising  
P. O. Box 1268  
Vero Beach, FL 32961-1268  
772-221-4282/ fax 772-978-2340

**MARION**

Ocala Star Banner, Legal Advertising  
2121 SW 19th Avenue Road  
Ocala, FL 34474  
352-867-4010/fax 352-867-4126

**OKEECHOBEE**

Okeechobee News, Legal Advertising  
P. O. Box 639  
Okeechobee, FL 34973-0639  
863-763-3134/fax 863-763-5901

**OSCEOLA**

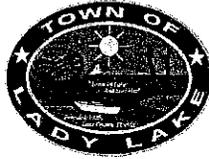
Little Sentinel, Legal Advertising  
633 N. Orange Avenue  
Orlando, FL 32801  
407-420-5160/ fax 407-420-5011

**ST. JOHNS**

St. Augustine Record, Legal Advertising  
P. O. Box 1630  
St. Augustine, FL 32085  
904-819-3436

**VOLUSIA**

News Journal Corporation, Legal Advertising  
P. O. Box 2831  
Daytona Beach, FL 32120-2831  
(386) 681-2322



## SPECIAL TOWN COMMISSION CONCEPTUAL WORKSHOP AGENDA ITEM

REQUESTED SPECIAL COMMITTEE MEETING DATE: August 19, 2014

---

**SUBJECT:** Conceptual Presentation of Titan Assisted Living Facility & Memory Care Center Major Site Plan – MJSP 06/14-001 – A Development Consisting of a Three-Story Building Proposing 50 Units of Assisted Living Facility and 36 Units of Memory Care Center Totaling 33,100 Sq. Ft. – Located at 930 Alvarez Avenue

**DEPARTMENT:** Growth Management

---

**STAFF RECOMMENDED MOTION:**

Staff recommends advancing the site plan with the proposed waivers, as it has been designed to the best practicable extent to meet site specifications as required per Town of Lady Lake Land Development Regulations and the provisions of the Village Downtown Center Memorandum of Agreement.

---

Applicant Kevin Bessolo with Bessolo Design Group, on behalf of property owner, Villages Operating Company, has submitted a site plan for the construction of a 3-story building proposing 50 units of Assisted Living Facility and 36 units of Memory Care Center totaling approximately 33,100 square feet. 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 2.33 +/- 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.

The applicant indicated that the site is considered infill development to be constructed within the existing commercial area identified as La Plaza Grande/Village Center. A previous traffic analyses for this area was conducted and based on the trip generation of 7,550 square feet commercial area, no increase in traffic impacts during the p.m. peak hours will occur. The 86-bed ALF is estimated to generated 28 trips during the p./m. peak hours, or 0.29 trips per occupied bed. For daily conditions, the ALF is estimated to generate 284 trips per day (please see analysis enclosed based on a 94-bed facility).

**Commercial Design Standard**

Attached are the site plan and façade elevations for the Titan Assisted Living Facility & Memory Care Center:

**Chapter 20- Section 20-3C.)9).F).**, which requires that no more than three (3) different colors or color shades should be typically used in a single building.

- The applicant is proposing about four (4) or more colors for the exterior building elevations.

**Tree Requirements:**

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 373 tree caliper inches based on its 2.33-acre area (160"x 2.33). Please see the landscaping tree proposal breakdown:

Existing Trees to remain	290 tree caliper inches
Proposed Trees for the site	405 tree caliper inches
Total tree caliper inches	695 tree caliper inches

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

The following five (5) waivers to the Landscaping Regulations have been proposed by the applicant (please see Justification Statement enclosed):

**I) Waiver to LDRs-Chapter 10, Section 10-3, b).B).I) for South Landscaping Buffer**

Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' Min w/2 canopy trees, 3 understory trees and a continuous hedge.

**Proposal:** To waive three (3) understory trees.

**Justification:** Space limitation and constraints unique to the subject parcel that cannot be accommodated on site.

**II) Waiver to LDRs-Chapter 10, Section 10-3, b).B).I) for East Landscaping Buffer**

Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' Min w/2 canopy trees, 3 understory trees and a continuous hedge.

**Proposal:** To waive three (3) canopy trees and seven (7) understory trees.

**Justification:** Space limitation and constraints unique to the subject parcel that cannot be accommodated on site.

**III) Waiver to LDRs-Chapter 10, Section 10-3, b).B).I) for West Landscaping Buffer**

Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' Min w/2 canopy trees, 3 understory trees and a continuous hedge

**Proposal:** To waive six (6) understory trees.

**Justification:** Presence of existing canopy from off-site trees.

**IV) Waiver to LDRs-Chapter 10, Section 10-3.c.1).** which requires that the maximum number of interrupted parking spaces to shall be ten (10).

**Proposal:** To allow the number of interrupted parking spaces to exceed ten (10) parking spaces along the east and west elevations.

**Justification:** Space limitation and constraints unique to the subject parcel that cannot be accommodated on site.

**V) Waiver to LDRs-Chapter 10, Section 10-3.c.3).** which requires that the end of all double parking rows the development must provide two (2) acceptable canopy trees or five (5) acceptable understory trees or palms, ten (10) shrubs, and ground cover and/or grass.

**Proposal:**

- To reduce the required plant material to one (1) canopy tree, three (3) understory trees, and shrubs on the northern landscaping island, and
- to eliminate the required canopy and understory trees on the southern landscaping island of the double parking row.

**Justification:** Space limitation and constraints unique to the subject parcel that cannot be accommodated on site.

**Notes:**

- No historic tree removals have been proposed for removal as part of this application.

**Public Meetings:**

The **Technical Review Committee** members individually reviewed the application on Wednesday, July 2, 2014, and provided outstanding comments regarding the Site Plan application.

The **Parks, Recreation, and Tree Advisory Committee** reviewed this application at their regular meeting on Wednesday, July 9, 2014, at 5:30 p.m., recommending Site Plan approval with a of vote 5-0.

The **Town Commission** is tentatively scheduled to consider the Site Plan application for final approval on a Special Meeting to be held Wednesday, September 3, 2014 at 6:00 p.m.

---

**FISCAL IMPACT:** \$0                     Capital Budget  
     Operating  
     Other

---

**ATTACHMENTS:**    Ordinance     Resolution     Budget

Other – Site Plan

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

---

*WB*  
*08-11-14*

DEPARTMENT HEAD <i>[Signature]</i>	Submitted <i>8/11/14</i>	Date
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date
TOWN ATTORNEY	Approved as to Form and Legality	Date
TOWN MANAGER <i>[Signature]</i>	Approved Agenda Item for: <i>8/19/14</i>	Date <i>8/11/14</i>

---

COMMISSION ACTION:

- Approved as Recommended       Disapproved
- Tabled Indefinitely
- Continued to Date Certain       Approved with Modification

1  
2  
3  
4  
5  
6  
7  
8  
9

**MINUTES OF THE SPECIAL MEETING  
OF THE LADY LAKE TOWN COMMISSION  
LADY LAKE, FLORIDA  
August 19, 2014**

10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21

The Special Meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Ruth Kussard presiding. The meeting convened at 3:00 p.m.

22  
23  
24  
25  
26  
27  
28  
29  
30

1. **CALL TO ORDER**

31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48

2. **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/Town Clerk; Thad Carroll, Growth Management Director; Wendy Then, Town Planner; C.T. Eagle, Public Works Director; and Nancy Slaton, Deputy Town Clerk

**Also Present:** Jeff Head of Farner-Bailey, Martin Dzuro of The Villages, and Jason Shepler and Greg Lang of Mittauer & Associates

3. **Public Comment:** Mayor Kussard asked that those who have questions or comments regarding the Titan Assisted Living Facility wait to make their comments after the presentation. She asked if anyone had any comments about any other issue.

There were no comments or questions.

4. **Conceptual Presentation of Titan Assisted Living Facility & Memory Care Center Major Site Plan – MJSP 06/14-001 – A Development Consisting of a Three-Story Building Proposing 50 Units of Assisted Living Facility and 36 Units of Memory Care Center Totaling 33,100 Sq. Ft. – Located at 930 Alvarez Avenue (Thad Carroll)**

Thad Carroll, Growth Management Director, gave the background summary from the agenda item cover sheet which is on file in the Town Clerk's office. It states that the applicant, Kevin Bessolo with Bessolo Design Group, on behalf of property owner, Villages Operating Company, has submitted a site plan for the construction of a three-story building proposing 50 units of Assisted Living Facility and 36 units of Memory Care Center totaling approximately 33,100 square feet. 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 2.33 +/- 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

1 the Tri-County Villages Development of Regional Impact (DRI). The requested use is consistent  
2 with the directives of the Comprehensive Plan and adopted Land Development Regulations.

3  
4 Mr. Carroll noted that the developer has reached out to the residents of Vista Sonoma, the nearby  
5 residential area, and some of those residents are present this afternoon. He reviewed an aerial  
6 view of the site, a drawing of the site plan, and area photos of the site from different viewpoints.  
7

8 The applicant indicated that the site is considered in-fill development to be constructed within  
9 the existing commercial area identified as La Plaza Grande/Village Center. A previous traffic  
10 analysis for this area was conducted, and based on the trip generation of 7,550 square feet  
11 commercial area, no increase in traffic impacts during the p.m. peak hours will occur. The 86-  
12 bed ALF is estimated to generate 28 trips during the p.m. peak hours, or 0.29 trips per occupied  
13 bed. For daily conditions, the ALF is estimated to generate 284 trips per day (please see analysis  
14 enclosed based on a 94-bed facility).  
15

16 Mr. Carroll stated the landscape plan's key points are as follows:  
17

- 18 • Preserves and enhances the character of the Avenida Central canopy road
  - 19 • Reflects consistent landscape design quality and character of The Villages
  - 20 • Blends with scale and theme of the setting
  - 21 • Uses customary Florida-friendly design principles
- 22

23 Mr. Carroll reviewed photos of the proposed plant materials for trees, accents, shrubs and  
24 groundcover, and stated the following five waivers to the landscaping regulations have been  
25 proposed by the applicant (Justification Statement included in packet):  
26

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

30 a. Proposal: To waive three understory trees.

31  
32 b. Justification: Space limitation and constraints unique to the subject parcel that cannot be  
33 accommodated on site.  
34

35  
36 II. Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for East Landscaping Buffer: Minimum  
37 landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' Min w/two  
38 canopy trees, three understory trees and a continuous hedge.

39  
40 a. Proposal: To waive three canopy trees and seven understory trees.

41  
42 b. Justification: Space limitation and constraints unique to the subject parcel that cannot be  
43 accommodated on site.  
44

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

48  
49 a. Proposal: To waive six understory trees.

1  
2 b. Justification: Presence of existing canopy from off-site trees.  
3

4 IV. Waiver to LDRs-Chapter 10, Section 10-3.c).1). which requires that the maximum number of  
5 interrupted parking spaces to shall be ten.  
6

7 a. Proposal: To allow the number of interrupted parking spaces to exceed ten  
8 parking spaces along the east and west elevations.  
9

10 b. Justification: Space limitation and constraints unique to the subject parcel that cannot be  
11 accommodated on site.  
12

13 V. Waiver to LDRs-Chapter 10, Section 10-3).c).3). which requires that the end of all double  
14 parking rows the development must provide two acceptable canopy trees or five acceptable  
15 understory trees or palms, ten shrubs, and ground cover and/or grass.  
16

17 a. Proposal: To reduce the required plant material to one canopy tree, three understory  
18 trees, and shrubs on the northern landscaping island, and to eliminate the required canopy  
19 and understory trees on the southern landscaping island of the double parking row.  
20

21 b. Justification: Space limitation and constraints unique to the subject parcel that cannot be  
22 accommodated on site.  
23

24 Mr. Carroll reviewed the tree requirements for this project as follows: In accordance with  
25 Chapter 10-Landscape and Tree Protection, the site is required to provide 373 tree caliper inches  
26 based on its 2.33 acre area (160"x 2.33). The landscaping tree proposal breakdown is as follows:  
27

Existing trees to remain	290	tree caliper inches
Proposed trees for the site	405	tree caliper inches
Total tree caliper inches	695	tree caliper inches

28  
29  
30  
31  
32 Mr. Carroll noted that the applicant is providing almost twice the required on-site tree caliper  
33 inches and that no historic tree removals have been proposed as part of this application.  
34

35 Mr. Carroll stated the applicant is requesting a Commercial Design Standards waiver as follows:  
36 Chapter 20- Section 20-3C.)9).F), which requires that no more than three different colors or  
37 color shades should be typically used in a single building.  
38

- 39 • The applicant is proposing four colors for the exterior building elevations. Justification  
40 given is that they are required to accent the architectural design of this three-story  
41 building. The colors were identified as being by Sherwin Williams as follows:  
42

- 43 ❖ Biscuit SW6112
  - 44 ❖ Totally Tan SW6115
  - 45 ❖ Plantation Brown SW7520
  - 46 ❖ Terra Cotta SW2803
- 47

1 The site plan and the façade elevations for the Titan Assisted Living Facility & Memory Care  
2 Center were included in the packet and a rendering of the north and west elevations was shown  
3 with the proposed colors.  
4

5 Mr. Carroll reported that staff has noted the following Spanish Mediterranean architectural  
6 design style elements were utilized for this project:  
7

- 8       ▪ Overhanging balconies with rails
- 9       ▪ Barrel tile
- 10       ▪ Multi-level roofs
- 11       ▪ Exterior stucco finish
- 12       ▪ Doors accentuated by arches
- 13       ▪ Arched casement windows
- 14       ▪ Mediterranean-style porte-cochere (portico)
- 15       ▪ Roof cornice treatment
- 16       ▪ Rounded prominent tower
- 17       ▪ Arcaded wing walls leading up to portico
- 18       ▪ Decorative medallions on exterior building

19  
20 Mr. Carroll reported that the application was received on Thursday, June 5, 2014. Public  
21 meetings were as follows: The Technical Review Committee members individually reviewed the  
22 application on Wednesday, July 2, 2014, and provided outstanding comments regarding the Site  
23 Plan application. The Parks, Recreation, and Tree Advisory Committee reviewed this  
24 application at their regular meeting on Wednesday, July 9, 2014, at 5:30 p.m., recommending  
25 Site Plan approval with a of vote 5-0. Mr. Carroll stated that the Town Commission is  
26 tentatively scheduled to consider the Site Plan application for final approval on a Special  
27 Meeting to be held Wednesday, September 3, 2014 at 6:00 p.m., if all outstanding comments  
28 have been addressed by that time.  
29

30 Staff recommends advancing the site plan with the proposed waivers, as it has been designed to  
31 the best practicable extent to meet site specifications as required per Town of Lady Lake Land  
32 Development Regulations and the provisions of The Village Downtown Center Memorandum of  
33 Agreement.  
34

35 Mr. Carroll stated that the applicant is looking for the Commission's approval of the direction of  
36 the design. He asked if there were any questions.  
37

38 Commissioner Richards commented that although the plans show a sidewalk on the Alvarez side  
39 of the project on-site, they do not show it extending past the site where the parallel parking is on  
40 Alvarez. He stated it would be a good idea to have the sidewalk extended to the right of way on  
41 Alvarez so that residents, visitors or employees would have easier access from the parallel  
42 parking to the site or to businesses on Alvarez. He suggested that there could be less planting on  
43 the west side if there was a sidewalk and might be simpler to construct with the curb there.  
44

45 Jeff Head of Farner-Bailey replied that the sidewalk was only planned for the site itself.  
46

47 Martin Dzuro of The Villages stated that an extension of the sidewalk had not been considered,  
48 but it can be looked into. He said he will talk to the folks at Titan.  
49

1 Commissioner Holden stated the sidewalk issue is a good idea, and that he likes the overall look  
2 of the project.

3  
4 Commissioner Vincent agreed.

5  
6 Commissioner Hannan stated a sidewalk would be a good idea on Alverez.

7  
8 Mayor Kussard stated she was concerned about the traffic, but it appears that most of the traffic  
9 will be on the back side of the building.

10  
11 Mr. Dzuro replied that Titan gave a presentation to the Vista Sonoma residents and made sure  
12 that all delivery services and vendors will be entering the property from Avenida Central and  
13 will be exiting out onto Alverez in a one way pattern to expedite traffic.

14  
15 Mayor Kussard asked if anyone in the audience had questions or would like to comment.

- 16  
17 - Dave Olsen of 1022 Avenida Sonoma introduced himself and stated he had several  
18 concerns. He agreed with the idea of extending the sidewalk, and stated he was  
19 concerned about the noise and traffic and emergency vehicle access off of Avenida  
20 Central. Mr. Olsen asked if the Titan exit on Alverez would be right across from the  
21 Vista Sonoma entrance. He stated he believes this facility is too large for the site, and he  
22 is concerned about property values.

23  
24 Mr. Head showed that the entrance/exit of the Titan facility was a little north of the Vista  
25 Sonoma driveway. Mr. Carroll pointed out these driveways do not line up on the site plan  
26 drawing and reiterated that trucks and deliveries will only be allowed to enter from Avenida  
27 Central and exit on to Alverez in a one way pattern, although it is a two-way driveway.

28  
29 Commissioner Vincent clarified that the dumpster for the Titan facility will be blocked by a wall  
30 on one side and the three-story building blocking it on the street side.

31  
32 Mr. Carroll showed the position of the dumpster on the drawing.

33  
34 Mr. Head stated that there is a 10' high screen wall around the dumpster, and the three-story  
35 building also wraps around the dumpster area.

36  
37 Commissioner Richards pointed out that this site is a commercial property and he clarified that  
38 no one promised that nothing would ever be built on it.

39  
40 Commissioner Hannan asked which exit the trucks would use on Alverez as there are two exits.

41  
42 Mr. Dzuro stated they would use the northern most exit. He stated that Titan will not allow their  
43 vendors to use semi trucks for deliveries; they use the smaller box trucks. He also stated that  
44 The Villages property management folks are currently talking to the commercial properties in the  
45 nearby plaza such as Publix, Winn-Dixie and Belks, letting them know of the complaints by  
46 Vista Sonoma residents that the semi trucks are coming down the back roads to service them  
47 rather than coming off of US Hwy 27/441.

1 Commissioner Hannan commented that Tire Choice also has trucks coming down the side  
2 streets.

3  
4 Mr. Dzuro stated that this site is zoned commercial and other companies like Tire Choice and a  
5 couple of retail stores were looking at it, but when Titan approached them, they felt that an ALF  
6 was the best transition for what could have been there for Vista Sonoma residents. He stated that  
7 property values in The Villages have experienced an 18% growth in all areas and he does not  
8 foresee any loss of value as a result of this facility.

9  
10 Commissioner Hannan asked how high the hedges will be.

11  
12 Mr. Carroll replied that the hedges will be 30" at planting.

13  
14 Mayor Kussard addressed Mr. Olsen's concerns regarding emergency vehicle access by stating  
15 that the Public Safety Department employees are all EMT/Paramedic qualified, and that they  
16 could stabilize patients until they were able to get them to the hospital.

17  
18 Town Manager Kris Kollgaard agreed, stating that each emergency vehicle has the equipment  
19 necessary and the personnel includes both an EMT and a Paramedic, who is skilled in advance  
20 life-saving techniques.

- 21  
22 - Irwin King, President of the Vista Sonoma POA, thanked the Commission for bringing  
23 this information to the residents. He stated they really appreciated the presentation at  
24 their Board meeting, and their concerns and questions were answered. Mr. King stated  
25 he likes the way Lady Lake does business.

26  
27 *It was the consensus of the Commission that the Titan Assisted Living Facility & Memory*  
28 *Care Center Major Site Plan be advanced as presented.*

29  
30 **5. Presentation and Discussion of Wastewater & Reuse Master Plan Study (C.T.**  
31 **Eagle/Jason Shepler of Mittauer & Associates)**

32  
33 C.T. Eagle, Public Works Director, gave the background summary for this item (on file in the  
34 Clerk's Office). (The **Executive Summary** and the **Wastewater & Reuse Master Plan Draft**  
35 by Mittauer & Associates as provided in the packet are available for viewing in the Clerk's  
36 Office, as well.)

37  
38 Mr. Eagle stated that the Commission approved the study of the Town's Wastewater and Reuse  
39 Systems for the development of a Master Plan on November 4, 2013. Jason Shepler with  
40 Mittauer & Associates, as Town Engineer, has completed the study and will present the  
41 recommendations to the Commission for discussion. Mr. Eagle stated that staff is very excited  
42 about this plan and it was a long time in the making. He stated the plan prepares for potential  
43 future development and he turned the podium over to Mr. Shepler.

44  
45 The Commissioners commented that this plan was thorough and well presented.

46  
47 Mr. Shepler stated that although a lot of information has been provided, he was just going to try  
48 and capture some of the concluding findings and he provided a power point presentation to

1 follow. He asked that the Commission feel free to interrupt if there were any questions during  
2 the presentation.  
3

4 Mr. Shepler stated the basis of the review was for: 1) planning period and planning area, 2)  
5 existing wastewater system, 3) existing reuse system, 4) regulatory environment, 5) projected  
6 wastewater demands, 6) projected reuse demands, and 7) infrastructure expansion needs. He  
7 expounded on each of the topics.  
8

9 Mr. Shepler presented the summary of findings for the collection system projects as follows:  
10

- 11 ➤ Manhole Rehabilitation – He stated the velocity of the force main and hydrogen sulfide  
12 have corroded the manhole covers as they have no protective covering. (\$49,000 for  
13 construction during FY 14-15 to FY 15-16)
- 14 ➤ Lift Station No. 1 – Collection System Expansion – He stated with the commercial area  
15 expansion, this lift station is at capacity. (\$448,000 construction/\$65,000 non-  
16 construction – recommended; discuss timing)

17  
18 Commissioner Vincent clarified that the 10” and 12” gravity capacity is limited and has reached  
19 its capacity as noted in the Executive Summary, and that the Town should be addressing this  
20 quite soon. He stated that it is his understanding that further development behind the new  
21 McDonald’s could be coming soon and the Town should not be caught short.  
22

23 Mr. Shepler replied that is correct and it should be addressed to reduce sanitary sewer overflow  
24 potential, and if growth is seen near the Griffin Avenue area, it would have to be bypassed by  
25 this system as it is at its limit. He stated the lift station expansion should increase the capacity to  
26 cover the commercial development in that corridor. He continued with the findings.  
27

- 28 ➤ North and Northeasterly Quadrant Trunk Force Main Extension – He stated this would tie  
29 into the lift station expansion with a 16” force main, and would provide a stub out for  
30 Water Oaks in case the Town eventually takes over that system. (\$781,000  
31 construction/\$117,000 non-construction – development timing)
- 32 ➤ Lift Station No. 1 Pump Control Modifications – He stated that this is associated with  
33 how Lift Station 1 is paired with the wastewater plant; how much flow comes in at any  
34 given time and the clarifier size. (\$132,000 construction/\$13,000 non-construction –  
35 timing pending success of manual modifications and/or demands on the station)  
36

37 Mr. Shepler reviewed the summary of findings on the septic tank phase out projects (STPO); also  
38 referred to as OSTDS sections or onsite sewage treatment and disposable systems. He stated the  
39 STPO projects have been divided into six projects with ten septic tank sectors. The cost for  
40 phasing out the septic tanks provides for installing a gravity sewer system and removing the  
41 pavement and reinstalling it afterward; and also for decommissioning septic tanks and  
42 connecting the sewer lines to the homes.  
43

44 Mr. Shepler stated there is contingency built into each cost, and they were listed as follows: 1)  
45 STPO Project No. 1 - \$3,715,000 construction/\$557,000 non-construction, 2) STPO Project No.  
46 2 - \$3,856,000 construction/\$578,000 non-construction, 3) STPO Project No. 3 - \$3,223,000  
47 construction/\$483,000 non-construction, 4) STPO Project No. 4 - \$1,838,000  
48 construction/\$276,000 non-construction, 5) STPO Project No. 5 - \$1,289,000  
49 construction/\$193,000 non-construction, and 6) STPO Project No. 6 - \$1,828,000

1 construction/\$274,000 non-construction. He stated other areas within the state are starting to feel  
2 pressure on these types of projects, specifically the spring shed. Mr. Shepler stated that Greg  
3 Lang from his office, who is present today, speaks with legislative representatives frequently and  
4 he is hearing more and more talk about getting rid of septic tanks, primarily in the spring shed  
5 areas, but also out into other surface water areas and aquifers.

6  
7 Mr. Shepler reviewed maps showing the six different STPO project defined areas, the limits of  
8 the gravity system, where a pump station would go, and the force main alignment to the  
9 wastewater plant. He mentioned that STPO Project No. 1 includes a conceptual force main from  
10 the City of Fruitland Park, as it is their understanding that they may be pumping directly into Lift  
11 Station No. 10.

12  
13 Mr. Shepler reviewed the summary of findings for the wastewater treatment plant improvement  
14 or expansion. They included: 1) WWTP No. 2 aeration delivery improvements - \$534,000  
15 construction/\$80,000 non-construction - FY 14-15 to FY 15-16, 2) transfer pump capacity  
16 expansion - \$162,000 construction/\$24,000 non-construction - required @ flows = .033 million  
17 gallons per day (mgd), 3) WWTP No. 1 modifications and clarifier expansion - a) \$2,160,000  
18 construction/\$324,000 non-construction - required at flows = .067 mgd, b) clarifier expansion or  
19 flow equalization may be desired sooner if Lift Station No. 1 flow intensity and duration cannot  
20 be managed manually or through control improvements, 4) Class 1 reliability improvements  
21 (mechanical redundancy) - \$1,080,000 construction/\$162,000 non-construction - required at  
22 flows = .67 mgd, and 5) Flow equalization system - \$1,175,000 construction/\$180,000 non-  
23 construction - pending LS. No. 1 demands, flow control and/or clarifier expansion. He showed  
24 exhibits of the improvements.

25  
26 Mr. Shepler reviewed the summary of findings of the reuse system improvement or expansion.  
27 He stated this is completely a function of how the reclaimed water service area develops, and  
28 that primarily the reuse system is serving a lot of Town components and commercial  
29 components, and is just beginning to serve the new Green Key residential development - a first  
30 residential use controlled by the homeowner. He stated this will need to be monitored by the  
31 Town. The reuse system finding is as follows: 1) Wet weather storage expansion (ground  
32 storage tank-able to store 3 day's worth) - \$744,000 construction/\$112,000 non-construction  
33 within next five years, pending reuse demands, 2) Reject storage expansion (able to store 1 day's  
34 worth) - \$380,000 construction/\$57,000 non-construction within next five years, pending reuse  
35 demands.

36  
37 Mr. Shepler reviewed a chart showing the timing of minimum and maximum WWTP flow  
38 projections so that the Town could see how it would influence their capital needs in the coming  
39 years up to FY '30-'35. The projects were shown on a chart recommending when the  
40 recommended improvement projects be completed by fiscal year.

41  
42 Mr. Shepler reviewed the Town's funding sources as being: 1) Town funds consisting of  
43 \$718,000 in water impact fees, \$513,000 in sewer impact fees, \$37,500 in reuse impact fees and  
44 retained earnings (unrestricted funds) of \$2,109,000, 2) Community Development Block Grants  
45 (CDBG), 3) Appropriations, 4) Water Management Districts, and 5) Grant/Loan Programs such  
46 as Florida Department of Environmental Protection (FDEP), State Revolving Fund (SRF), and  
47 USDA Rural Development.

1 Mr. Shepler thanked the Commission for the opportunity to present this plan and asked if anyone  
2 had any questions.

3  
4 Commissioner Richards stated this is good information at the right time, especially since the  
5 Town is considering additional flows, etc. He commented that the septic tank phase out will be a  
6 hard sell.

7  
8 Commissioner Vincent asked if the Town should discourage it if developers come to the Town in  
9 the future and want to put in septic tanks.

10  
11 Mr. Shepler replied that septic tanks have their place, but that the Health Department's viewpoint  
12 is to try to move away from septic tanks especially for denser developments. He stated it would  
13 be best to try to get a developer's agreement for central sewer depending on their economics for  
14 their project for a force main extension. Mr. Shepler stated this area does not have as many  
15 environmental restrictions for septic that other areas of the state may have, but there are a  
16 number of surface bodies of water in the area.

17  
18 Mayor Kussard asked if there were any other questions, and hearing none, thanked Mr. Shepler  
19 for his presentation, as did the Town Manager.

20  
21 **6. ADJOURN:** There being no further discussion; the meeting was adjourned at 4:13 p.m.  
22  
23  
24

25  
26 \_\_\_\_\_  
Kristen Kollgaard, Town Clerk

26 \_\_\_\_\_  
Ruth Kussard, Mayor

27  
28 Minutes transcribed by Nancy Slaton, Deputy Town Clerk  
29



SW-6112 BISCUIT



SW-6115 TOTALLY TAN

SW-7520 PLANTATION BROWN



SW-2803 TERRA COTTA

TITAN SPANISH SPRINGS  
ASSISTED LIVING & MEMORY CARE  
FACILITY



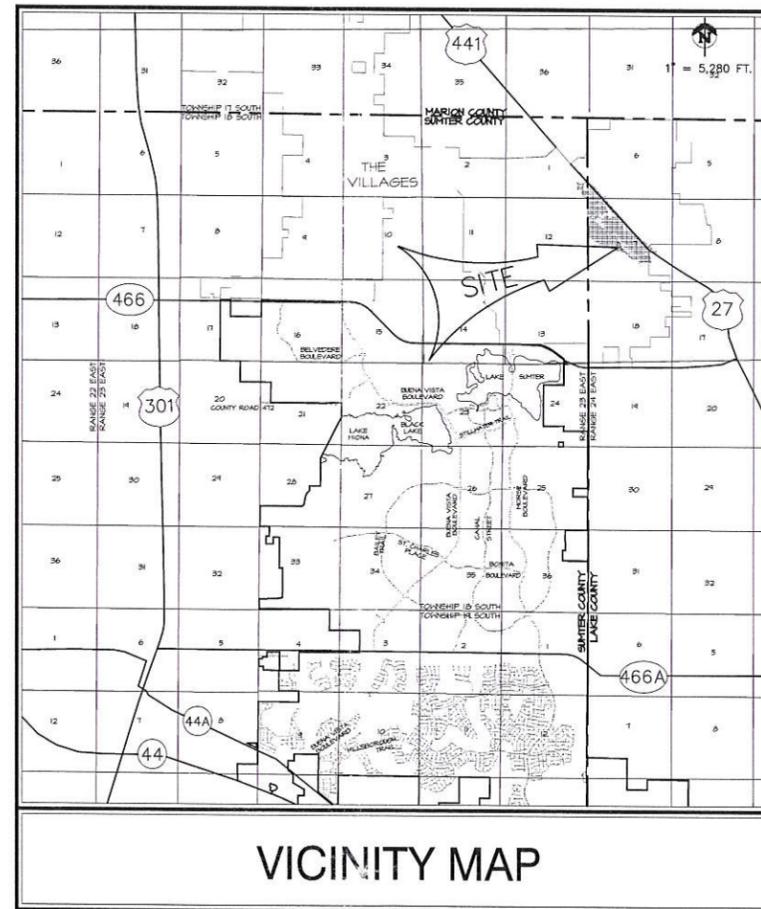
# PRELIMINARY / ENGINEERING PLAN OF TITAN ASSISTED LIVING FACILITY & MEMORY CARE CENTER

## LEGAL DESCRIPTION

THAT PORTION OF LOT T, THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 92 THROUGH 97, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE MOST SOUTHERLY CORNER OF SAID LOT T; RUN N42°58'53"W, 52.09 FEET ALONG THE NORTHERLY AND NORTHEASTERLY RIGHT-OF-WAY OF AVENIDA CENTRAL AND THE BOUNDARY OF SAID LOT T TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 650.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°33'06", A DISTANCE OF 346.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID CURVE, RIGHT-OF-WAY AND BOUNDARY THROUGH A CENTRAL ANGLE OF 20°56'54", A DISTANCE OF 237.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 700.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'23", A DISTANCE OF 181.71 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ALVEREZ AVENUE AND CONTINUING ALONG THE BOUNDARY OF SAID TRACT T; RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°42'59", A DISTANCE OF 41.33 FEET; THENCE N15°06'29"E, 383.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 280.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°50'25", A DISTANCE OF 97.13 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 166.34 FEET AND A CHORD BEARING AND DISTANCE OF S30°32'50"E, 134.62 FEET TO WHICH A RADIAL LINE BEARS N15°35'03"E; THENCE DEPARTING THE RIGHT-OF-WAY OF ALVEREZ AVENUE AND THE BOUNDARY OF SAID LOT T RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°44'14", AN ARC DISTANCE OF 138.59 FEET; THENCE ALONG A NON-TANGENT LINE RUN S61°49'34"W, 18.16 FEET; THENCE S24°02'54"E, 12.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 88.34 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°38'11", AN ARC DISTANCE OF 7.15 FEET; THENCE ALONG A NON-TANGENT LINE RUN N70°52'03"E, 17.93 FEET; THENCE S39°13'47"E, 40.98 FEET; THENCE S12°11'47"W, 81.81 FEET; THENCE S08°15'13"W, 13.85 FEET; THENCE S00°34'37"E, 15.11 FEET; THENCE S10°22'31"E, 13.62 FEET; THENCE S13°03'54"E, 58.84 FEET; THENCE S17°27'37"E, 44.76 FEET; THENCE S48°06'35"E, 234.43 FEET; THENCE S60°01'04"E, 12.62 FEET; THENCE S39°47'59"W, 11.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.33 ACRES, MORE OR LESS.



SECTION 7; TOWNSHIP 18 SOUTH; RANGE 24 EAST  
LAKE COUNTY, FLORIDA

## SHEET INDEX

- C01 COVER SHEET
- C02 AERIAL PHOTOGRAPH
- C03 MASTER DEVELOPMENT PLAN
- C04 SITE PLAN
- C05 GRADING PLAN (1)
- C06 GRADING PLAN (2)
- C07 STORMWATER DRAINAGE PLAN
- C08 UTILITY PLAN
- C09 SLEEVING & LIGHTING PLAN
- C10 PAVEMENT DETAILS
- C11 STORMWATER DRAINAGE DETAILS
- C12 WATER & SANITARY SEWER DETAILS
- C13 DUMPSTER PAD & ENCLOSURE DETAILS
- E-1 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.

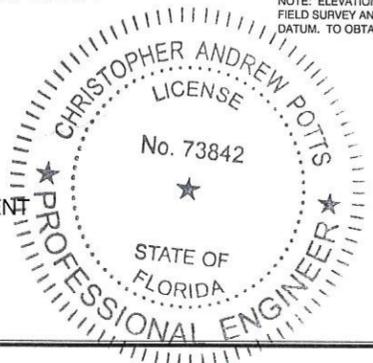
NOTE: ELEVATIONS SHOWN WERE OBTAINED BY FIELD SURVEY AND ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.

**OWNER:**  
VILLAGES OPERATING COMPANY  
MARTIN L. DZURO, VICE PRESIDENT  
1045 LAKE SUMTER LANDING  
THE VILLAGES, FL 32162  
PHONE: 352-753-6260

**ENGINEER/SURVEYOR:**  
FARNER, BARLEY AND ASSOCIATES, INC.  
4450 N.E. 83RD ROAD  
WILDWOOD, FLORIDA 34785  
CHRISTOPHER A. POTTS, P.E. #73842  
PHONE: 352-748-3126

**ARCHITECT:**  
BESSOLO DESIGN GROUP, INC.  
556 CENTRAL AVENUE  
ST. PETERSBURG, FL 33701  
KEVIN J. BESSOLO, #AR12069  
PHONE: 727-894-4453

**APPLICANT/DEVELOPER:**  
BESSOLO DESIGN GROUP, INC.  
KEVIN J. BESSOLO, AIA, PRESIDENT  
556 CENTRAL AVENUE  
ST. PETERSBURG, FL 33701  
PHONE: 727-894-4453



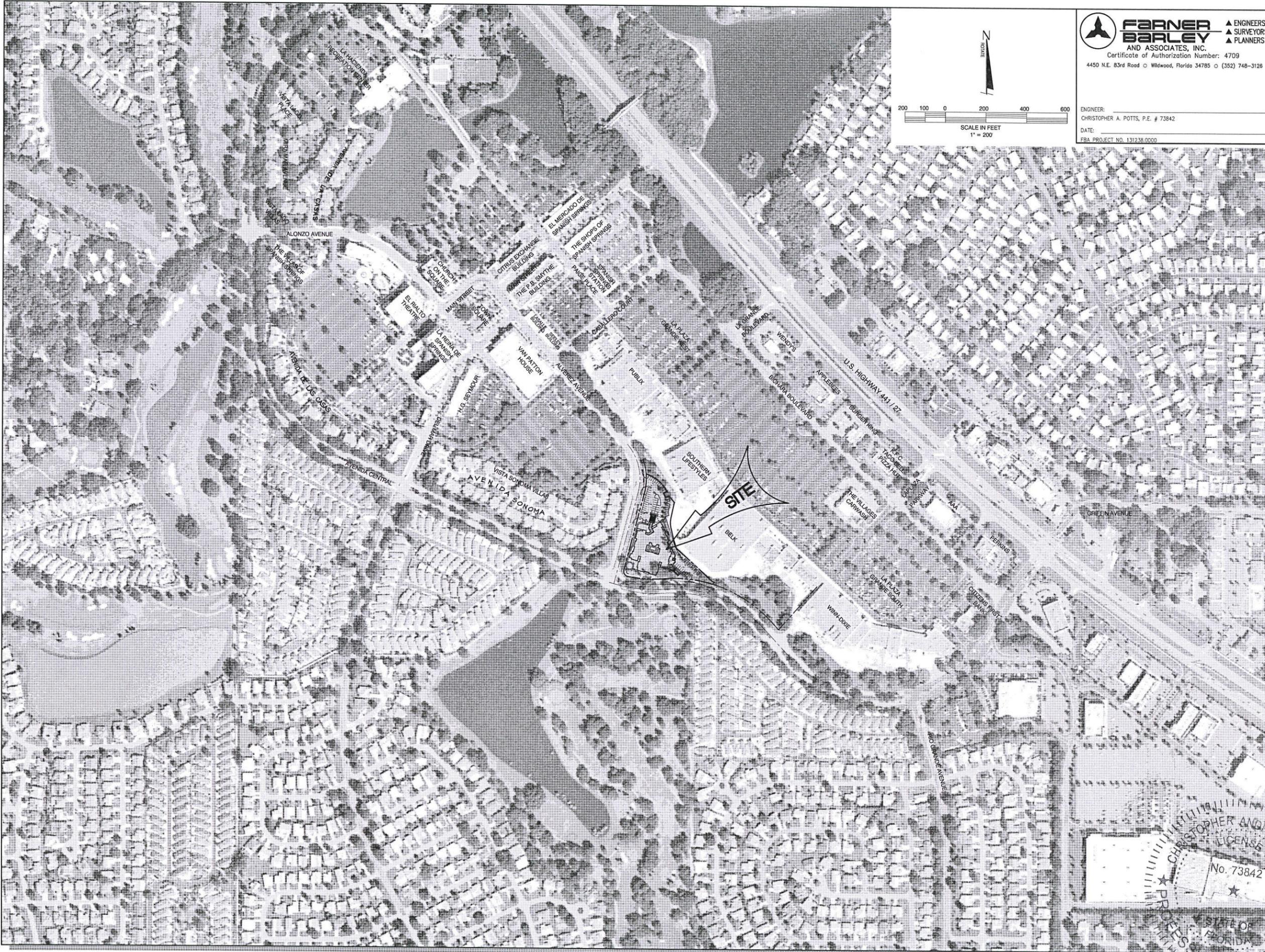
**BESSOLO**  
DESIGN GROUP, INC.  
ARCHITECTURE ■ DEVELOPMENT  
License #AA-0002117  
556 CENTRAL AVENUE  
ST. PETERSBURG, FL 33701  
727 894-4453 www.bessolo.com

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

*Handwritten signature/initials*

S:\LAKEVILLAGES\PROJECTS\TITAN\ALF\COVER.dwg, 8/8/2014 7:23:51 AM, BRP

S:\LAKE-NON-VILLAGES PROJECTS\TITAN ALF\CIVIL\CONSTRUCTION\002 TITAN ALF AERIAL.dwg, 8/8/2014 7:28:46 AM, BRP



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

▲ ENGINEERS  
▲ SURVEYORS  
▲ PLANNERS

ENGINEER:  
CHRISTOPHER A. POTTS, P.E. # 73842

DATE:  
FBA PROJECT NO. 131238.0000

**BESSOLO**  
DESIGN GROUP, INC.  
ARCHITECTURE ■ DEVELOPMENT  
License #AA-C002117  
556 CENTRAL AVENUE  
ST. PETERSBURG, FL 33701  
727 894-4453 www.bessolo.com

CLIENT APPROVAL:  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

**TITAN ALF & MC CENTER**  
AVENIDA CENTRAL & ALVAREZ AVENUE  
THE VILLAGES, FL

ISSUED

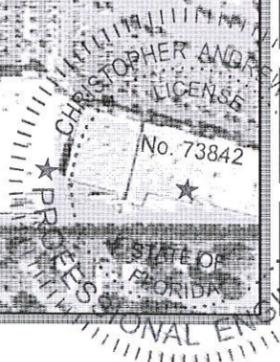
DATE:	ISSUED FOR:

REVISIONS

NO.	DATE:	DESCRIPTION

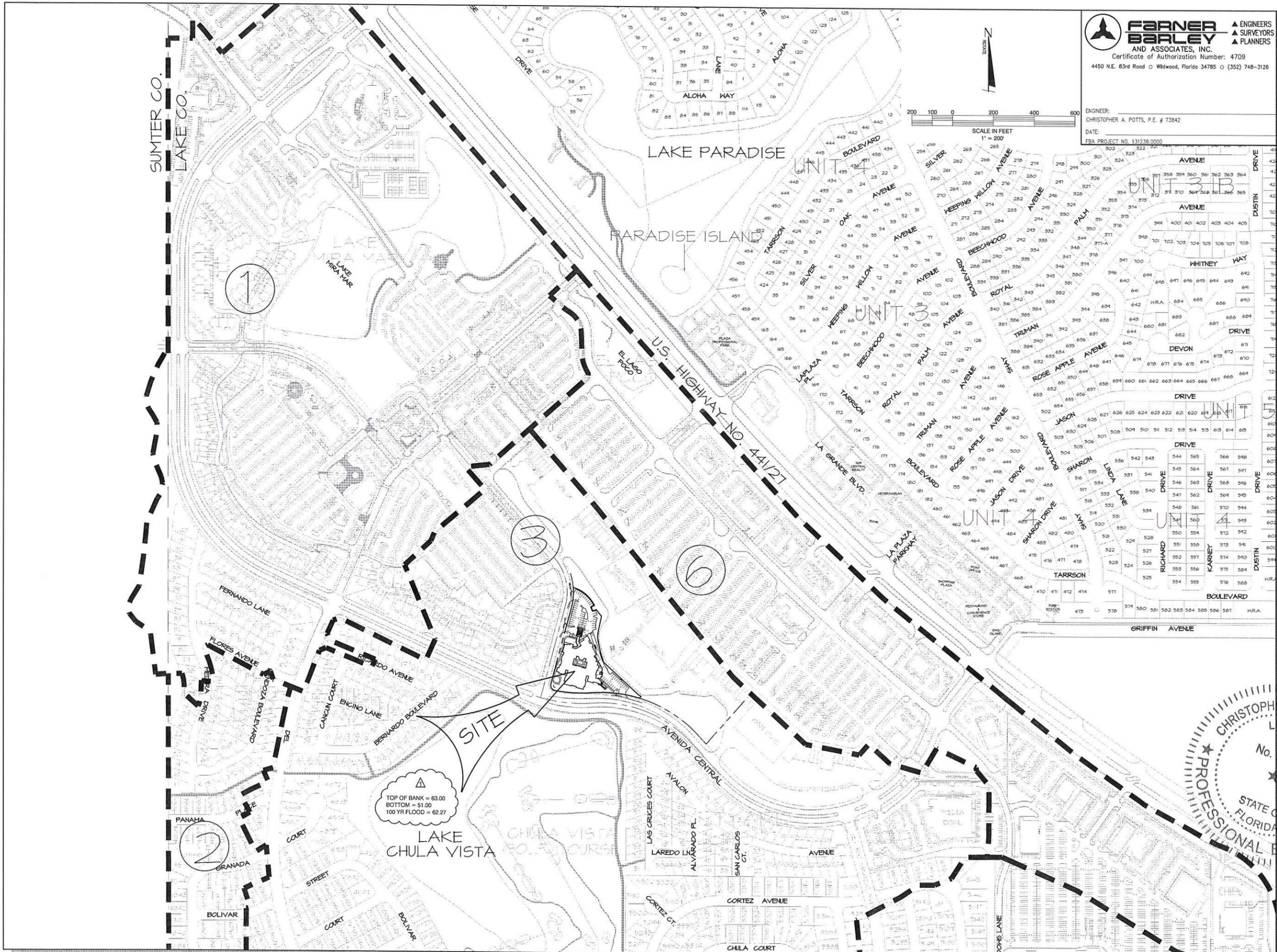
PROJECT NO.: \_\_\_\_\_  
DRAWN BY: BRP  
PROJECT MANAGER: \_\_\_\_\_  
CHECKER BY: CAP  
DATE: 8/2/14  
SCALE: AS NOTED

**C02**  
AERIAL PHOTOGRAPH



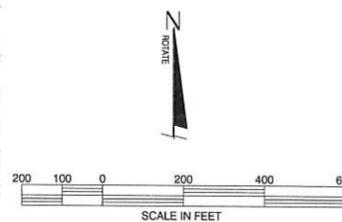
*Handwritten signature in blue ink.*

S:\LAKEVILLAGES\PROJECTS\TITAN ALF\CIVIL\CONSTRUCTION\003 TITAN ALF MDEV.dwg, 8/6/2014 7:25:53 AM, BRP



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

ENGINEER: CHRISTOPHER A. POTTS, P.E. # 73842  
 DATE: \_\_\_\_\_  
 FBA PROJECT NO. 131238.0000



**BESSOLO DESIGN GROUP, INC.**  
 ARCHITECTURE DEVELOPMENT  
 License #AA-0002117  
 556 CENTRAL AVENUE  
 ST. PETERSBURG, FL 33701  
 727 894-4453 www.bessolo.com

CLIENT APPROVAL:  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**TITAN ALF & MC CENTER**  
 AVENIDA CENTRAL & ALVAREZ AVENUE  
 THE VILLAGES, FL

ISSUED  
 DATE: \_\_\_\_\_ ISSUED FOR: \_\_\_\_\_

NO. DATE: 7/17/14  
 DESCRIPTION: 03 SITS  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 CHRISTOPHER A. POTTS  
 No. 73842

PROJECT NO.: 13016  
 DRAWN BY: BRP  
 PROJECT MANAGER: \_\_\_\_\_  
 CHECKED BY: CAP  
 DATE: 8/2/14  
 SCALE: AS NOTED

**C03**  
 MASTER DEVELOPMENT PLAN

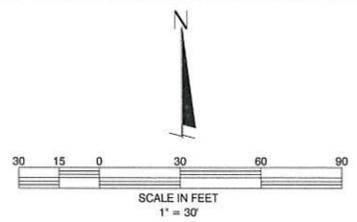
AUG 08 2014

S:\LAKEVON-VILLAGES PROJECTS\TITAN ALF\CONSTRUCTION\004 TITAN ALF SITE.dwg, 8/8/2014 7:26:04 AM, BRP

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

ENGINEER: CHRISTOPHER A. POTTS, P.E. # 73842  
 DATE: \_\_\_\_\_  
 FBA PROJECT NO. 131238.0000

**BESSOLO DESIGN GROUP, INC.**  
 ARCHITECTURE ■ DEVELOPMENT  
 License #AA-C002117  
 556 CENTRAL AVENUE  
 ST. PETERSBURG, FL 33701  
 727 894-4453 www.bessolo.com



**SITE DATA**

- TOTAL ACRES = 2.33 AC. (101,471 SQ. FT.)
- ZONING = "CP" PLANNED COMMERCIAL
- PROJECT ADDRESS - TO BE ASSIGNED
- BUILDING TYPE: 1 STORY CONCRETE BLOCK, 3 STORY - 86 UNITS
- PARKING DATA:
  - REQUIRED PARKING =
    - STANDARD PARKING SPACES: 0.84 SPACES/UNIT
    - ASSISTED LIVING FACILITY: 50 UNITS = 42 SPACES
    - MEMORY CARE FACILITY: 0.60 SPACES/UNIT
    - 36 UNITS = 22 SPACES
    - TOTAL PARKING REQUIRED = 64 SPACES
  - PROVIDED PARKING =
    - STANDARD PARKING SPACES: 10' x 18' SPACES = 51
    - STANDARD PARKING SPACES: 10' x 20' SPACES = 9
    - HANDICAP PARKING SPACES: 12' x 18' = 2
    - HANDICAP PARKING SPACES: 12' x 20' = 2
    - TOTAL PARKING PROVIDED: 64 SPACES
  - HANDICAP PARKING SPACES (REQUIRED): 3 SPACES
- ENGINEER/SURVEYOR - FARNER BARLEY & ASSOCIATES, INC.  
 4450 N.E. 83RD ROAD  
 WILDWOOD, FLORIDA 34785  
 (352) 748-3126
- SOIL TYPE - CANDLER AND FINE SANDS
- PERMITTING AGENCIES - TOWN OF LADY LAKE SJRWMD DEP
- WATER AND SANITARY SEWER PROVIDED BY VILLAGES CENTER COMMUNITY DEVELOPMENT DISTRICT.
- UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY DUKE ENERGY.
- SOLID WASTE BY LOCAL FRANCHISE.
- TELEPHONE SERVICE BY CENTURYLINK.
- GAS PROVIDED / SERVICED BY: TECO
- LOCATED IN SECTIONS 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.
- MONUMENT SIGN SETBACKS PER TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS.
- AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)
  - PROPOSED BUILDING = 33,100 SQ. FT. (0.76 AC.) 32.61%
  - PROPOSED CONCRETE/SIDEWALKS = 2,877 SQ. FT. (0.07 AC.) 2.83%
  - PROPOSED ASPHALT PARKING/DRIVEWAY = 33,776 SQ. FT. (0.77 AC.) 33.29%
  - TOTAL IMPERVIOUS AREA = 69,753 SQ. FT. (1.60 AC.) 68.73%
  - OPEN AREA = 31,718 SQ. FT. (0.73 AC.) 31.28%
  - PROJECT AREA = 101,471 SQ. FT. (2.33 AC.) 100%

**NOTES:**

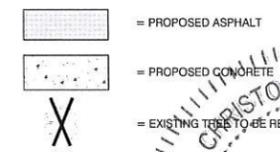
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN, AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDERS.
- ALL RADII ARE 5' UNLESS INDICATED OTHERWISE.
- ALL DIMENSIONS SHOWN ARE TO EOP UNLESS INDICATED OTHERWISE.
- ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SEPARATION CENTERLINES SHALL BE THERMOPLASTIC.
- SITE LIGHTING TO BE PROVIDED BY POLE MOUNTED LIGHT FIXTURES.
- CONSTRUCT SIDEWALK WIDTHS AS NOTED, 4" THICK, 3,000 PSI CONCRETE WITH BROOM FINISH.

**BUILDING SETBACK**

- 0 FT FROM AVENIDA CENTRAL AND ALVEREZ AVENUE.

**NOTICE TO CONTRACTOR:**

- 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.



Professional Engineer Seal for Christopher Andrew Potts, No. 73842, State of Florida.

CLIENT APPROVAL:

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

**TITAN ALF & MC CENTER**  
 AVENIDA CENTRAL & ALVEREZ AVENUE  
 THE VILLAGES, FL

ISSUED

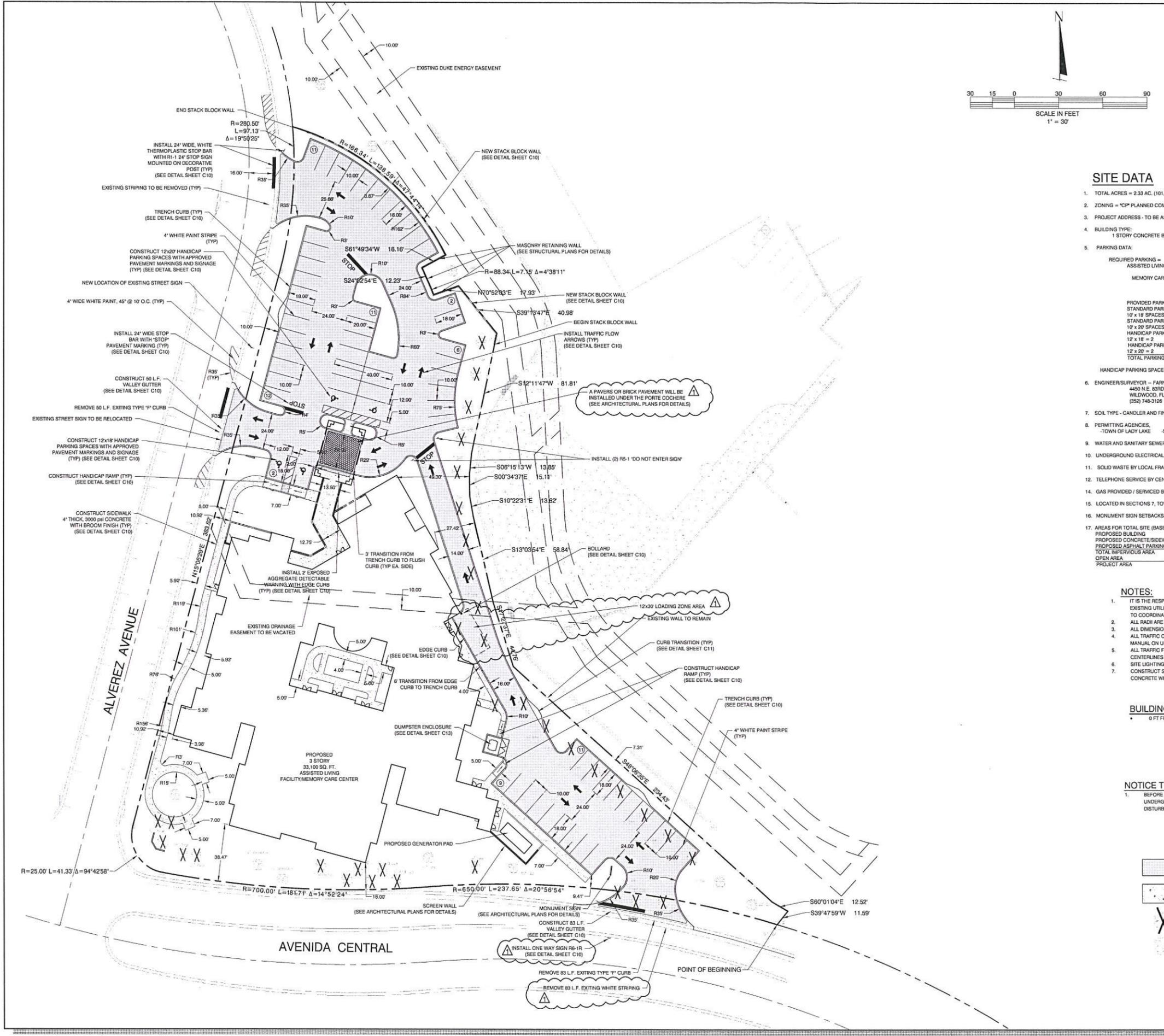
DATE: \_\_\_\_\_ ISSUED FOR: \_\_\_\_\_

REVISIONS		
NO.	DATE	DESCRIPTION
1	7/17/14	REVISED PER TOWN OF LADY LAKE COMMENTS DATED 6/24/14

PROJECT NO.: 131238.0000  
 DRAWN BY: BRP  
 PROJECT MANAGER: \_\_\_\_\_  
 CHECKED BY: CAP  
 DATE: 8/7/14  
 SCALE: AS NOTED

**C04**  
 SITE PLAN

AUG 08 2014

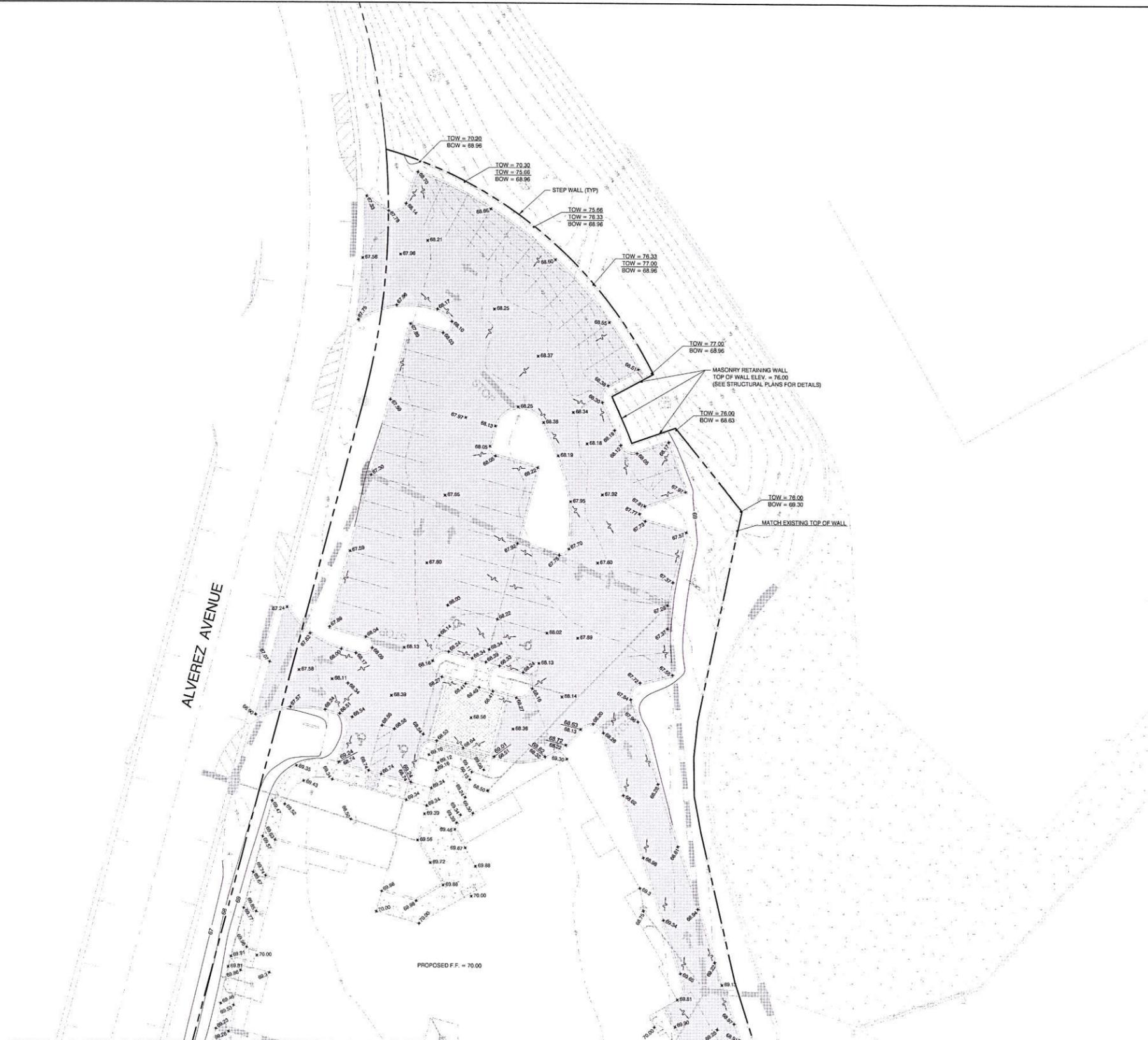
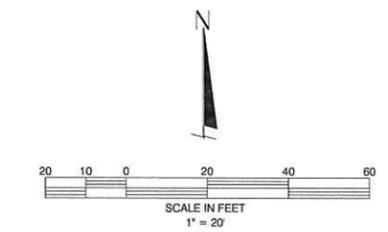


S:\LAKEINON-VILLAGES\PROJECTS\TITAN ALF\CIVIL\CONSTRUCTION\005 TITAN ALF GRADING.dwg, 8/8/2014 7:26:19 AM, BRP

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

ENGINEER: CHRISTOPHER A. POTTS, P.E. # 73842  
 DATE: \_\_\_\_\_  
 FBA PROJECT NO. 131238.0000

**BESSOLO DESIGN GROUP, INC.**  
 ARCHITECTURE ■ DEVELOPMENT  
 License #AA-C002117  
 556 CENTRAL AVENUE  
 ST. PETERSBURG, FL 33701  
 727 894-4453 www.bessolo.com



**LEGEND**

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED GROUND ELEVATION
- PROPOSED PAVEMENT ELEVATION
- PROPOSED TOP OF CURB/SIDEWALK ELEVATION
- PROPOSED PAVEMENT ELEVATION
- EXISTING ELEVATION
- DIRECTION OF DRAINAGE
- TOW=0.00 = TOP OF WALL ELEV.
- BOW=0.00 = BOTTOM OF WALL ELEV.

- NOTES:**
- ELEVATIONS SHOWN ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.
  - ALL PROPOSED ELEVATIONS ARE SHOWN TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  - 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 THESE 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.

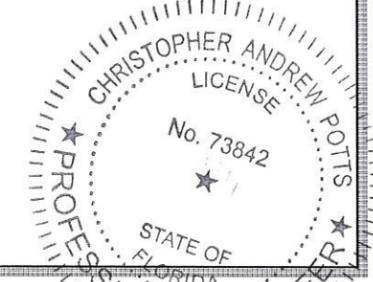
MATCH LINE SEE SHEET C06 FOR CONTINUATION

CLIENT APPROVAL:  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**TITAN ALF & MC CENTER**  
 AVENIDA CENTRAL & ALVEREZ AVENUE  
 THE VILLAGES, FL

ISSUED	
DATE:	ISSUED FOR:

REVISIONS		
NO:	DATE:	DESCRIPTION



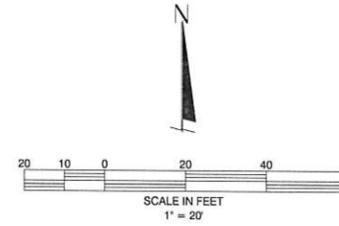
PROJECT NO.: 13018  
 DRAWN BY: BRP  
 PROJECT MANAGER:  
 CHECKED BY: CAP  
 DATE: 8/2/14  
 SCALE: AS NOTED

**C05**  
 GRADING PLAN (1)

AUG 08 2014

*Handwritten signature/initials in blue ink.*

S:\LAKEINON-VILLAGES PROJECTS\TITAN ALF\CIVIL\CONSTRUCTION\05 TITAN ALF GRADING.dwg, 8/8/2014 7:26:23 AM, BRP



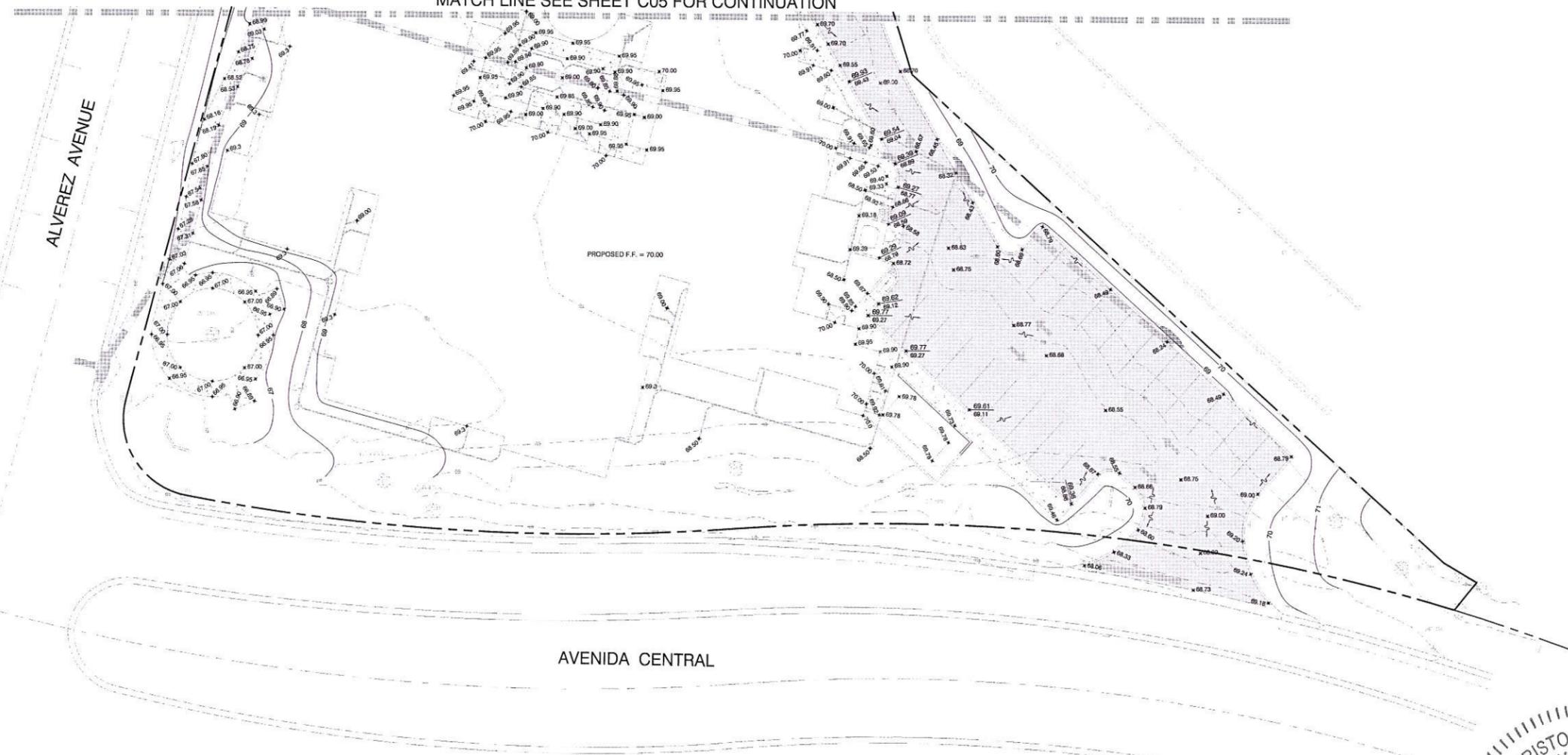
**FARNER BARLEY AND ASSOCIATES, INC.** ▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS  
 Certificate of Authorization Number: 4709  
 4450 N.E. 83rd Road • Wildwood, Florida 34785 • (352) 748-3126

ENGINEER:  
 CHRISTOPHER A. POTTS, P.E. # 73842

DATE:  
 FBA PROJECT NO. 131238.0000

**BESSOLO DESIGN GROUP, INC.**  
 ARCHITECTURE ■ DEVELOPMENT  
 License #AA-C002117  
 556 CENTRAL AVENUE  
 ST. PETERSBURG, FL 33701  
 727 894-4453 www.bessolo.com

MATCH LINE SEE SHEET C05 FOR CONTINUATION



CLIENT APPROVAL:  
 SIGNATURE: \_\_\_\_\_  
 DATE \_\_\_\_\_

**TITAN ALF & MC CENTER**  
 AVENIDA CENTRAL & ALVEREZ AVENUE  
 THE VILLAGES, FL

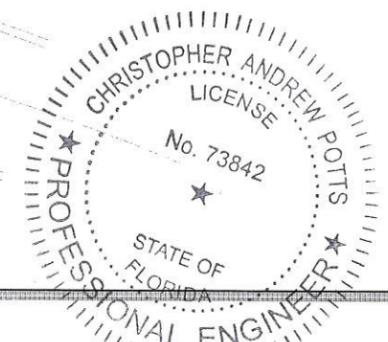
ISSUED

DATE	ISSUED FOR:

REVISIONS

NO.	DATE	DESCRIPTION

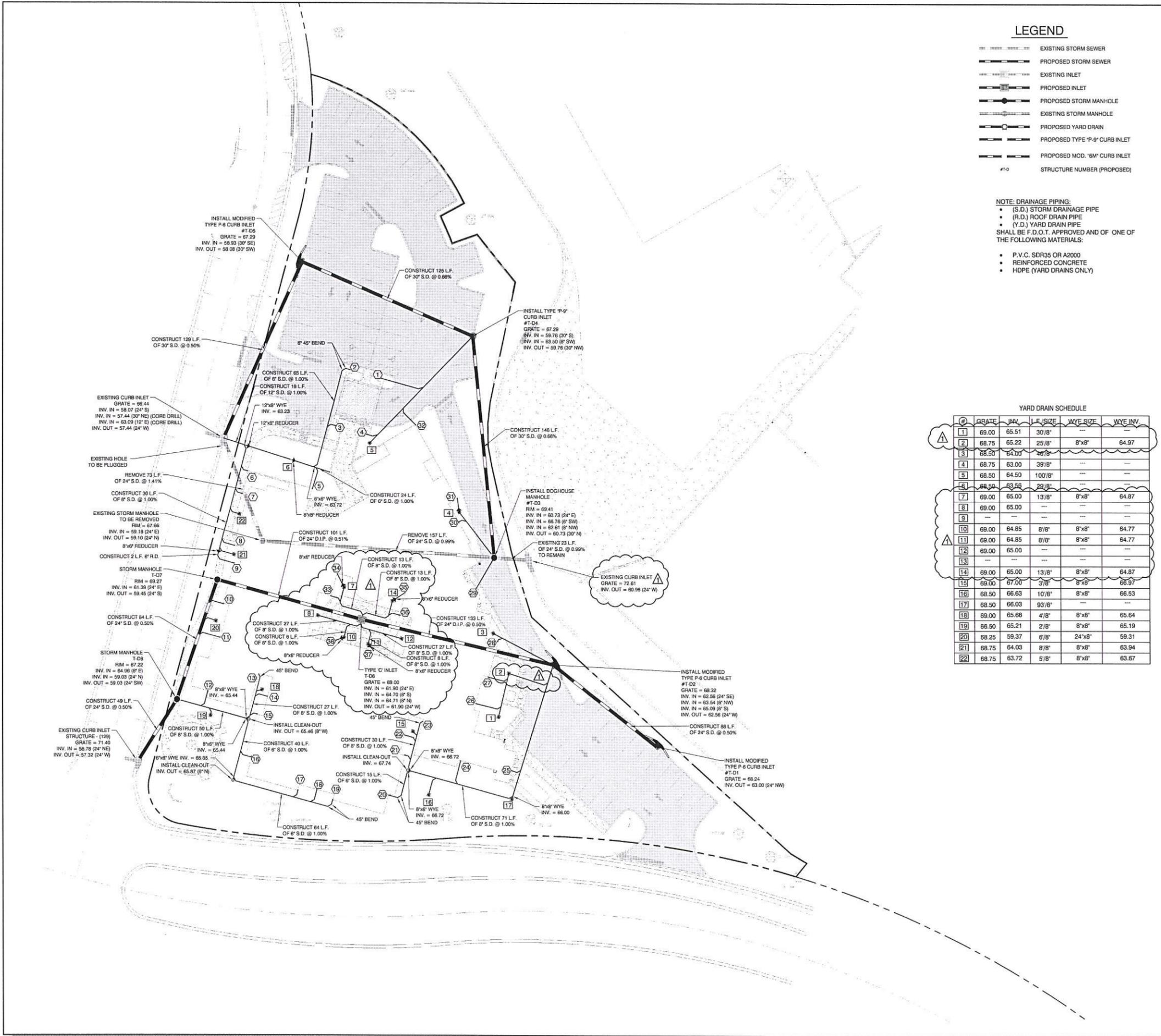
PROJECT NO.: 13018  
 DRAWN BY: BRP  
 PROJECT MANAGER: \_\_\_\_\_  
 CHECKED BY: CAP  
 DATE: 8/20/14  
 SCALE: AS NOTED



**C06**  
 GRADING PLAN (2)

AUG 08 2014

S:\LAKEVON-VILLAGES PROJECTS\TITAN ALF\CIVIL\CONSTRUCTION\07 TITAN DRAINAGE.dwg, 8/8/2014 7:26:33 AM, BRP



**LEGEND**

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING INLET
- PROPOSED INLET
- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED YARD DRAIN
- PROPOSED TYPE 'P-9' CURB INLET
- PROPOSED MOD. '6M' CURB INLET
- #1-0 STRUCTURE NUMBER (PROPOSED)

**NOTE: DRAINAGE PIPING:**

- (S.D.) STORM DRAINAGE PIPE
- (R.D.) ROOF DRAIN PIPE
- (Y.D.) YARD DRAIN PIPE

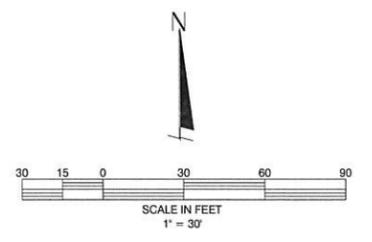
SHALL BE F.D.O.T. APPROVED AND OF ONE OF THE FOLLOWING MATERIALS:

- P.V.C. SDR35 OR A2000
- REINFORCED CONCRETE
- HDPE (YARD DRAINS ONLY)

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

ENGINEER:  
 CHRISTOPHER A. POTTS, P.E. # 73842

DATE:  
 FBA PROJECT NO. 131238.0000



**YARD DRAIN SCHEDULE**

#	GRATE	INV.	L.F. SIZE	WYE SIZE	WYE INV.
1	69.00	65.51	30/8"	---	---
2	68.75	65.22	25/8"	8"x8"	64.97
3	68.50	64.00	24/8"	---	---
4	68.75	63.00	39/8"	---	---
5	68.50	64.50	100/8"	---	---
6	68.50	63.56	29/8"	---	---
7	69.00	65.00	13/8"	8"x8"	64.87
8	69.00	65.00	---	---	---
9	---	---	---	---	---
10	69.00	64.85	8/8"	8"x8"	64.77
11	69.00	64.85	8/8"	8"x8"	64.77
12	69.00	65.00	---	---	---
13	---	---	---	---	---
14	69.00	65.00	13/8"	8"x8"	64.87
15	69.00	67.00	3/8"	8"x8"	66.97
16	68.50	66.63	10/8"	8"x8"	66.53
17	68.50	66.03	93/8"	---	---
18	69.00	65.68	4/8"	8"x8"	65.64
19	66.50	65.21	2/8"	8"x8"	65.19
20	68.25	59.37	6/8"	24"x8"	59.31
21	68.75	64.03	8/8"	8"x8"	63.94
22	68.75	63.72	5/8"	8"x8"	63.67

**ROOF DRAIN SCHEDULE**

#	WYE	WYE INV.	6" L.F. *INV. @ BLDG.
1	8"x6"	63.98	29 64.27
2	---	---	6 64.42
3	8"x6"	63.98	6 64.04
4	8"x6"	64.42	8 64.50
5	8"x6"	63.70	15 63.85
6	8"x6"	63.38	4 63.42
7	8"x6"	63.54	4 63.58
8	8"x6"	63.88	10 63.98
9	8"x6"	64.00	13 64.13
10	24"x6"	59.37	13 59.50
11	24"x6"	59.26	16 59.42
12	8"x6"	65.13	11 65.24
13	---	---	2 65.76
14	8"x6"	65.81	9 65.70
15	8"x6"	65.48	5 65.53
16	8"x6"	65.67	9 65.76
17	8"x6"	66.28	6 66.34
18	8"x6"	66.40	9 66.49
19	---	---	6 66.56
20	---	---	9 66.99
21	8"x6"	66.80	5 66.85
22	8"x6"	66.93	9 67.04
23	---	---	2 67.05
24	8"x6"	66.38	16 66.54
25	8"x6"	65.83	6 65.89
26	8"x6"	65.44	18 65.62
27	8"x6"	65.26	14 65.40
28	8"x6"	63.93	4 63.97
29	---	---	24 67.00
30	8"x6"	62.92	4 62.96
31	---	---	15 63.15
32	8"x6"	64.17	14 64.21
33	8"x6"	64.90	8 64.98
34	---	---	10 65.10
35	---	---	10 65.10
36	8"x6"	64.90	8 64.98
37	---	---	5 65.50
38	---	---	5 65.50

\* SITE CONTRACTOR TO CONSTRUCT ROOF DRAIN PIPING TO WITHIN 5' OF BUILDING

**BESSOLO DESIGN GROUP, INC.**  
 ARCHITECTURE ■ DEVELOPMENT  
 License #AA-C002117  
 558 CENTRAL AVENUE  
 ST. PETERSBURG, FL 33701  
 727 894-4453 www.bessolo.com

CLIENT APPROVAL:  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

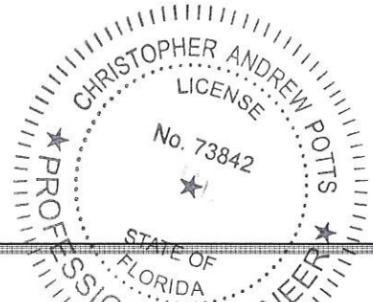
**TITAN ALF & MC CENTER**  
 AVENIDA CENTRAL & ALVAREZ AVENUE  
 THE VILLAGES, FL

ISSUED  
 DATE: \_\_\_\_\_ ISSUED FOR: \_\_\_\_\_

**REVISIONS**

NO.	DATE	DESCRIPTION
1	7/17/14	REVISED PER TOWN OF LADY LAKE COMMENTS DATED 8/20/14

PROJECT NO.: 13006  
 DRAWN BY: BRP  
 PROJECT MANAGER: \_\_\_\_\_  
 CHECKED BY: CAP  
 DATE: 8/2/14  
 SCALE: AS NOTED



**C07**  
 STORMWATER DRAINAGE PLAN

AUG 08 2014

S:\LAKEVON-VILLAGES PROJECTS\TITAN ALF\CIVIL\CONSTRUCTION\08 TITAN UTILITY.dwg, 8/8/2014 7:26:47 AM, BRP

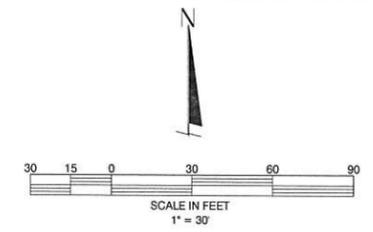
**FARNER BARLEY AND ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS PLANNERS  
 Certificate of Authorization Number: 4709  
 4450 N.E. 83rd Road • Wildwood, Florida 34785 • (352) 748-3126

ENGINEER: CHRISTOPHER A. POTTS, P.E. # 73842  
 DATE: \_\_\_\_\_  
 FBA PROJECT NO. 131238.0000

**BESSOLO DESIGN GROUP, INC.**  
 ARCHITECTURE DEVELOPMENT  
 License #A-C002117  
 556 CENTRAL AVENUE  
 ST. PETERSBURG, FL 33701  
 727 894-4453 www.bessolo.com

**STORM PIPE AND SANITARY CONFLICTS**

- 1 8" S.D. INV. = 62.83  
6" S.S. INV. = 64.22
- 2 8" S.D. INV. = 62.71  
6" S.S. INV. = 64.25
- 3 8" S.D. INV. = 62.67  
6" S.S. INV. = 65.02
- 4 6" DUMPSTER DRAIN INV. = 64.32  
6" S.S. INV. = 65.12
- 5 8" S.D. INV. = 66.90  
6" S.S. INV. = 65.55
- 6 8" S.D. INV. = 66.95  
6" S.S. INV. = 65.73
- 7 8" S.D. INV. = 63.82  
6" S.S. INV. = 64.95
- 8 24" S.D. INV. = 62.45  
6" S.S. INV. = 65.03

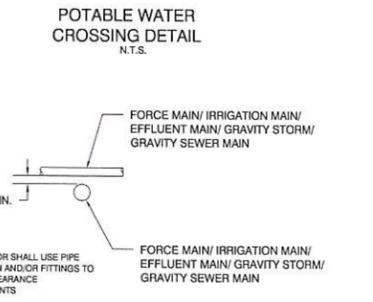
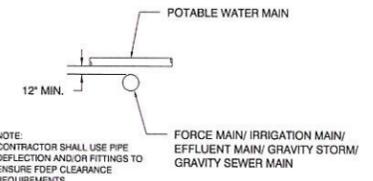


**LEGEND**

- 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
- PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
- SAMPLE POINT

**GENERAL WATER NOTES**

1. WATER SYSTEM COMPONENTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS, TESTED, CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND CHAPTER 62-555, FLORIDA ADMINISTRATIVE CODE.
  2. ALL PIPE SHALL BEAR THE "NSP" SEAL FOR POTABLE WATER.
  3. WATER MAINS SHALL BE BLUE PVC CONFORMING TO AWWA C-900, DR 18. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION FOR LAYING, SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST RECOMMENDATIONS. DEPTH OF WATER LINES FROM GROUND TO FINISHED GRADE SHALL BE 36".
  4. WHEN POOL EQUIPMENT IS TO BE INSTALLED AN AIR-GAP OF 3" MINIMUM SHALL BE MAINTAINED BETWEEN EQUIPMENT AND WATER AND SANITARY SYSTEMS.
  5. ALL POTABLE WATER MAINS SHALL BE INSTALLED WITH IDENTIFIER TAPE LOCATED ON TOP OF PIPE & SECURED TAPE SHALL BE 3" WIDE, BLUE IN COLOR WITH LETTERING INDICATING "POTABLE WATER" AT TWO FOOT INTERVALS ALONG TAPE.
  6. USE #8 AND/OR #10 BLUE COLORED LOCATOR WIRE ON ALL UNDERGROUND P.V.C. WATER MAINS.
- NOTE: IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO CONSTRUCT ALL WATER SERVICES, WATER AND FIRE MAINS, AND SANITARY SEWER TRUNKS AND LATERAL SERVICES AS SHOWN ON THESE PLANS TO WITHIN 5 FT OF THE EXTERIOR WALL OF THE BUILDING STRUCTURES AS SHOWN ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO CORRECT PROPOSED FIRE MAINS AND WATER MAINS TO BACK FLOW PREVENTER LOCATED INSIDE THE PROPOSED BUILDING. THE SITE CONTRACTOR WILL COORDINATE WITH ARCHITECT AND CIVIL ENGINEER TO VERIFY LOCATION AND SIZE OF BUILDING CONNECTIONS OF PROPOSED WATER, FIRE AND SANITARY SERVICES.



CLIENT APPROVAL:  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**TITAN ALF & MC CENTER**  
 AVENIDA CENTRAL & ALVEREZ AVENUE  
 THE VILLAGES, FL

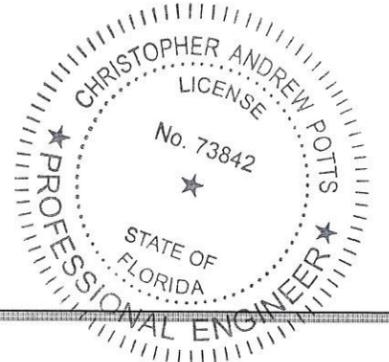
**ISSUED**

DATE:	ISSUED FOR:

**REVISIONS**

NO.	DATE:	DESCRIPTION

PROJECT NO.: 13016  
 DRAWN BY: BRP  
 PROJECT MANAGER: \_\_\_\_\_  
 CHECKER BY: GAF  
 DATE: 8/22/14  
 SCALE: AS NOTED



**C08**  
 UTILITY PLAN

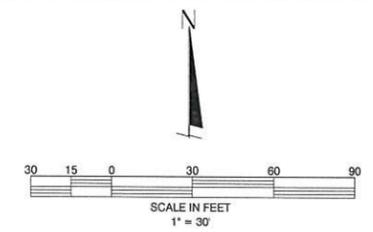
AUG 08 2014

S:\LAKEINON-VILLAGES PROJECTS\TITAN ALF\CIVIL\CONSTRUCTION\008 TITAN UTILITY.dwg, 8/8/2014 7:26:50 AM, BRP

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

ENGINEER: CHRISTOPHER A. POTTS, P.E. # 73842  
 DATE:  
 FBA PROJECT NO. 131238.0000

**BESSOLO DESIGN GROUP, INC.**  
 ARCHITECTURE ■ DEVELOPMENT  
 License #AA-C002117  
 558 CENTRAL AVENUE  
 ST. PETERSBURG, FL 33701  
 727 894-4453 www.bessolo.com



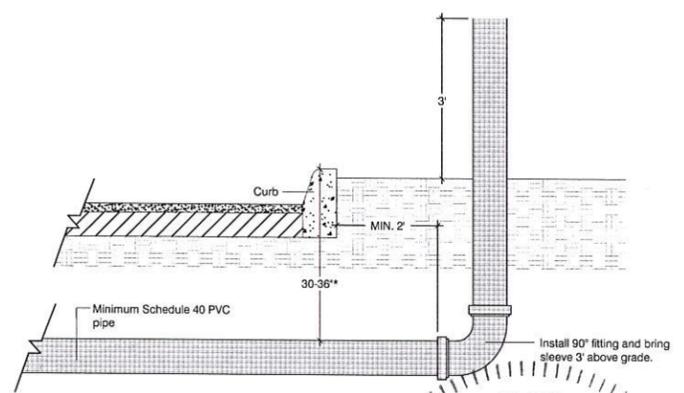
**LIGHT LEGEND**

- ◁▷ DUKE ENERGY SINGLE/DOUBLE SHOEBOX TRU42SWW3FU0024 TRIBUTE BY LUMARK; TYPE III FORMED DISTRIBUTION, 400W, HPS, 30' MOUNTING HEIGHT; ROUND, BRONZE, TAPERED CONCRETE POLE BY AMERON, MODEL MER-9/BZ3.
- ⊙ DUKE ENERGY SINGLE ACORN, FP100HP12BA4H BY HOLOPHANE, TYPE III, NON-CUTOFF, 100W, HPS, WITH STIPPLED ACRYLIC GLOBE BY CROWN, MODEL PGA 058FPL, 12' MOUNTING HEIGHT; BLACK, CONCRETE WASHINGTON POLE BY AMERON, PART# 26ET12/6P3. CROSSARM FOR DOUBLES BY ELECTRIC SUPPLY, CHARLES MEAD (813) 895-3493, PART ASM DTM AL 03.
- ◻ ARCHITECTURAL LIGHTING BY OTHERS  
 COOPER LUMARK WAL-PAK WALL MOUNTED LUMINAIRE, 150W HPS FULL CUTOFF; BLACK, 22' MOUNTING HT

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

**IRRIGATION SLEEVING LEGEND**

- (A) = (1) 4" SLEEVE  
           (2) 4" SLEEVE
- (B) = (1) 4" SLEEVE  
           (1) 2" SLEEVE
- (C) = (1) 2" SLEEVE



**SLEEVE INSTALLATION DETAIL**  
 N.T.S.

PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 CHRISTOPHER ANDREW POTTS  
 LICENSE No. 73842



CLIENT APPROVAL:  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**TITAN ALF & MC CENTER**  
 AVENIDA CENTRAL & ALVEREZ AVENUE  
 THE VILLAGES, FL

ISSUED

DATE:	ISSUED FOR:

REVISIONS

NO.	DATE:	DESCRIPTION

PROJECT NO.: 1301E  
 DRAWN BY: BRP  
 PROJECT MANAGER:  
 CHECKER BY: CAP  
 DATE: 8/2/14  
 SCALE: AS NOTED

**C09**  
 SLEEVING & LIGHTING PLAN

*Handwritten signature/initials*

AUG 08 2014

SALAMON-VILLAGES PROJECTS/TITAN ALF/CIVIL/CONSTRUCTION/009 TITAN DETAILS.dwg, 8/6/2014 7:26:55 AM, BRP

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

ENGINEER: CHRISTOPHER A. POTTS, P.E. # 73842  
 DATE: \_\_\_\_\_  
 FBA PROJECT NO. 131238.0000

▲ ENGINEERS  
 ▲ SURVEYORS  
 ▲ PLANNERS

**BESSOLO DESIGN GROUP, INC.**  
 ARCHITECTURE & DEVELOPMENT  
 License #A-C002117  
 556 CENTRAL AVENUE  
 ST. PETERSBURG, FL 33701  
 727 894-4453 www.bessolo.com

CLIENT APPROVAL:  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**TITAN ALF & MC CENTER**  
 AVENIDA CENTRAL & ALVAREZ AVENUE  
 THE VILLAGES, FL

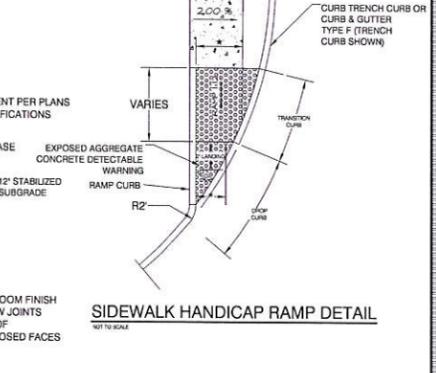
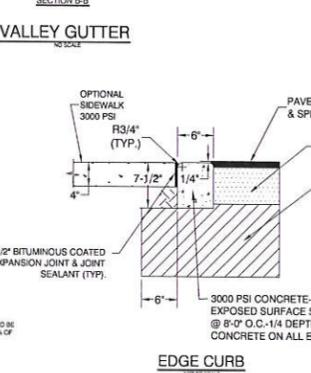
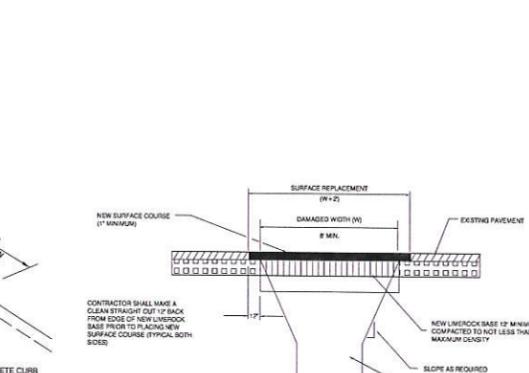
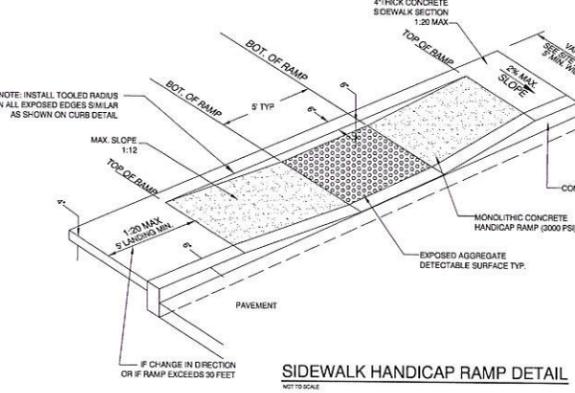
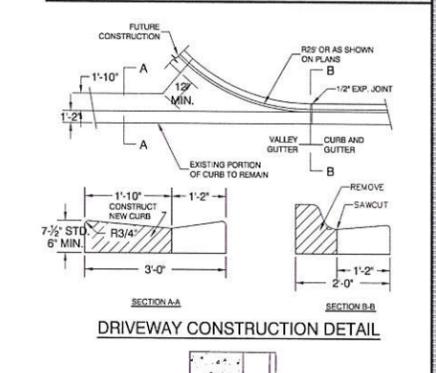
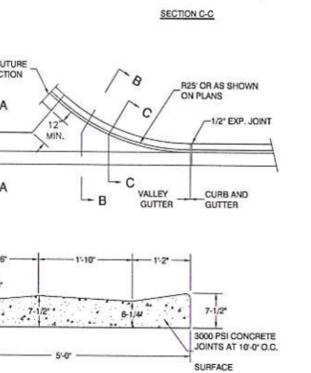
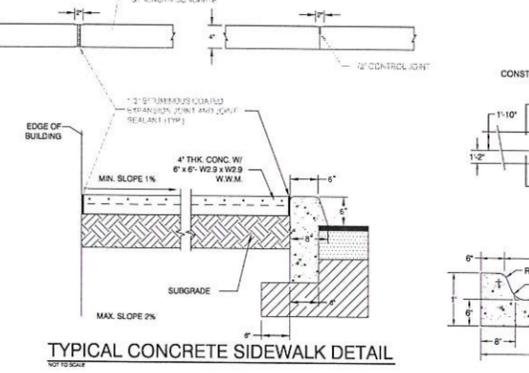
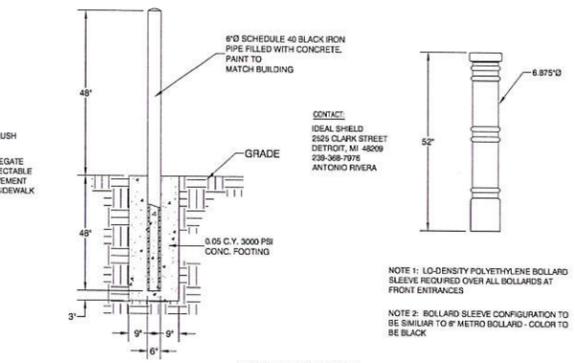
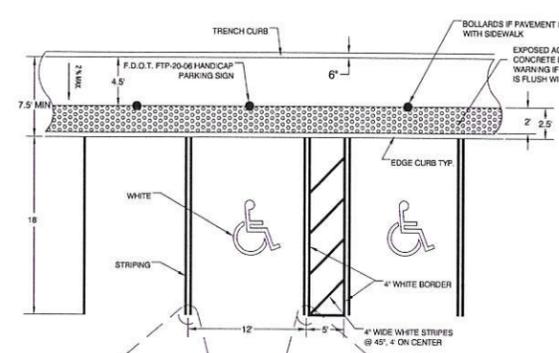
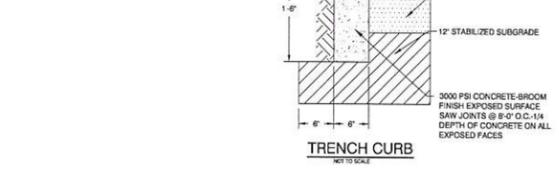
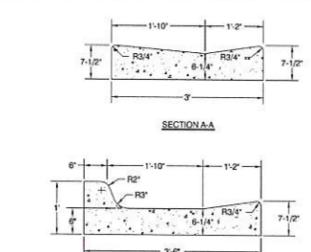
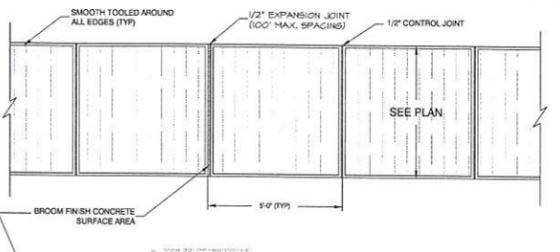
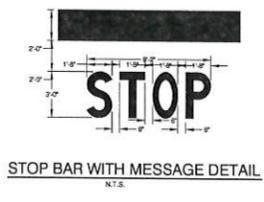
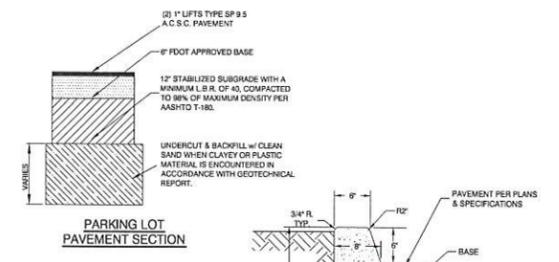
ISSUED  
 DATE: \_\_\_\_\_ ISSUED FOR: \_\_\_\_\_

REVISIONS

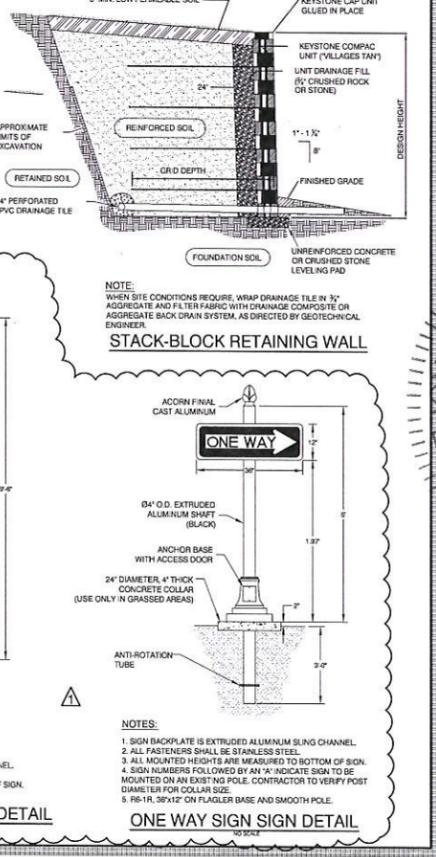
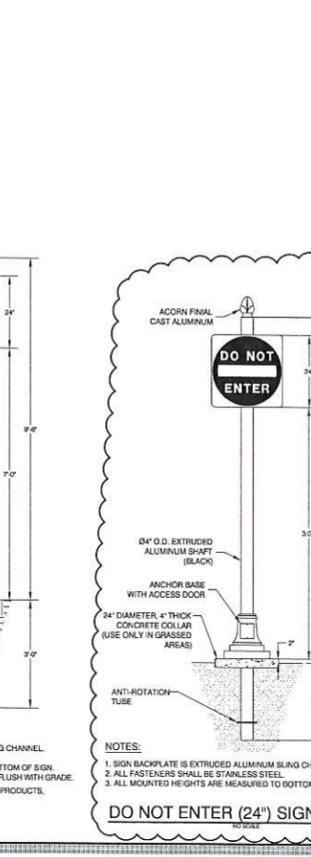
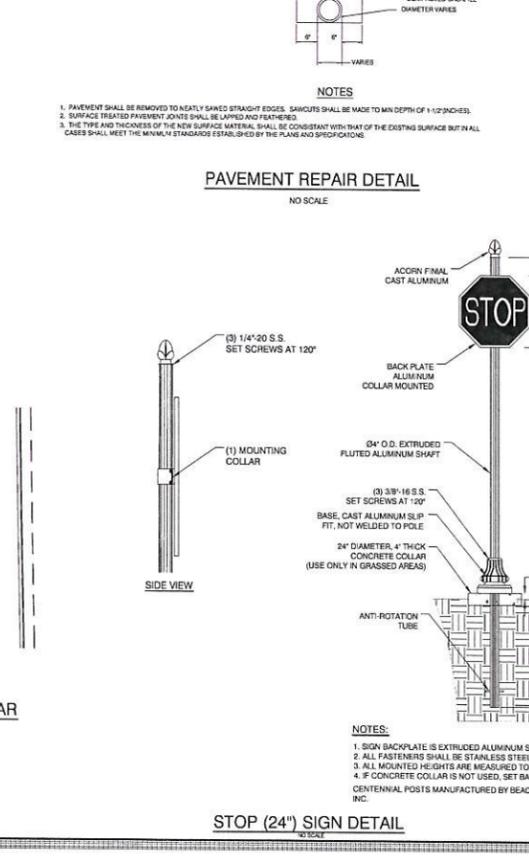
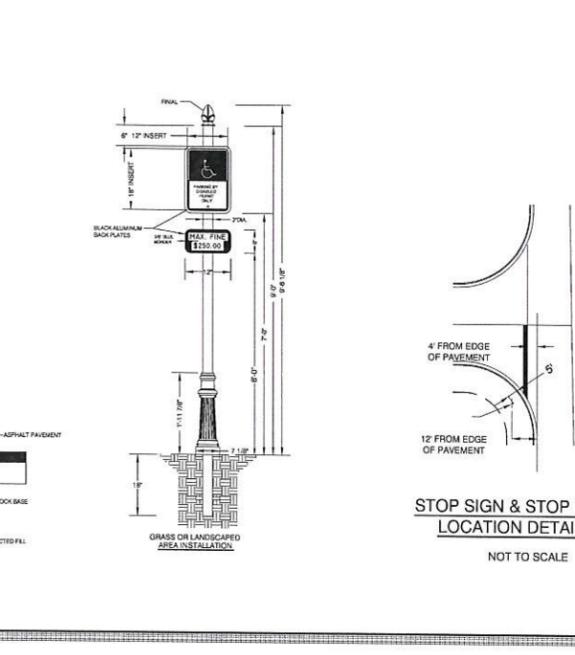
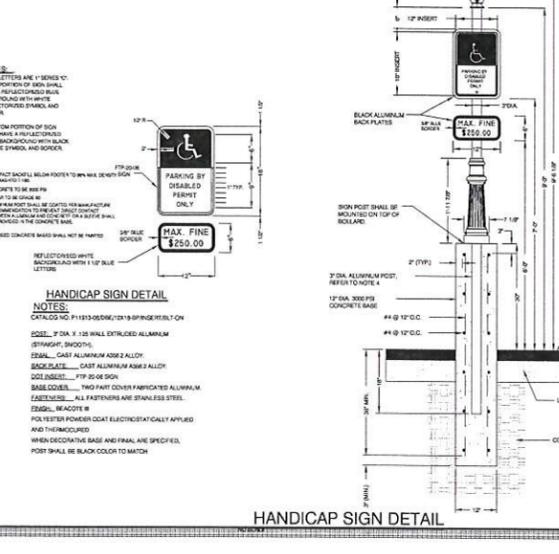
NO.	DATE	DESCRIPTION

PROJECT NO.: 13016  
 DRAWN BY: BRP  
 PROJECT MANAGER: \_\_\_\_\_  
 CHECKED BY: CAP  
 DATE: 8/2/14  
 SCALE: AS NOTED

**C10**  
 PAVEMENT DETAILS



**EXPOSED AGGREGATE SPECIFICATIONS**  
 EXPOSED AGGREGATE: SELECTED, HARD AND DURABLE, WASHED, FREE OF MATERIALS WITH DELTERIOUS 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 FOOT STANDARD SPECIFICATIONS 520.3  
 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 SUBMITTALS INCLUDE MANUFACTURER'S STATEMENT OF PERCENTAGE OF VISUAL CONTRAST PROVIDED ACCORDING TO ADAAG 4.29.2.



ISSUED  
 DATE: \_\_\_\_\_ ISSUED FOR: \_\_\_\_\_

REVISIONS

NO.	DATE	DESCRIPTION

FLORIDA PROFESSIONAL ENGINEER  
 LICENSE No. 73842  
 CHRISTOPHER ANDREW POTTS

PROJECT NO.: 13016  
 DRAWN BY: BRP  
 PROJECT MANAGER: \_\_\_\_\_  
 CHECKED BY: CAP  
 DATE: 8/2/14  
 SCALE: AS NOTED

AUG 03 2014

S:\ALAKNON-VILLAGES\PROJECTS\TITAN ALF\CONSTRUCTION\09 TITAN DETAILS.dwg, 8/6/2014 7:26:58 AM, BRP

**FARNER BARLEY AND ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS PLANNERS  
 Certificate of Authorization Number: 4709  
 4450 N.E. 83rd Road • Wildwood, Florida 34785 • (352) 748-1326

ENGINEER: CHRISTOPHER A. POTTS, P.E. # 73842  
 DATE: \_\_\_\_\_  
 FBA PROJECT NO. 131238.0000

**BESSOLO DESIGN GROUP, INC.**  
 ARCHITECTURE DEVELOPMENT  
 License #AA-C002113  
 556 CENTRAL AVENUE  
 ST. PETERSBURG, FL 33701  
 727 894-4453 www.bessolo.com

CLIENT APPROVAL:  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**TITAN ALF & MC CENTER**  
 AVENIDA CENTRAL & ALVAREZ AVENUE  
 THE VILLAGES, FL

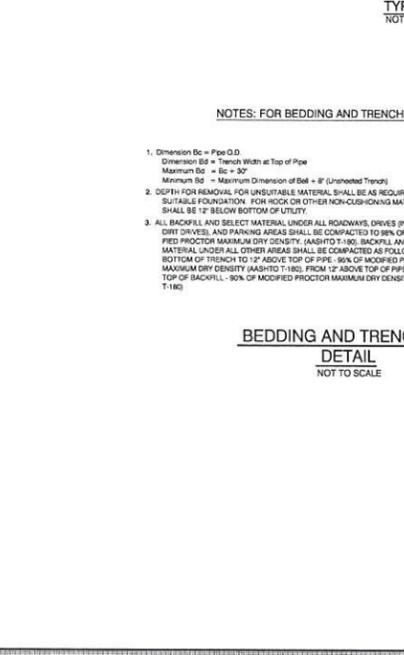
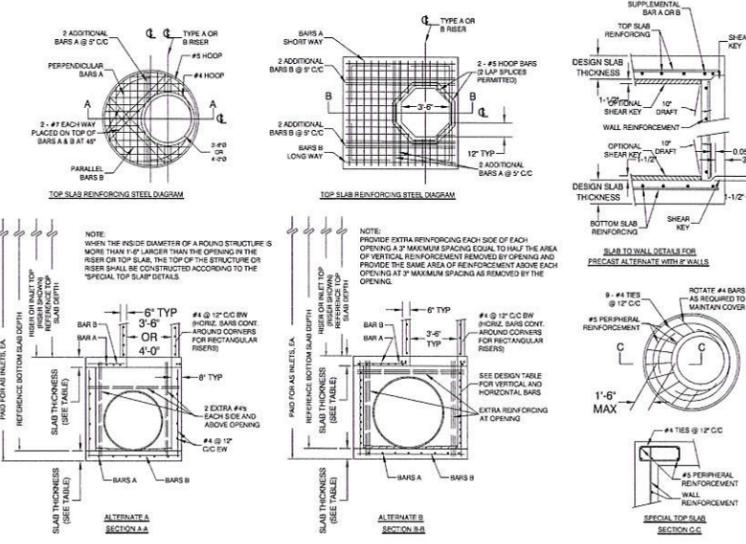
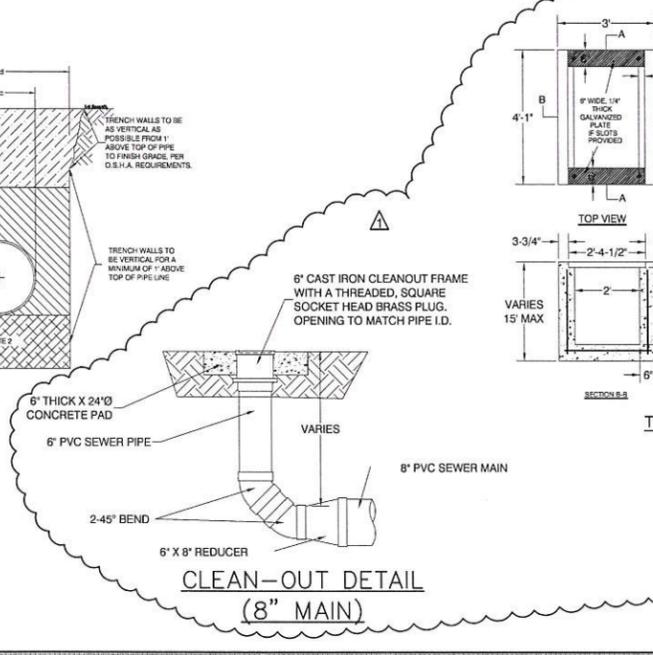
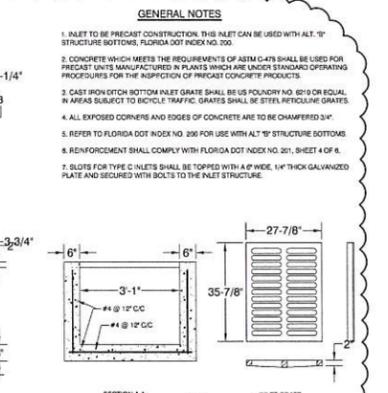
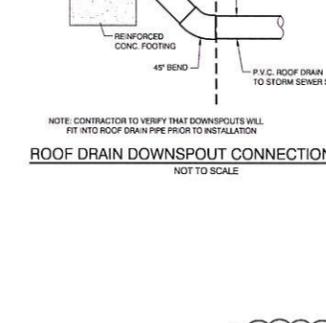
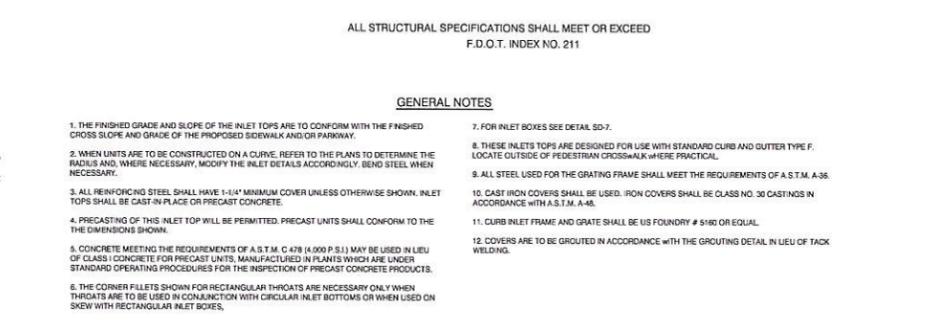
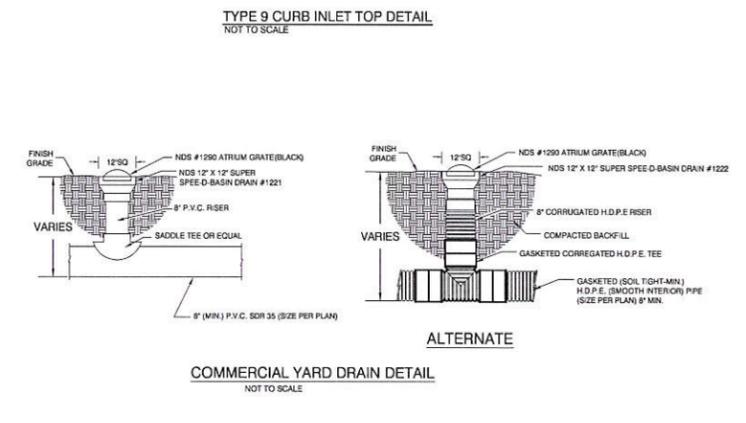
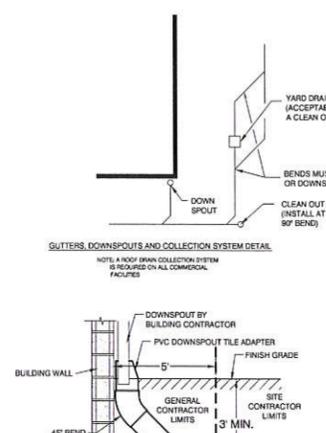
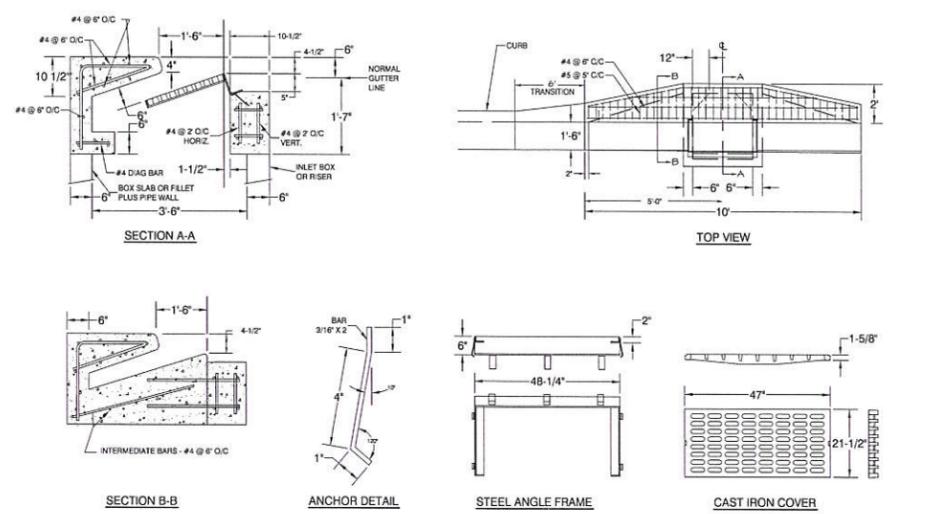
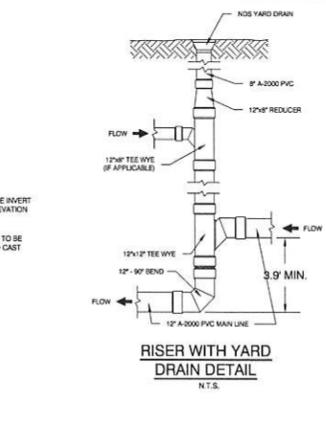
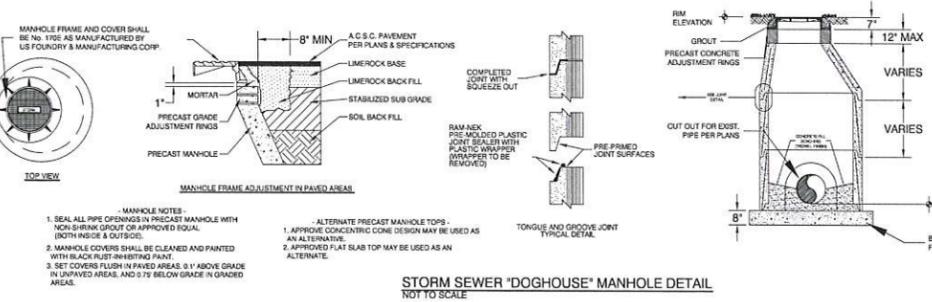
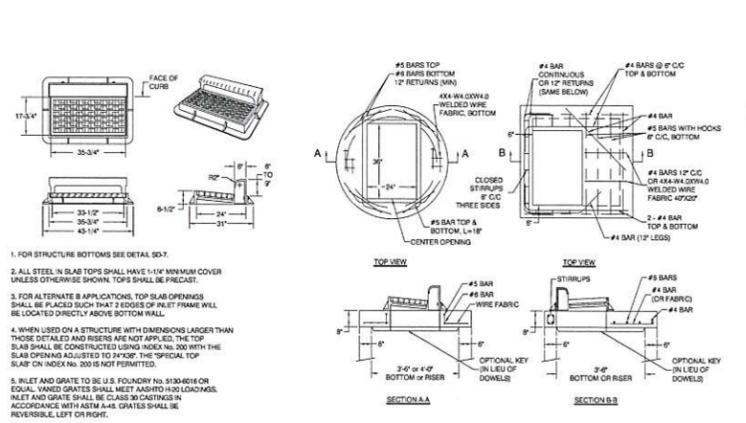
ISSUED	
DATE:	ISSUED FOR:

REVISIONS		
NO.	DATE:	DESCRIPTION
1	7/17/14	REVISED PER TOWN OF LADY LAKE COMMENTS DATED 8/20/14

PROJECT NO.:	13018
DRAWN BY:	BRP
PROJECT MANAGER:	
CHECKED BY:	CAP
DATE:	8/2/14
SCALE:	AS NOTED

**C11**  
 STORMWATER DRAINAGE DETAILS

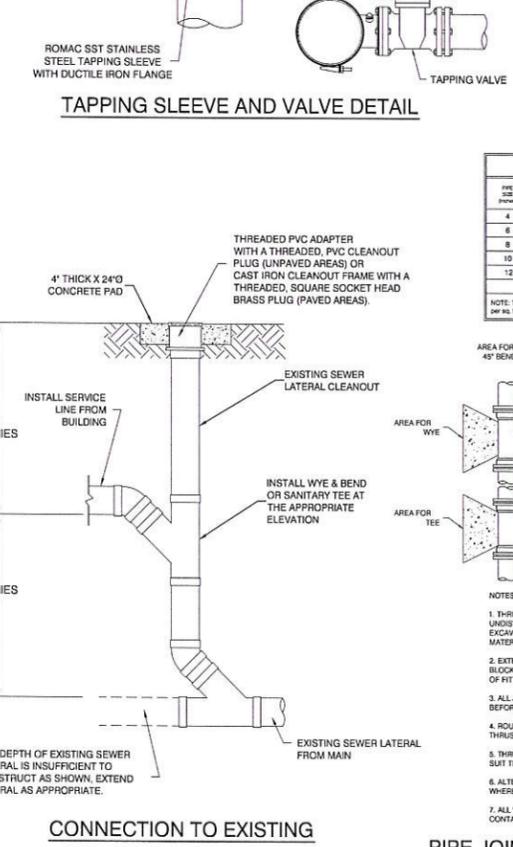
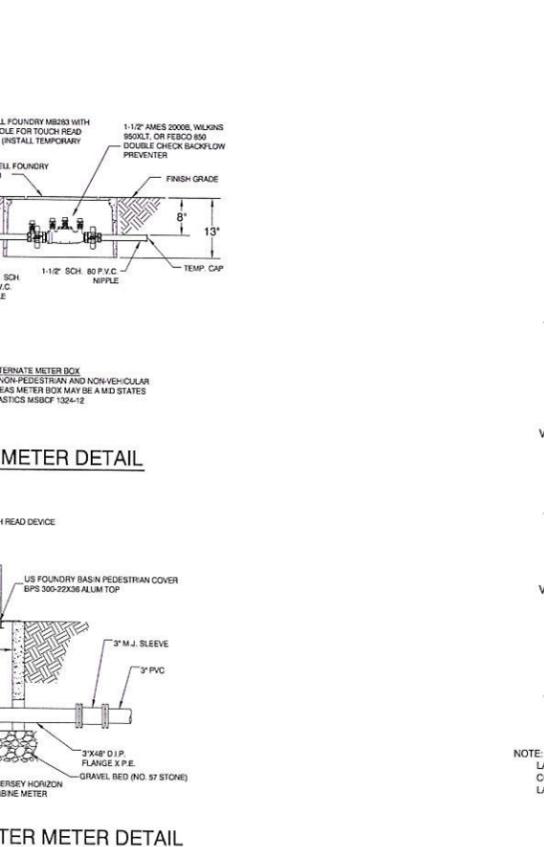
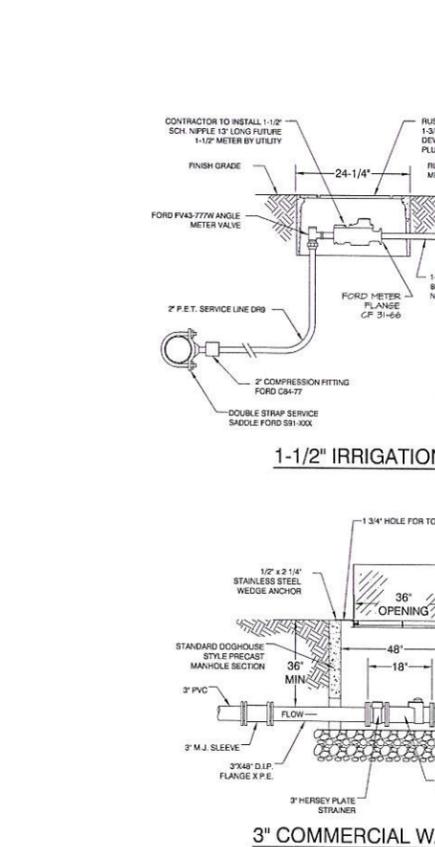
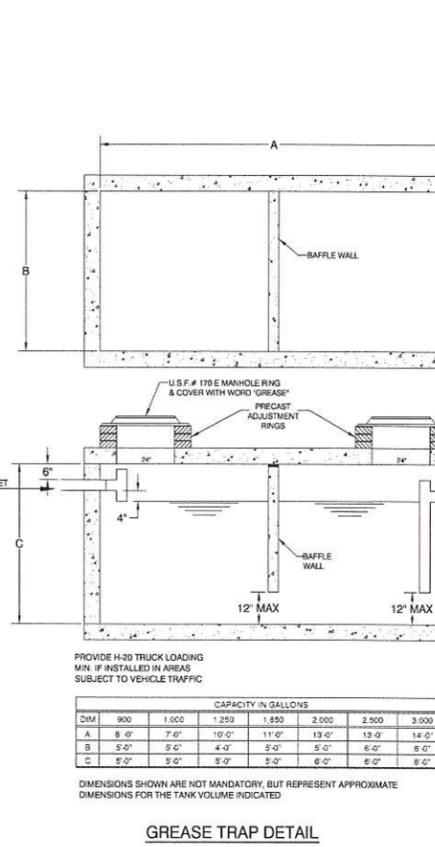
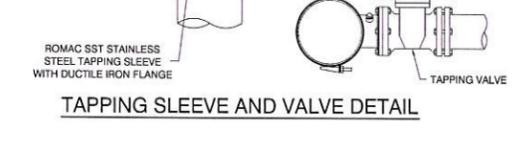
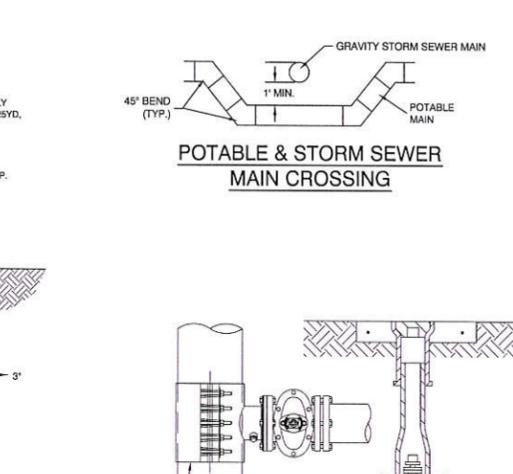
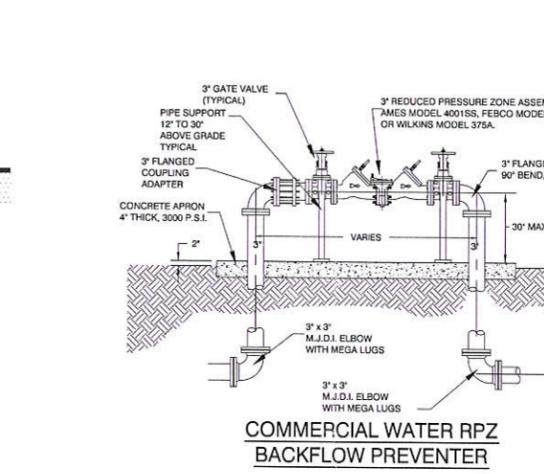
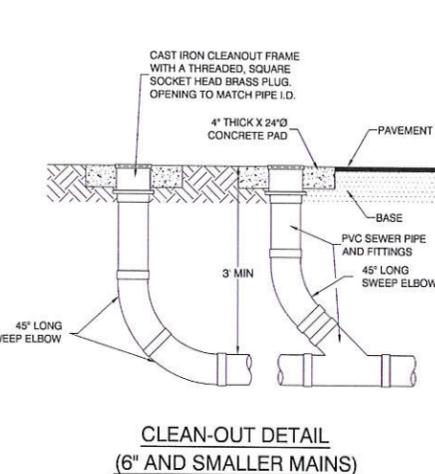
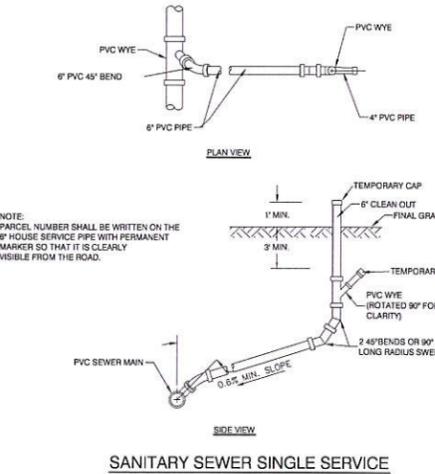
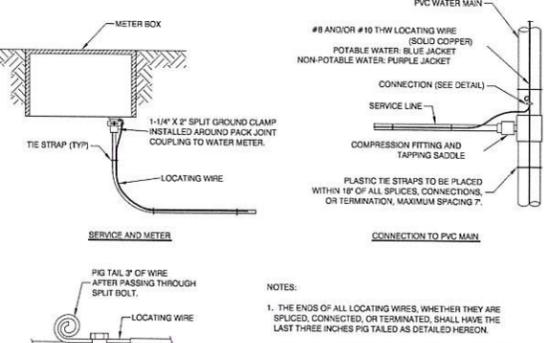
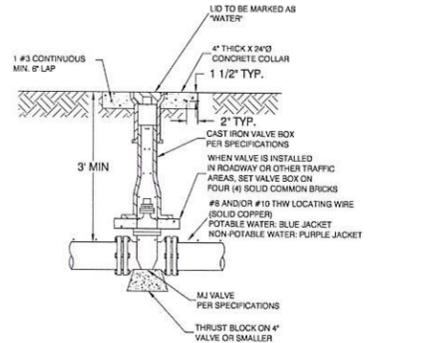
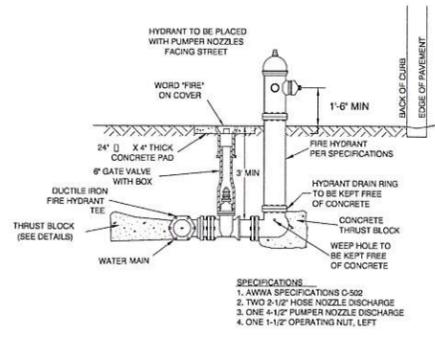
**CHRISTOPHER ANDREW POTTS**  
 LICENSE No. 73842  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA



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

ENGINEER:  
 CHRISTOPHER A. POTTS, P.E. # 73842  
 DATE:  
 FBA PROJECT NO. 131238.0000

**BESSOLO DESIGN GROUP, INC.**  
 ARCHITECTURE • DEVELOPMENT  
 License #AA-C002117  
 556 CENTRAL AVENUE  
 ST. PETERSBURG, FL 33701  
 727 894-4453 www.bessolodg.com



**CLEARANCE REQUIREMENTS POTABLE WATER/ SANITARY, STORM SEWER, RECLAIMED WATER AND NON-POTABLE IRRIGATION PIPING**

THE MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER AND SANITARY SEWER MAINS TO COMPLY WITH RULES 62-604.400(2)(G) - (I), F.A.C. AND 62-604.400 (3), F.A.C. ARE AS NOTED BELOW.

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER, NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. VIEW OR RELOCATED, UNDERGROUND SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

2. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

**CLIENT APPROVAL:**  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**TITAN ALF & MC CENTER**  
 THE VILLAGES, FL  
 AVENIDA CENTRAL & ALVEREZ AVENUE

**SCHEDULE FOR THRUST BLOCK AREAS**

PIPE SIZE (INCHES)	45° BEND (SQ. FT.)	90° BEND (SQ. FT.)	90° TEE (SQ. FT.)	11/8" MIN. (SQ. FT.)	11/8" MIN. (SQ. FT.)	DESIGN (P.S.I.)
4	2.0	1.0	0.5	0.25	1.4	150
6	4.0	2.2	1.1	0.6	2.9	150
8	7.0	3.9	1.9	0.9	5.0	150
10	11.4	6.2	3.2	1.6	8.1	150
12	18.3	8.8	4.5	2.3	11.5	150

**NOTE:** Thrust block areas computed on basis of 2000 lb. per sq. ft. soil resistance bearing.

ISSUED FOR: \_\_\_\_\_  
 LICENSE No. 73842

REVISIONS  
 DATE OF DESCRIPTION  
 1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_

PROJECT NO.: 13018  
 DRAWN BY: BRP  
 PROJECT MANAGER:  
 CHECKED BY: CAP  
 DATE: 8/2/14  
 SCALE: AS NOTED

**C12**  
 WATER & SANITARY SEWER DETAILS

AUG 08 2014

S:\ALAKENON-VILLAGES PROJECTS\TITAN ALF\CONSTRUCTION\09 TITAN DETAILS.dwg, 8/8/2014 7:26:59 AM, BRP

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

ENGINEER: CHRISTOPHER A. POTTS, P.E. # 73842  
 DATE: \_\_\_\_\_  
 FBA PROJECT NO. 131238.0000

**BESSOLO DESIGN GROUP, INC.**  
 ARCHITECTURE • DEVELOPMENT  
 License #AA-C002117  
 558 CENTRAL AVENUE  
 ST. PETERSBURG, FL 33701  
 727 854-4453 www.bessolo.com

CLIENT APPROVAL:  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**TITAN ALF & MC CENTER**  
 AVENIDA CENTRAL & ALVAREZ AVENUE  
 THE VILLAGES, FL

ISSUED

DATE:	ISSUED FOR:

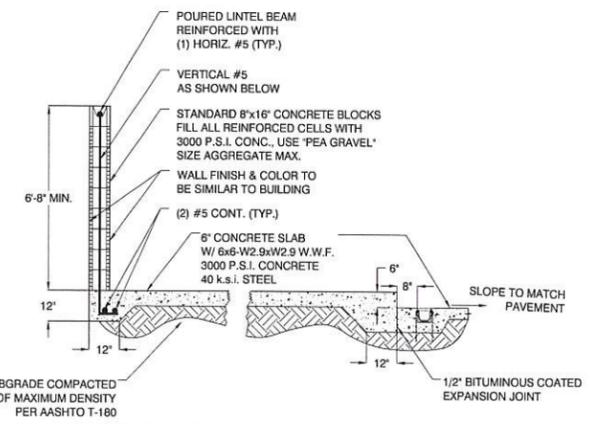
REVISIONS

NO.	DATE:	DESCRIPTION

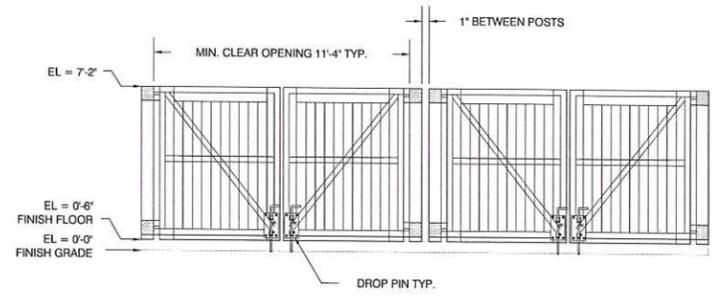
PROJECT NO.: 13016  
 DRAWN BY: BRP  
 PROJECT MANAGER: \_\_\_\_\_  
 CHECKED BY: CAP  
 DATE: 8/2/14  
 SCALE: AS NOTED

**C13**  
 DUMPSTER PAD & ENCLOSURE DETAILS

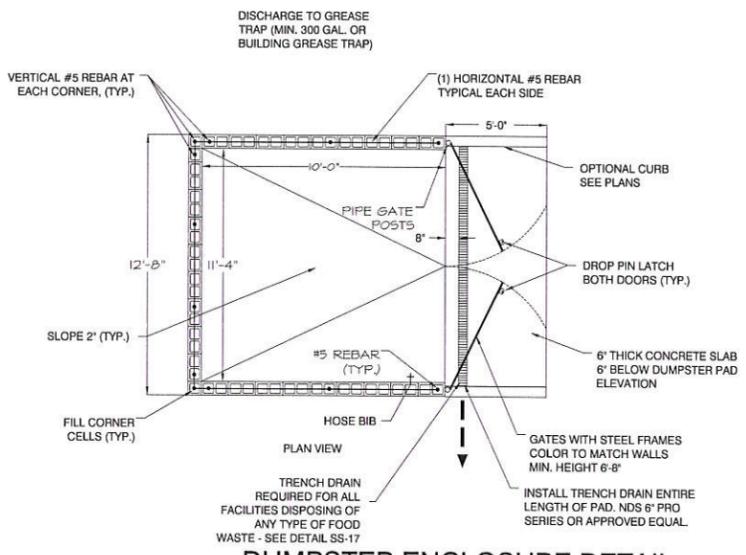
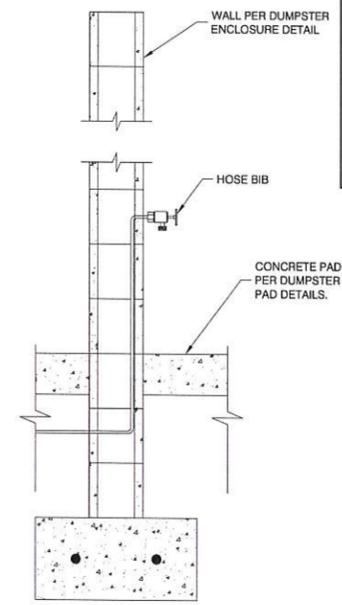
*BRP*



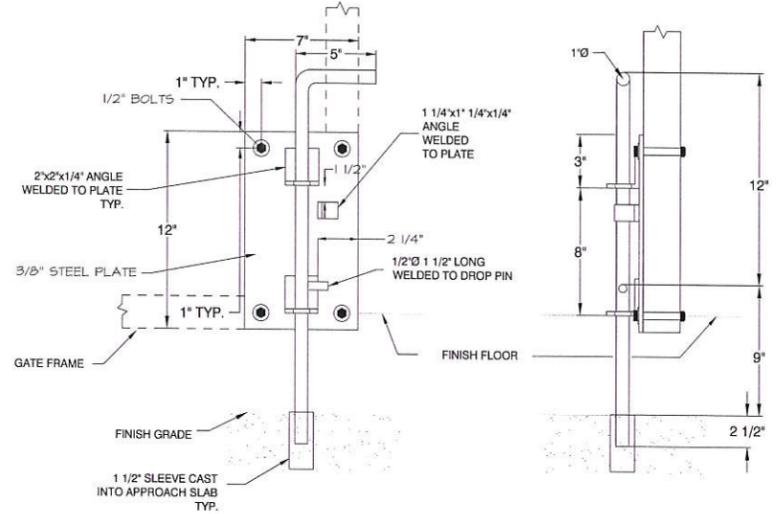
**WALL & PAD SECTION**



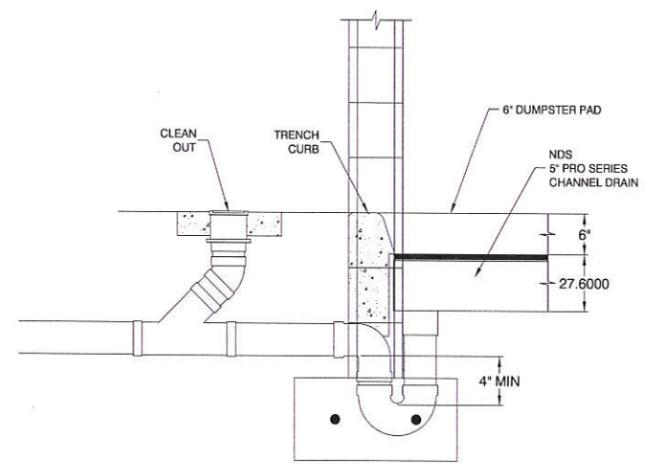
**DOUBLE ENCLOSURE GATE**



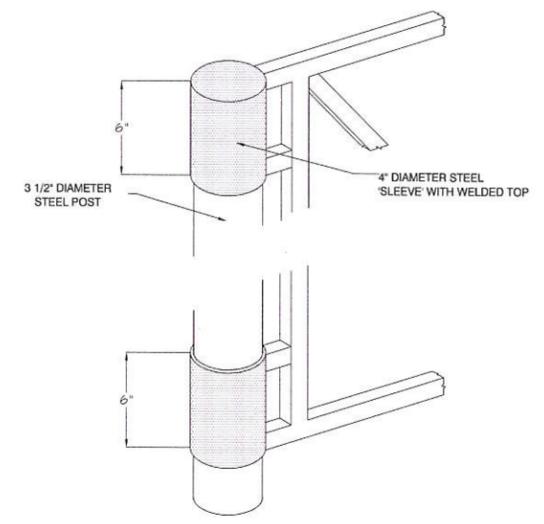
**DUMPSTER ENCLOSURE DETAIL**



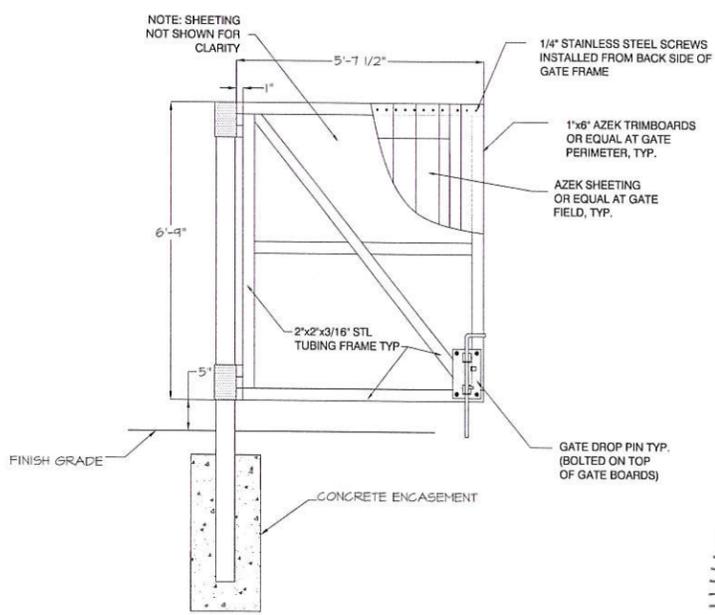
**GATE DROP PIN**



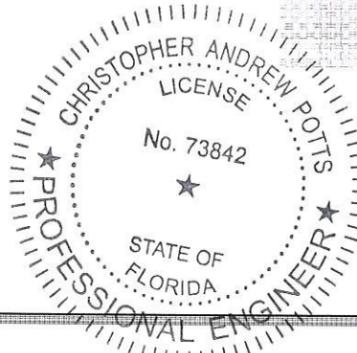
**DUMPSTER PAD DRAIN DETAIL**



**GATE HINGE**



**GATE FRAME**



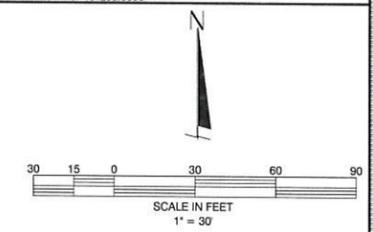
S:\LAKEHON-VILLAGES PROJECTS\TITAN ALF\CIVIL\CONSTRUCTION\009 TITAN DETAILS.dwg, 8/8/2014 7:27:00 AM, BRP

S:\ALAMENON-VILLAGES PROJECTS\TITAN ALF\CIVIL\CONSTRUCTION\13 TITAN EROSION.dwg, 8/8/2014 7:27:13 AM, BRP

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

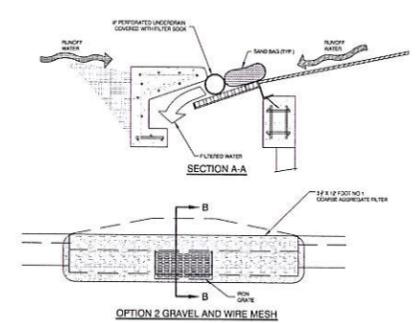
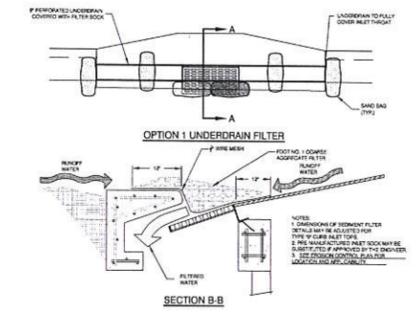
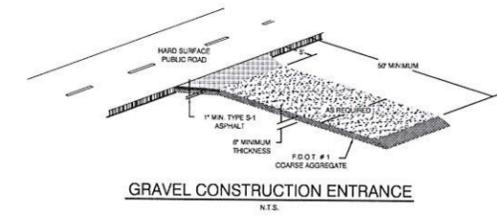
**BESSOLO DESIGN GROUP, INC.**  
 ARCHITECTURE DEVELOPMENT  
 License #AA-C002117  
 556 CENTRAL AVENUE  
 ST. PETERSBURG, FL 33701  
 727 894-4453 www.bessolo.com

ENGINEER: CHRISTOPHER A. POTTS, P.E. # 73842  
 DATE: \_\_\_\_\_  
 FRA PROJECT NO. 131238.0000



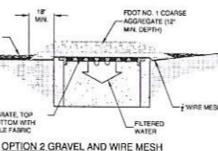
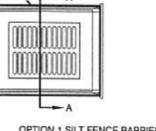
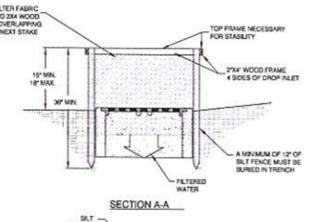
CONSTRUCT TEMPORARY GRAVEL ENTRANCE  
 INSTALL 1,093 L.F. SILT FENCE EROSION CONTROL

INSTALL CURB INLET SEDIMENT CONTROL (TYP)

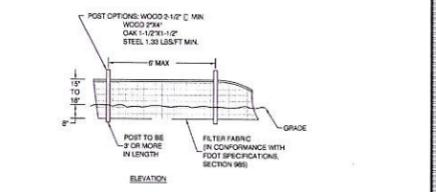


**CURB INLET SEDIMENT FILTER DETAIL TYPE A**

NOTES:  
 1. DROP PALET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL, DRAINAGE AREAS LESS THAN 5' WIDE.  
 2. USE 2" X 4" WOOD OR EQUIVALENT METAL STAKES (24 FT. MIN. LENGTH).  
 3. INSTALL 2" X 4" WOOD FRAME TO INSURE STABILITY.



**DROP INLET SEDIMENT FILTER DETAIL TYPE B**

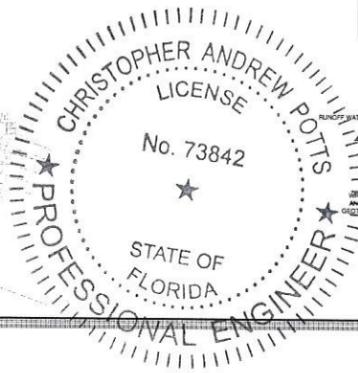


**FLORIDA DOT TYPE III SILT FENCE AND EROSION CONTROL**

- 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.
- 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 SO2, OR COMPACTED AS DETERMINED BY THE OWNER.
- 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.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMIC, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
- 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.
- MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
- 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.
- SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.).
- SILT FENCE TO REMAIN IN PLACE UNTIL FINISH GRADING FOR THE LANDSCAPING IS UNDER WAY.

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.

CHRISTOPHER A. POTTS, P.E.  
 REGISTERED ENGINEER NO. 73842  
 STATE OF FLORIDA  
 KEVIN J. BESSOLO  
 AUTHORIZED AGENT ON BEHALF OF  
 RETIREMENT TWO, LLC



CLIENT APPROVAL:  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**TITAN ALF & MC CENTER**  
 AVENIDA CENTRAL & ALVAREZ AVENUE  
 THE VILLAGES, FL

ISSUED

DATE:	ISSUED FOR:

REVISIONS

NO:	DATE:	DESCRIPTION
1	7/17/14	REVISED PER TOWN OF LAZY LANE COMMENTS DATED 6/24/14

PROJECT NO.: 13018  
 DRAWN BY: BRP  
 PROJECT MANAGER: \_\_\_\_\_  
 CHECKED BY: CAP  
 DATE: 8/2/14  
 SCALE: AS NOTED

**E-1**  
 EROSION CONTROL PLAN

AUG 08 2014

**BESSOLO**  
 DESIGN GROUP, INC.  
 ARCHITECTURE • DEVELOPMENT  
 License #AA-C002117  
 556 CENTRAL AVENUE  
 ST. PETERSBURG, FL 33701  
 727.864-4453 www.bessolo.com

**LANDSCAPE SPECIFICATIONS**

- The Contractor shall be responsible for getting all locates and for any repairs to existing improvements damaged by his work.
- 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.
- 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.
- The Contractor shall be responsible for fine grading, 3/4", in all areas of the site to be landscaped. The Contractor is responsible for ensuring that surface drainage is not affected or hindered in any manner due to any reason.
- 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.
- 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 areas and areas planting plus per the manufacturer's instructions. Basal(II) shall consist of equal parts clean sandy fill and peat moss mix, well mixed.
- 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.
- 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.
- Soil shall be clean, weed-free Zypsis 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.
- No substitutions shall be permitted without prior approval from the Landscape Architect.
- 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.
- 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.
- The Contractor shall be responsible for the thorough repair of existing grade, turf, landscaping, etc. damaged in the course of work.
- 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 ordered 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.
- 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 unweighty evidence of "shocking" without full recovery prior to job completion and final inspection.
- 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 retainer for this job, or for any defined phase of the job.
- 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.

**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	Remarks
AS	575	Lily-of-the-Nile Agapanthus africanus	#1, full, 3-4 ppp min, 18" oc	24" ht x full moss; remove dead flower stalks
AI	44	African Iris, White Dielsia vegeta	#1, full, 3-4 ppp min, 3' oc	30" ht x full moss; remove dead flower stalks
BA	7	Banaroo Bananaea multiplex 'Alphonse Karr'	#15, 5' ht; 20" canes; full, 5' oc	15' ht x full moss; control encroachment
BFL	807	Blueberry Flax Lily Dianella tasmanica	#3, full, 30" oc	24" ht x full moss
BOP	5	Bird of Paradise Streptolirion reginae	#15, 36" x 26" min, full, 3 ppp, sun grown	Allow natural growth; maintain informally; remove dead foliage
BUL	347	Bulbine Bulbine frutescens 'Haltmark'	#1, full, 2' oc	18" ht x full moss
CAM	5	Camellia Camellia japonica	#15, 4-5' ht x 2-3' spr; choose variety with max mature ht of 5 1/2'; natural specimen, var. may vary for sun/shade condition	8' ht x 6' spr
CL	2	Crimum Lily, white Crinum spp.	#7, 30" x OA	Allow mature growth
GLL	5	Crimum Lily, white Crinum spp.	#5, 36" x 26" min, mature specimen	Allow mature growth
CHL	1	Crape Myrtle, lavender Lagerflorata indica 'Muskogee'	#20(B4B), 4' x 5' spr; multi-trunk	25' ht x 20' spr; prune no more than 1/2" wood
DBH	45	Dwarf Burford Holly Ilex cornuta 'Burfordii Nana'	#7, 24-30" ht x 18-22" spr, 30" oc	5' ht x 8' full hedge; may be sheared
DCJ	2052	Dwarf Confederate Jasmine Trachelospermum asiaticum 'Mama'	#1, full, 5' runners; 5-7 runners min, 18" oc	10-15" ht, full moss; prevent intrusion into other plants
DYH	316	Dwarf Yaupon Holly Ilex vomitoria 'Stokes Dwarf'	#3, 10-12" ht x 14-18" spr, 30" oc	30" ht x full moss
EPFL	4	European Fan Palm Chamaecyparis humilis	Cont(B4B), 3 trunks min, 5' ht OA, min trunk CT 6", mature specimen	Allow natural growth; control encroachment
GIP	21	Ginger, pink Alpinia henryi 'Pink Perfection'	#1, full	Allow natural growth; maintain informally; remove dead foliage
LEG	664	Emerald Goddess Liriope Liriope muscari 'Emerald Goddess'	#1, full, 5-7 ppp min, 2' oc	18" ht x full moss
LER	1	Little Gem Magnolia Magnolia grandiflora 'Little Gem'	Cont(B4B), 15-14" ht x 6' spr; 4" cal	Allow natural growth; prune only for form or dead wood
LTT	1	Ligustrum, tree-type Ligustrum japonicum	B4B, 8-12' ht x 7 1/2' spr; multi-trunk; 4" min open below	12' ht x 12' spr; 6-8' open below; prune informally; do not shear
MB	5	Ludovician Magnolia Mahonia bealei	#3, 18" ht x 15" spr; 2 canes min	Allow natural growth
MD	4	Medjool Date Palm Phoenix ssp. 'Medjool'	BR, 18' CT; matched specimen; certified Medjool	Allow natural growth; prune only dead fronds
HXA	610	Mixed Annuals	4" pot; full; 12" oc; high install; suitable available varieties for LA's selection	Replace all seasonally
ND	52	Heavenly Bamboo Nandina domestica	#7, 28" ht x 2' spr; 5 canes min	Allow natural growth
NP	1	Nessie Palm Rhapsodaphyllum hystrix	Cont(B4B), 4' OA; mature specimen	Allow natural growth
PC	64	Flumbago coparata	#3, 18" x 18"; 3' oc	4' ht x full moss; maintain informally; do not shear
PJ	144	Panason's Juniper Juniperus chinensis 'Pancosn'	#3, 18-10" ht x 18" spr; 3' oc	30" ht x full moss; maintain informally; do not shear
PH	34	Japanese Yaw Podocarpus macrophyllus	Cont, 4' ht x 2' spr; burgid, full and vigorous, 2" oc	6' ht x 8' full hedge; may be sheared
PR	1	Pygmy Date Palm Phoenix roebeltii	Cont(B4B), 6' ht OA; single trunk; mature specimen	12' ht x 8' spr
PTRT	4	Pygmy Date Palm Phoenix roebeltii	Cont(B4B), triple trunk, staggered ht, 6' OA; min trunk 2' OA; mature specimen	12' ht x 8' spr
PS	100	Split-leaf Philodendron Philodendron spathulatum	#3, 18" ht x 18" spr; 3' oc	Allow natural growth; maintain informally
PSX	54	Philodendron 'Xanadu' Dwarf Philodendron	#3, 18" ht x 24" spr; 30" oc	Allow natural growth; remove frost damage in spring
PSXR	2	Phoenix Sylvesteris x Reclinata	Cont(B4B), 3 trunks; CT heights 10-12'; 4 1/2' LA to approve prior to install	Allow natural growth; prune only dead fronds
QV	10	Live Oak Quercus virginiana	Cont(B4B), 14-16" ht x 7-9" spr; 4" cal min	Allow natural growth; prune only for form or dead wood
RI	184	Indian Hawthorn, white Raphiolepis indica 'Alba'	#3, 12" ht x 18" spr; 3' oc	30" ht x full moss; maintain informally; do not shear
SP	45	Sabal Palm Sabal palmetto	BR, hurricane cut; Varying CT heights 14-30"	Allow natural growth; prune only dead fronds
SR	51	Sax Palmietto Serenoa repens	#7, 24" ht x 24" spr; 3' oc	Allow natural growth; maintain informally
VSG	12	Variiegated Shell Ginger Alpinia zerumbet 'Variegata'	#3, 5' OA; shade-grown; 3' oc	Allow natural growth; maintain informally; remove dead foliage
ZF	213	Coontie Zamia floridana	#3, full, 18" spr; 30" oc	Allow natural growth; prune only dead fronds
SOD		Zoyata 'Empire' Zoyata japonica 'Empire'		
MULCH		Pine Straw	3" depth	Refresh annually, or as needed
ROCK		Smooth River Rock, Mixed sizes 3"-8", Brown/Tan color	6" depth	

**LANDSCAPE DATA**

TREE REQUIREMENTS: 2.33 ACRES X 160' = 375' REQUIRED  
 EXISTING TREES: 149'  
 PROPOSED TREES: CANOPY AND UNDERSTORY: 48'  
 PALMS: 342'  
 TOTAL EXISTING + PROPOSED: 635'

SEE SHEET 2 FOR ADDITIONAL DETAILS & INFORMATION

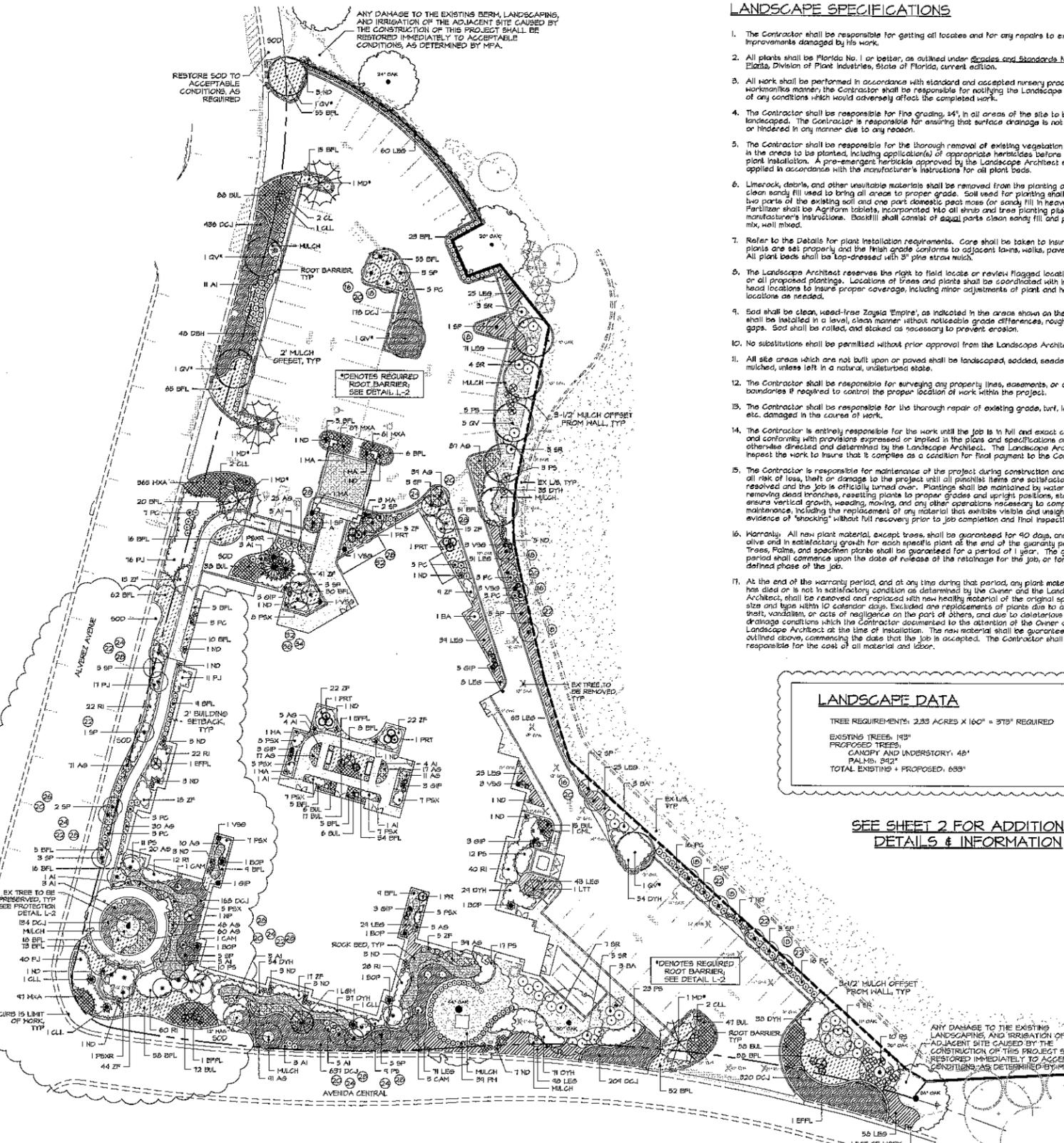


SCALE: 1"=30'

*Pat Page*  
 8/11/14

ANY DAMAGE TO THE EXISTING BERM, LANDSCAPING, AND IRRIGATION OF THE ADJACENT SITE CAUSED BY THE CONSTRUCTION OF THIS PROJECT SHALL BE RESTORED IMMEDIATELY TO ACCEPTABLE CONDITIONS, AS DETERMINED BY MPA.

RESTORE SOD TO ACCEPTABLE CONDITIONS, AS REQUIRED



**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.

CLIENT APPROVAL:  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

TITAN ALF & MC CENTER  
 AVENIDA CENTRAL & ALVAREZ AVENUE  
 THE VILLAGES, FLORIDA

**ISSUED**

DATE:	ISSUED FOR:

**REVISIONS**

NO:	DATE:	DESCRIPTION:
1	08/11/14	UPDATE PER TOLL & CIVIL REV.

PROJECT NO: 1321466  
 DRAWN BY: shb  
 PROJECT MANAGER: shb  
 CHECKED BY: MP  
 DATE: 07-08-14  
 SCALE: 1"=30'

LG-1  
 LANDSCAPE PLAN



ANY DAMAGE TO THE EXISTING BERM, LANDSCAPING, AND IRRIGATION OF THE ADJACENT SITE CAUSED BY THE CONSTRUCTION OF THIS PROJECT SHALL BE RESTORED IMMEDIATELY TO ACCEPTABLE CONDITIONS, AS DETERMINED BY MPA.

**VALVE SCHEDULE**

NUMBER	MODEL	SIZE	TYPE	GPM
1	Rain Bird PEB	1"	Shrub Spray	9.7
2	Rain Bird PEB	1-1/2"	Shrub Spray	29.1
3	Rain Bird PEB	1-1/2"	Shrub Spray	42.5
4	Rain Bird PEB	1"	Shrub Spray	14.8
5	Rain Bird PEB	1"	Tree Spray	TBD
6	Rain Bird PEB	1"	Shrub Spray	18.2
7	Rain Bird PEB	1-1/2"	Shrub Spray	34.4
8	Rain Bird PEB	1-1/2"	Shrub Spray	48.6
9	Rain Bird PEB	1"	Shrub Spray	12.1
10	Rain Bird PEB	1-1/2"	Shrub Spray	30.0
11	Rain Bird PEB	1-1/2"	Shrub Spray	44.7
12	Rain Bird PEB	1"	Shrub Spray	TBD
13	Rain Bird PEB	1-1/2"	Sod Spray	48.3
14	Rain Bird PEB	1-1/2"	Shrub Spray	41.5
15	Rain Bird PEB	1"	Sod Spray	6.79
16	Rain Bird PEB	1-1/2"	Shrub Spray	30.0
17	Rain Bird PEB	1"	Annual Spray	6.5
18	Rain Bird PEB	1-1/2"	Shrub Spray	46.6
19	Rain Bird PEB	1-1/2"	Shrub Spray	29.0

**IRRIGATION SLEEVING LEGEND**

- (A) = (1) 4" SLEEVE  
(2) 4" SLEEVE
- (B) = (1) 4" SLEEVE  
(1) 2" SLEEVE
- (C) = (1) 2" SLEEVE

**INSTALLATION NOTES:**

- NO CONSTRUCTION OR DEMOLITION IS PROPOSED FOR THIS SITE BEYOND WHAT IS SHOWN ON THIS PLAN.
- ALL EXCAVATED SOIL, DEBRIS, AND YARD WASTE SHALL BE PROPERLY DISPOSED OFF SITE.
- 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 313. 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".
- THE IRRIGATION WATER SOURCE SHALL BE A 1-1/2" POTABLE METER.
- 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.
- 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.
- ALL LANDSCAPING SHALL BE INSTALLED IN A PROFESSIONAL MANNER FOLLOWING ACCEPTABLE NURSERY PRACTICES AS SET BY THE FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION, FNGLA.
- THE OWNER, INCLUDING SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING ON-SITE AND THE GRASSES RIGHTS-OF-WAY.
- THE OWNER RESERVES THE RIGHT TO ADD NONREQUIRED LANDSCAPING UPGRADE MINIMUM SIZES, AND MAKE OTHER IMPROVEMENTS TO THE INSTALLED LANDSCAPING.

\*FIELD ADJUSTMENTS WILL BE REQUIRED TO THE IRRIGATION SYSTEM FOR THIS ADDED FEATURE.

**SEE SHEET 2 FOR ADDITIONAL INFORMATION**

**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.

**MPA**

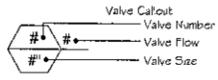
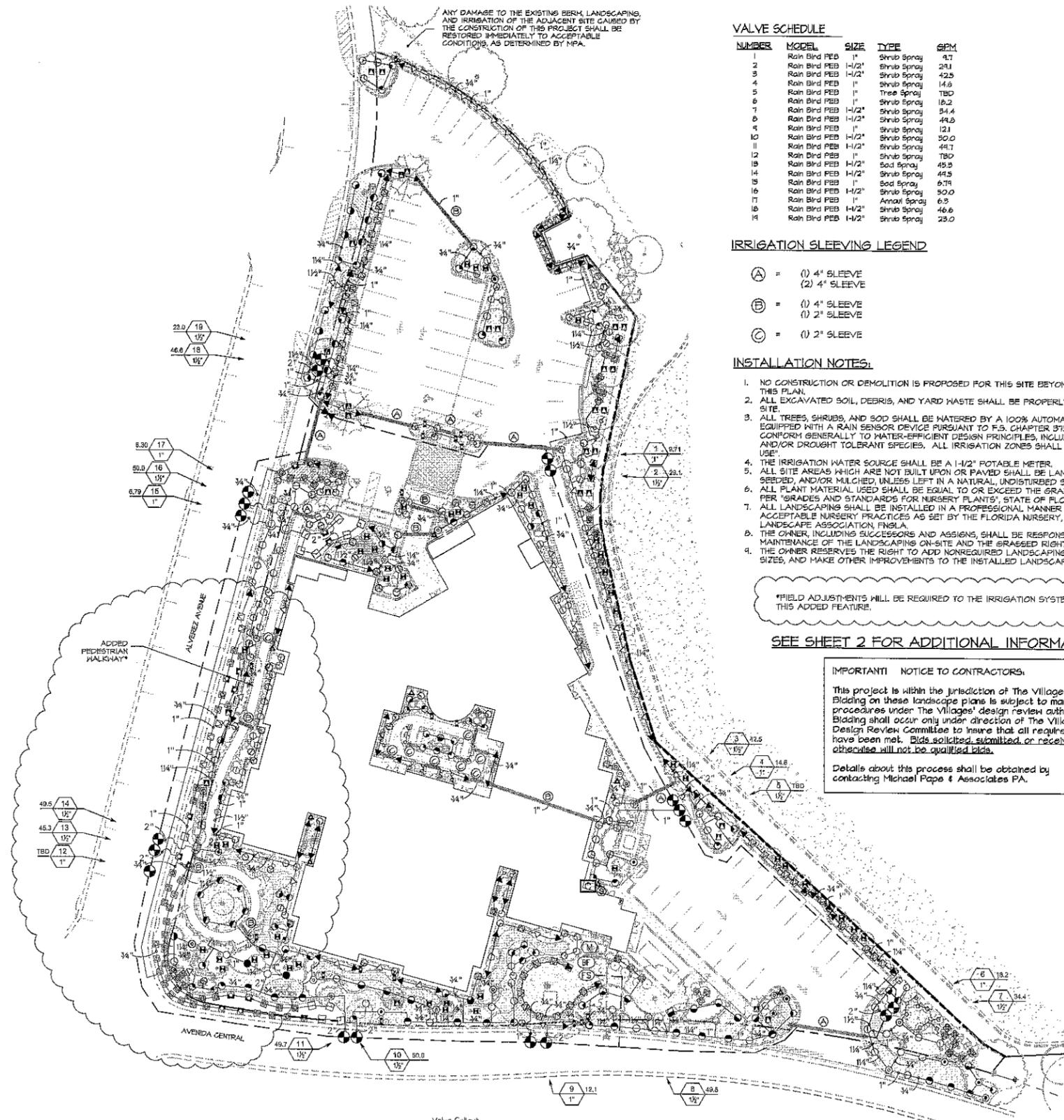
**MICHAEL PAPE & ASSOCIATES, P.A.**  
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE  
2351 S.E. 17TH STREET • OCALA, FLORIDA 34471 • (852) 351-9500

**BESSOLO**  
DESIGN GROUP, INC.  
ARCHITECTURE ■ DEVELOPMENT  
License #AA-0002117  
588 CENTRAL AVENUE  
ST. PETERSBURG, FL 33701  
727.864.4453 www.bessolo.com

**IRRIGATION SCHEDULE**

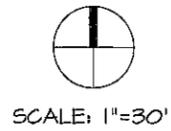
SYMBOL	MANUFACTURER/MODEL	ARC	FBI	GPM	RADIUS
■	Rain Bird 180G-PRS 15 Strip Series	EST	30	0.61	4x15'
■	Rain Bird 180G-PRS 15 Strip Series	EST	30	1.21	4x30'
◊	Rain Bird 180G-PRS 5 Series MPR	90	30	0.10	5'
■	Rain Bird 180G-PRS 5 Series MPR	180	30	0.52	8'
◊	Rain Bird 180G-PRS 5 Series MPR	90	30	0.26	8'
■	Rain Bird 180G-PRS 5 Series MPR	120	30	0.35	8'
■	Rain Bird 180G-PRS 10 Series MPR	180	30	0.79	10'
◊	Rain Bird 180G-PRS 10 Series MPR	90	30	0.39	10'
■	Rain Bird 180G-PRS 12 Series MPR	180	30	1.30	12'
◊	Rain Bird 180G-PRS 12 Series MPR	90	30	0.65	12'
■	Rain Bird 180G-PRS 12 Series MPR	120	30	0.87	12'
■	Rain Bird 180G-PRS 15 Series MPR	150	30	1.05	15'
◊	Rain Bird 1812-PRS 15 Strip Series	EST	30	0.61	4x15'
◊	Rain Bird 1812-PRS 15 Strip Series	EST	30	1.21	4x30'
◊	Rain Bird 1812-PRS 5 Series MPR	90	30	0.20	5'
◊	Rain Bird 1812-PRS 5 Series MPR	180	30	0.52	8'
◊	Rain Bird 1812-PRS 5 Series MPR	90	30	0.10	5'
◊	Rain Bird 1812-PRS 5 Series MPR	120	30	0.26	8'
◊	Rain Bird 1812-PRS 5 Series MPR	120	30	0.35	8'
◊	Rain Bird 1812-PRS 10 Series MPR	180	30	0.79	10'
◊	Rain Bird 1812-PRS 10 Series MPR	90	30	0.39	10'
◊	Rain Bird 1812-PRS 12 Series MPR	360	30	2.60	12'
◊	Rain Bird 1812-PRS 12 Series MPR	180	30	1.30	12'
◊	Rain Bird 1812-PRS 12 Series MPR	90	30	0.65	12'
◊	Rain Bird 1812-PRS 12 Series MPR	120	30	0.87	12'
◊	Rain Bird 1812-PRS 12 Series MPR	270	30	1.95	12'
◊	Rain Bird 1812-PRS 15 Series MPR	360	30	3.70	15'
◊	Rain Bird 1812-PRS 15 Series MPR	180	30	1.85	15'
◊	Rain Bird 1812-PRS 15 Series MPR	90	30	0.92	15'
◊	Rain Bird 1812-PRS 15 Series MPR	120	30	1.23	15'
◊	Rain Bird 1812-PRS 15 Series MPR	270	30	2.70	15'
◊	Rain Bird 1812-PRS 12 Series HE VAN	Adj	30		12'
◊	Rain Bird 1812-PRS 15 Series HE VAN	Adj	30		15'
◊	Rain Bird 1812-PRS 5 Series VAN	Adj	30		8'
◊	Rain Bird 1812-PRS 10 Series VAN	Adj	30		10'
◊	Rain Bird 180G-PRS 5 Series Stream	180	30	0.50	1'x10'
■	Rain Bird 180G-PRS 2.5SQ	180	30	0.20	2.5'
■	Two Rain Bird 180G-PRS 2.5SQ	360	30	0.20	2.5'
▲	Rain Bird 1401 Bubbler	360	30	0.25	1'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊕	Rain Bird PEB in 12"x12"x12" 7" valve box
⊗	Nibco T-113 2" Isolation Valve in 17"x21"x12" valve box
⊕	Wilans 975XL 1-1/2" Backflow Preventer
⊕	Rain Bird ESP20UMEF 20 Station Controller
⊕	Rain Bird RSD-BEX Rain Sensor
⊕	Rain Bird 150PEB master valve and FS150P flow sensor in separate 17"x21"x12" valve boxes
⊕	Water Meter 1-1/2" to produce 50 gpm @ 55 psi
---	Irrigation Lateral Lines: PVC Class 160 SDR 26
---	Irrigation Mainline: PVC 2" Class 160 SDR 21
---	Irrigation Sleeve: PVC Schedule 40



48 HOURS BEFORE YOU DIG  
CALL SUNSHINE  
1-800-432-4770  
IT'S THE LAW IN FLORIDA

**Crawford Irrigation Design, Inc.**  
IRRIGATION DESIGN AND CONSULTATION SERVICES  
Edgewater, Florida EMAIL: CID@Atlantic.net  
Tel: (386)-424-0021



*Pat Pape*  
8/11/14

CLIENT APPROVAL:  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

TITAN ALF &  
MC CENTER  
AVENIDA CENTRAL & ALVAREZ AVENUE  
THE VILLAGES, FLORIDA

**ISSUED**

DATE	ISSUED FOR

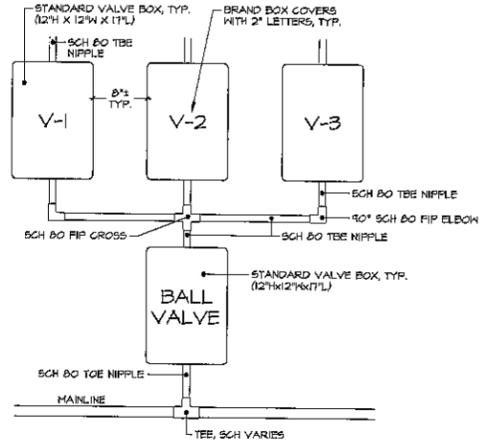
**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/11/14	UPDATE PER TOLL & CIVIL REV.

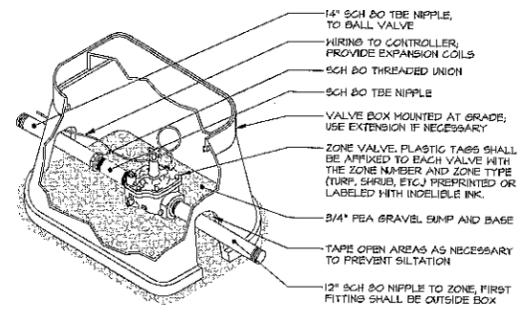
PROJECT NO.: 1002400  
DRAWN BY: S16  
PROJECT MANAGER: S16  
CHECKED BY: J16  
DATE: 07-09-14  
SCALE: 1"=30'

IR-1  
IRRIGATION PLAN

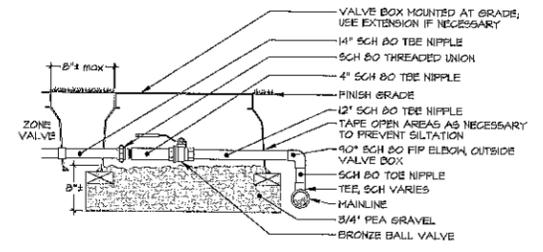
**NOTES:**  
 VALVE GROUPINGS SHALL NOT HAVE MORE THAN 3 VALVE BOXES AND 1 BALL VALVE BOX. IF SPACE LIMITATIONS OCCUR, SEE LANDSCAPE ARCHITECT FOR ALTERNATIVE GROUPINGS.  
 PLASTIC TAGS SHALL BE AFFIXED TO EACH VALVE WITH THE ZONE NUMBER AND ZONE TYPE (TURF, SHRUB, ETC.) PREPRINTED OR LABELED WITH INDELIBLE INK.



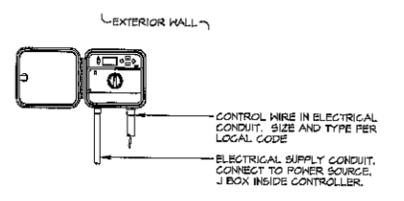
**VALVE BOX LAYOUT - PLAN VIEW**  
 SCALE: N.T.S.



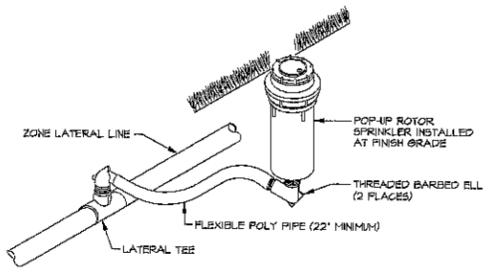
**ZONE VALVE**  
 SCALE: N.T.S.



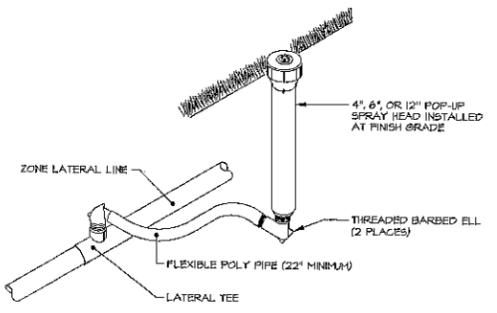
**BALL VALVE**  
 SCALE: N.T.S.



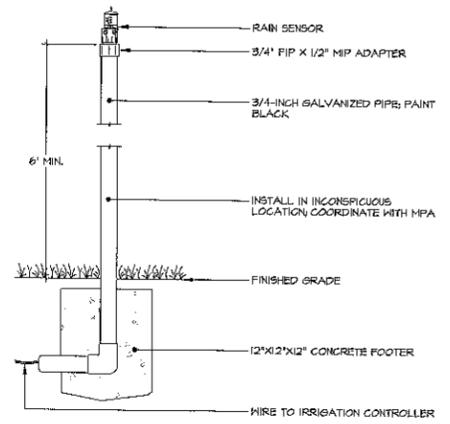
**CONTROLLER**  
 SCALE: N.T.S.



**ROTARY SPRINKLER INSTALLATION**  
 SCALE: N.T.S.



**SPRAY HEAD INSTALLATION**  
 SCALE: N.T.S.



**RAIN SENSOR - POLE MOUNT**  
 SCALE: N.T.S.

**IRRIGATION SPECIFICATIONS**

- The Contractor shall be entirely responsible for proper coverage and operation of the system. The Contractor shall be responsible for getting all locales and for any repairs to existing improvements damaged by his work.
- 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 cut sheets for all irrigation components.
- 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.
- 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.
- The water source shall be a 1-1/2" potable meter.
- The controller shall be 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.
- 4 spare control wires shall be run from the controller both clockwise and counter-clockwise to the farthest valves. These 4 spare wires shall be tagged and labeled as such and coiled neatly in the respective valve boxes.
- 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.
- Flexible pipe connections to gear-driven and non-gear-driven valves shall be approved flexible pipe (funny pipe), threaded into Olsen Elts 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".
- The use of barbed insertion type fittings (couplings, tees, etc.) between the sprinkler and the PVC service is prohibited.
- Drip irrigation and risers are prohibited.
- All PVC fittings shall be Schedule 40, Type I, NSF approved conforming to the ASTM-D2466 requirements.
- Ball valves 2 inches and smaller shall meet Federal Specification MH-V-84 Type I, Class A. Valves shall be threaded, bronze, rough bodied, and have finished trimmings. Ball valves shall be Nocco T-985-10-1C or approved equal.
- 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 5/8" H. Zones shall be properly balanced.
- Gate valves 2 inches and over in size shall be resilient-seat with cast iron bodies meeting ANMA 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-Dorling GRS 60, Kennedy 1500 Series, Glen Fields, or approved equal.
- The remote control valves shall be Rainbird. All valves shall be installed in a rectangular Ametek-type valve box, 12"x12"x14". Valves shall be placed in undisturbed 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.
- A rain sensor, Mini-Glik II, or approved equal, shall be installed in an unobstructed location per the manufacturer's specifications.
- All PVC piping shall be installed in the trenches with a minimum of 12" of cover, and a maximum of 34" 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. Coordinate with MPA as needed.
- Any pipe installed and subsequently removed shall not be reinstalled.
- 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.
- 100% overlapping head-to-head coverage shall be required in all areas requiring spray and rotor coverage, as reasonably possible.
- 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.
- 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.
- 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 submittals copied from the original plan of all system components shall be required for final payment.

*Michael Pape*  
 8/11/14

**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.

**CLIENT APPROVAL:**  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**TITAN ALF & MC CENTER**  
 AVENIDA CENTRAL & ALVAREZ AVENUE  
 THE VILLAGES, FLORIDA

**ISSUED**

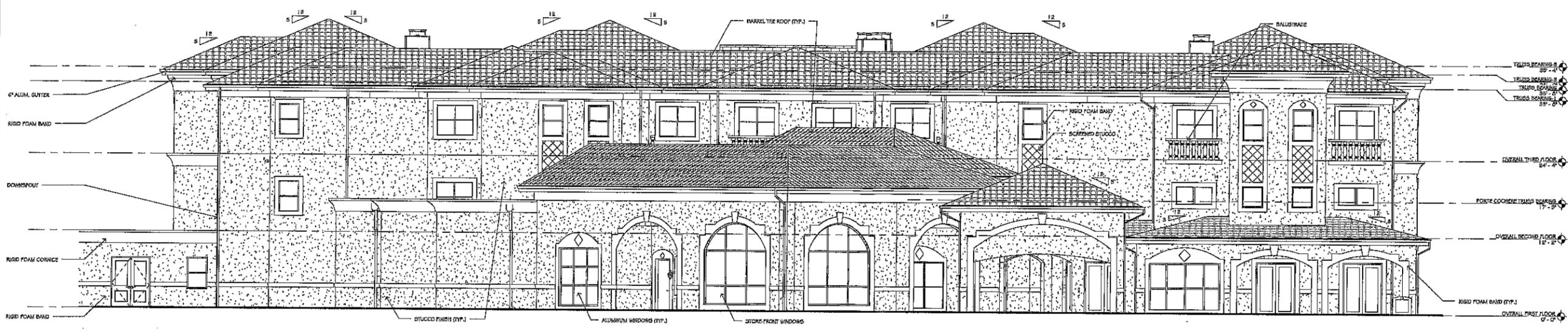
DATE:	ISSUED FOR:
08/11/14	UPDATE PER TOLL & CIVIL REV

**REVISIONS**

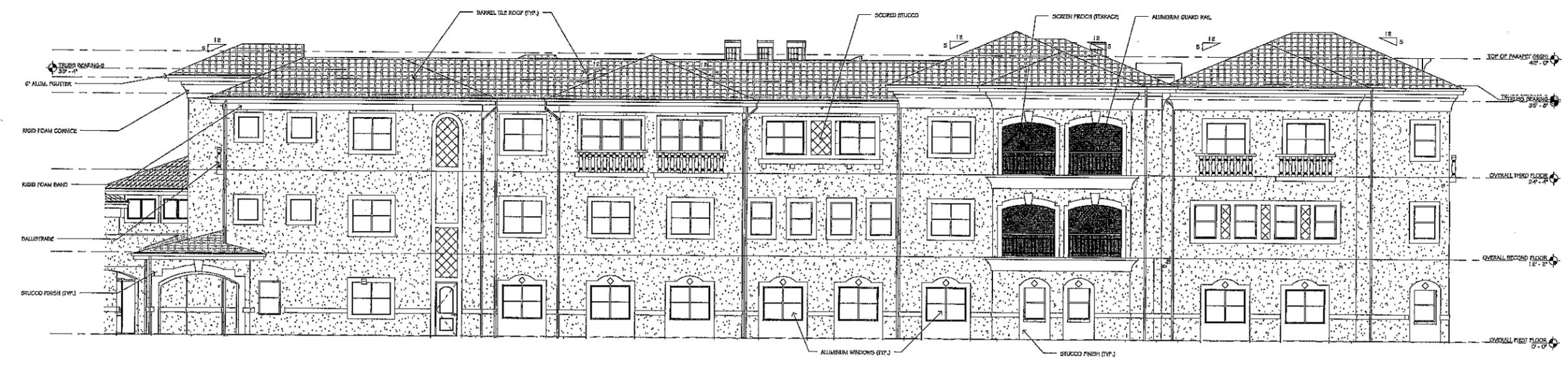
NO:	DATE:	DESCRIPTION

PROJECT NO.:	002400
DRAWN BY:	019
PROJECT MANAGER:	010
CHECKED BY:	177
DATE:	07-09-14
SCALE:	1"=30'

**BESSOLO**  
**DESIGN GROUP, INC**  
 ARCHITECTURE & DEVELOPMENT  
 License #AA-C002117  
 538 CENTRAL AVENUE  
 ST. PETERSBURG, FL 33701  
 727-894-4457 www.bessolo.com



1 EXTERIOR ELEVATION - NORTH  
 SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST  
 SCALE: 1/8" = 1'-0"

ARJ 2009  
 © COPYRIGHT 2013 BESSOLO DESIGN GROUP, INC. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF BESSOLO DESIGN GROUP, INC. AND SHALL NOT BE COPIED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF BESSOLO DESIGN GROUP, INC. AND MUST BE RETURNED UPON REQUEST. ALL DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED AND ISSUED BY BESSOLO.

CLIENT APPROVAL  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

TITAN SENIOR LIVING ALF &  
 MEMORY CARE  
 930 ALVAREZ AVENUE  
 THE VILLAGES, FL 32159

ISSUED

DATE	ISSUED FOR:
11-06-13	SCHEMATIC DESIGN #1
12-05-13	SCHEMATIC DESIGN #2
03-07-14	DESIGN DEVELOPMENT
07-10-14	DESIGN DEVELOPMENT #2

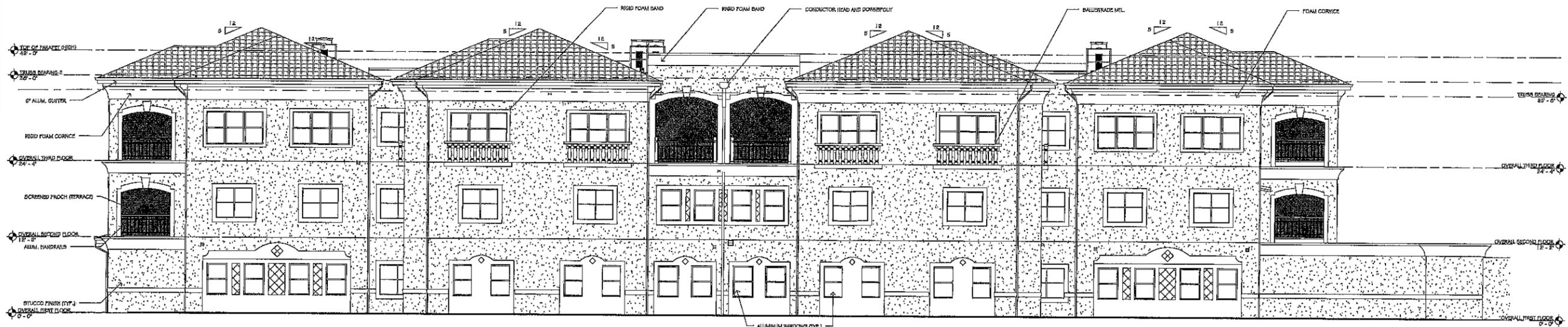
REVISIONS

NO.	DATE	DESCRIPTION

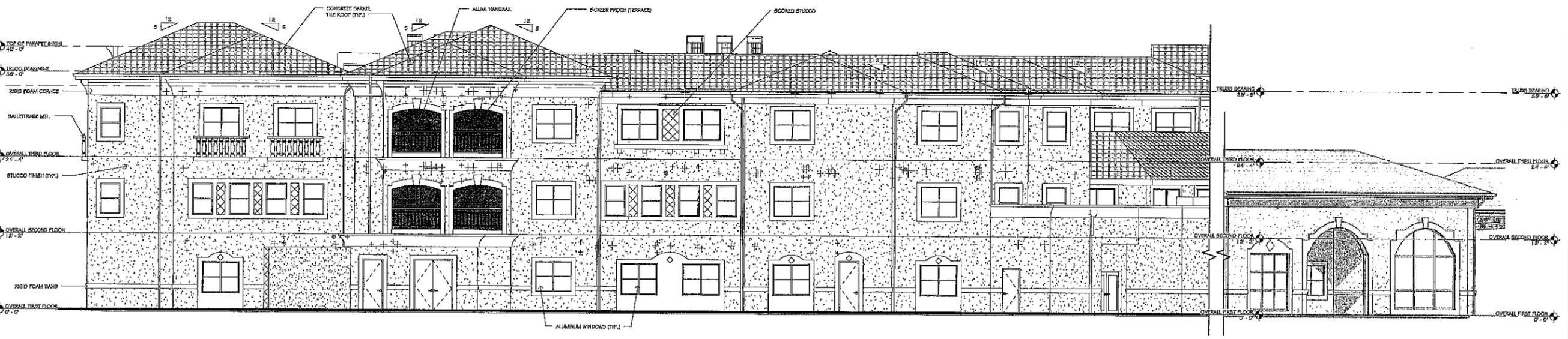
PROJECT NO.	13050.00
DRAWN BY	OC
PROJECT MANAGER	DJ
CHECKED BY	KP
DATE	07-24-15
SCALE	As indicated

NOTES  
 1. ALL GLASS USED FOR THIS PROJECT SHALL HAVE A VISIBLE LIGHT TRANSMITTANCE (VLT) OF 80% OR GREATER, AND A VISIBLE LIGHT REFLECTANCE (VLR) OF LESS THAN 15%.

A201  
 EXTERIOR ELEVATIONS



1 EXTERIOR ELEVATION - SOUTH  
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST  
SCALE: 1/8" = 1'-0"

**BESSOLO**  
DESIGN GROUP, INC.  
ARCHITECTURE & DEVELOPMENT  
License #AA-C002117  
556 CENTRAL AVENUE  
ST. PETERSBURG, FL 33701  
727-934-4455 www.bessola.com

KEVIN J. BESSOLO  
AIA 20629  
© COPYRIGHT 2013 BESSOLO DESIGN GROUP, INC. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF BESSOLO DESIGN GROUP, INC. SHALL NOT BE COPIED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF BESSOLO DESIGN GROUP, INC. AND ALL RIGHTS RESERVED. ALL DIMENSIONS ARE PRELIMINARY AND NOT FOR CONSTRUCTION PURPOSES. THIS DRAWING HAS BEEN SEALED BY KEVIN J. BESSOLO.

CLIENT APPROVAL  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

TITAN SENIOR LIVING ALF #  
MEMORY CARE  
980 ALVAREZ AVENUE  
THE VILLAGES, FL 32119

ISSUED

DATE	ISSUED FOR
11-06-13	SCHEMATIC DESIGN #1
12-05-13	SCHEMATIC DESIGN #2
03-07-14	DESIGN DEVELOPMENT
07-10-14	DESIGN DEVELOPMENT #2

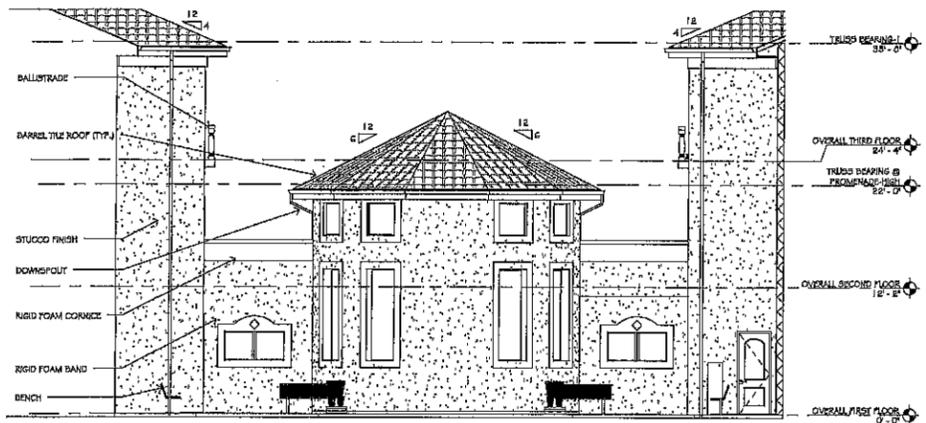
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO.	13050.00
DRAWN BY	DC
PROJECT MANAGER	BU
CHECKED BY	KJ
DATE	07-24-13
SCALE	As indicated

NOTES  
1. ALL GLASS USED FOR THIS PROJECT SHALL HAVE A VISIBLE LIGHT TRANSMITTANCE (VLT) OF 55% OR GREATER, AND A VISIBLE LIGHT REFLECTANCE (VLR) OF LESS THAN 15%.

**A202**  
EXTERIOR ELEVATIONS



1 NORTH COURTYARD ELEVATION  
SCALE: 1/8" = 1'-0"



2 EAST COURTYARD ELEVATION  
SCALE: 1/8" = 1'-0"



3 SOUTH COURTYARD ELEVATION  
SCALE: 1/8" = 1'-0"



4 WEST COURTYARD ELEVATION  
SCALE: 1/8" = 1'-0"

NOTES

1. ALL GLASS USED FOR THIS PROJECT SHALL HAVE A VISIBLE LIGHT TRANSMITTANCE (VLT) OF 80 % OR GREATER, AND A VISIBLE LIGHT REFLECTANCE (VLR) OF 15% OR LESS.

**BESSOLO**  
DESIGN GROUP, INC.  
ARCHITECTURE & DEVELOPMENT  
License No. AA-C002117  
556 CENTRAL AVENUE  
ST. PETERSBURG, FL 33701  
727-894-4453 www.bessolo.com

KEVIN J. BESSOLO  
ARI 2068  
© COPYRIGHT 2013 BESSOLO DESIGN GROUP, INC. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF BESSOLO DESIGN GROUP, INC. SHALL NOT BE COPIED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF BESSOLO DESIGN GROUP, INC. AND MUST BE RETURNED UPON REQUEST. ALL DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION PURPOSES UNLESS NOTED AND SIGNED BY KEVIN J. BESSOLO.

CLIENT APPROVAL  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

TITAN SENIOR LIVING ALF #  
MEMORY CARE  
950 PALMER AVENUE  
THE VILLAGES, FL 32149

ISSUED

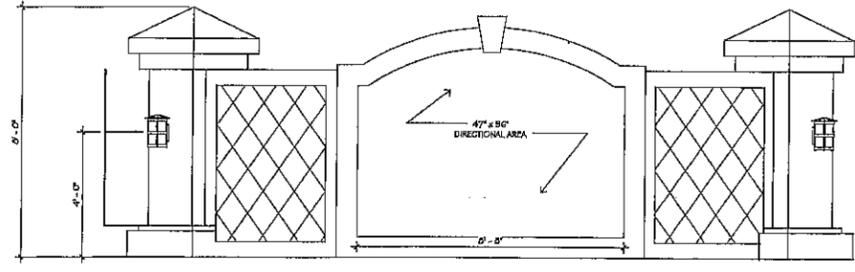
DATE	ISSUED FOR
11-06-13	SCHEMATIC DESIGN #1
12-05-13	SCHEMATIC DESIGN #2
03-07-14	DESIGN DEVELOPMENT
07-10-14	DESIGN DEVELOPMENT #2

REVISIONS

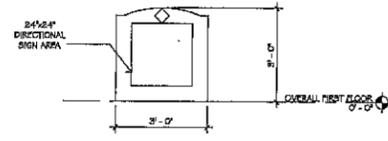
NO.	DATE	DESCRIPTION

PROJECT NO.: 18050.00  
DRAWN BY: CEC  
PROJECT MANAGER: DJ  
CHECKED BY: KJB  
DATE: 07-24-13  
SCALE: As Indicated

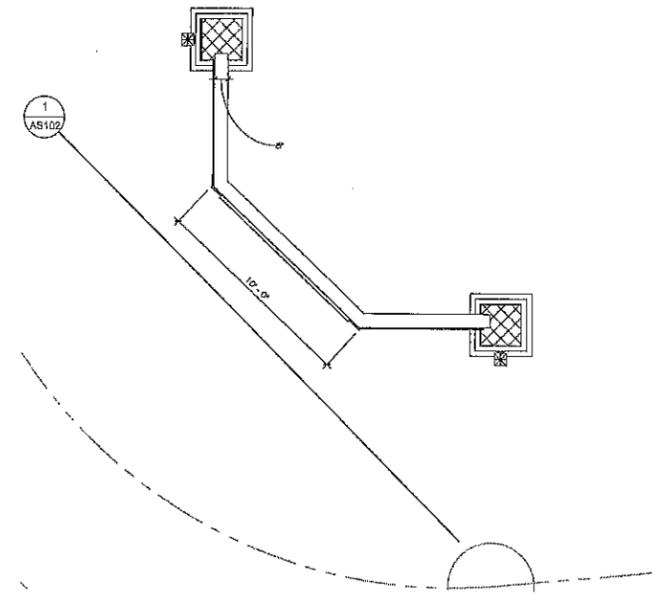
**A203**  
EXTERIOR ELEVATIONS



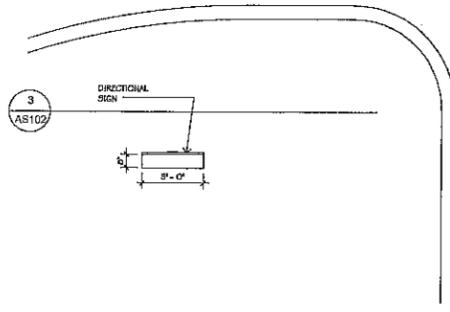
1 TITAN SENIOR LIVING MONUMENT SIGN ELEVATIONS  
 SCALE: 3/8" = 1'-0"



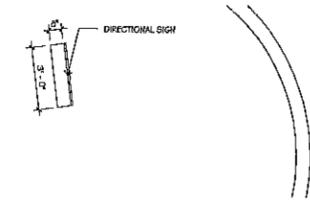
3 TITAN SENIOR LIVING DIRECTION SIGN #1 ELEVATIONS  
 SCALE: 3/8" = 1'-0"



2 TITAN SENIOR LIVING MONUMENT SIGN PLAN  
 SCALE: 1/4" = 1'-0"



3A TITAN SENIOR LIVING DIRECTION SIGN #1 PLAN  
 SCALE: 1/4" = 1'-0"



4 TITAN SENIOR LIVING DIRECTION SIGN #2 PLAN  
 SCALE: 1/4" = 1'-0"

KEVIN J. BRESSOLO  
 AR | 2069  
 © COPYRIGHT 2011 BESSOLO DESIGN GROUP, INC.  
 THIS DRAWING AND ALL INFORMATION CONTAINED  
 HEREIN ARE THE EXCLUSIVE PROPERTY OF BESSOLO  
 DESIGN GROUP, INC. AND SHALL NOT BE COPIED OR USED IN  
 ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT  
 OF BESSOLO DESIGN GROUP, INC. AND MUST BE  
 RETURNED UPON REQUEST. ALL DRAWINGS ARE  
 PRELIMINARY AND NOT FOR CONSTRUCTION PURPOSES  
 UNLESS INDICATED AND SEALED BY KEVIN J. BRESSOLO

CLIENT APPROVAL  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

TITAN SENIOR LIVING ALF #  
 MEMORY CARE  
 930 ALVAREZ AVENUE  
 THE VILLAGES, FL 32119

ISSUED	
DATE	ISSUED FOR
11-06-13	SCHEMATIC DESIGN #1
12-05-13	SCHEMATIC DESIGN #2
03-07-14	DESIGN DEVELOPMENT
07-10-14	DESIGN DEVELOPMENT #2

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.: 1305000  
 DRAWN BY: Author  
 PROJECT MANAGER: Approver  
 CHECKED BY: Checker  
 DATE: 07-24-15  
 SCALE: As indicated

**AS102**  
 SITE DETAIL MONUMENT AND  
 DIRECTION SIGNS



# K-10

## TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE:

September 3, 2014

**SUBJECT:** Community Safety Day (Lady Lake Police Department and The Home Depot)

**DEPARTMENT:** POLICE

**STAFF RECOMMENDED MOTION:** Approval for the Lady Lake Police Department to partner with The Home Depot and co-host Community Safety Day for the Town of Lady Lake on Saturday, October 18, 2014 from 10:00 am until 2:00 pm.

**SUMMARY:** The Lady Lake Police Department (LLPD) is requesting to co-host Community Safety Day on Saturday, October 18, 2014 from 10:00 am until 2:00 pm to heighten crime prevention and enhance safety awareness. This event will be held inside and in the parking lot area of The Home Depot featuring public safety booths and vehicles. Community partners expressing a strong interest in participating at this time include: The Villages Public Safety, Lake County Fire Department, Seniors vs. Crime, and our local Sheriff's Offices. The Lake County Sheriff's Office Explorer Unit will be assisting the Lady Lake Police Department with a bicycle safety course for children as well as provide adults with information on scams, frauds and identity theft. This event will be advertised locally through area businesses and news media.

**FISCAL IMPACT:** \$0

- Capital Budget
- Operating
- Other

**ATTACHMENTS:**  Ordinance  Resolution  Budget Resolution

Other

Support Documents

**DEPARTMENT HEAD**

Submitted *CE*

Date 8/26/2014

**HR**

Approved as to Form

Date

**FINANCE DEPARTMENT**

Approved as to Budget Requirements

Date

**TOWN MANAGER** *KD*

Approved Agenda Item for: 9/3/14

Date 8/26/14

*Reviewed*  
*AKD*

**COMMISSION ACTION:**

- Approved as Recommended
- Disapproved
- Tabled Indefinitely
- Continued to Date Certain
- Approved with Modification



# K-11

## TOWN COMMISSION AGENDA ITEM

REQUESTED COMMISSION MEETING DATE :

September 3, 2014

**SUBJECT:** Police Department Surplus Equipment Exchange

**DEPARTMENT:** POLICE

**STAFF RECOMMENDED MOTION:**

Recommend approval to authorize Chief McKinstry to purchase six (6) Bushmaster .223 patrol rifles for the police department and to exchange the Town owned sniper rifle, spotting scope, excess ammunition, and gun safe to cover the price of the purchase.

**SUMMARY:**

The police department currently has in our armory inventory one (1) Ruger M77 Mark II .308 sniper rifle with scope, one (1) Leupold Sequoia model spotting scope w/ case and tripod, one (1) gun safe, seven (7) cases of .308 ammunition, and twenty (20) cases of 12 ga. shotgun ammunition. These items are not in use, nor are any future use anticipated. Many Lady Lake Police Department vehicles are outfitted with patrol rifles as part of the official equipment. To continue the established practice of providing standard equipment to all our patrol vehicles, we have the opportunity to exchange this surplus equipment currently in the police department inventory for six (6) .223 patrol rifles. This proposed cost effective exchange from Pickett Weaponry, Inc, a federally licensed firearms dealer, will allow the police department to obtain new quality equipment from an established, reputable business. The total of the new purchase is \$4650.00 minus a trade in allowance of \$4650.00 providing for a financially neutral equipment acquisition for the Town.

Town Attorney Derek Schroth has reviewed and approved this request.

**FISCAL IMPACT:** None  Capital Budget  
(2101-52-10)  Operating / -\$4650.00  
(001-0000-365-1000)  Other (Revenue) +\$4650.00

**ATTACHMENTS:**  Ordinance  Resolution  Budget Resolution

Other – (Proposal from Pickett Weaponry, Inc.)

Support Documents

*[Signature]*  
Reviewed

**DEPARTMENT HEAD** Submitted *[Signature]* Date 8/25/2014

**HR** Approved as to Form Date

**FINANCE DEPARTMENT** *JRM* Approved as to Budget Requirements Date 8/26/2014

**TOWN MANAGER** *[Signature]* Approved Agenda Item for: 9/3/14 Date 8/26/14

**COMMISSION ACTION:**

- Approved as Recommended
- Disapproved
- Tabled Indefinitely
- Continued to Date Certain
- Approved with Modification

**Pickett Weaponry Service, INC.**  
 25220 West Newberry Road  
 PO Box 1518  
 Newberry, FL 32669  
 FFL # 1-59-001-07-4K-48454

# Quotation

Date August 20, 2014  
 Quotation #  
 Customer ID LLPD

**Bill To:**

Lady Lake PD
Chief Chris McKinstry
<a href="mailto:cmckinstry@ladylakepd.org">cmckinstry@ladylakepd.org</a>

*Quotation valid for: 30 Days  
 Prepared by:*

**Comments or special instructions:**

Item Number	Description	QTY	Price per Unit	Extension
	Bushmaster M4A3 5.56 w/ 30 rnd magazine	6	\$ 775.00	\$ 4,650.00
	Free Shipping			
			Purchase	\$ 4,650.00
	<b>Trade-In Value</b>			
	Ruger M77 .308 w/ scope	1	\$ 700.00	\$ 700.00
	Leupold spotting scope. Sequoia model w/ case and tripod	1	\$ 100.00	\$ 100.00
	Safe / Homeland Security	1	\$ 800.00	\$ 800.00
	Winchester .308 ammo case	7	\$ 150.00	\$ 1,050.00
	Winchester 12 ga. Shotgun ammo (00 buck) case	10	\$ 100.00	\$ 1,000.00
	Winchester 12 ga. Shotgun ammo (slug) case	10	\$ 100.00	\$ 1,000.00
	<b>**<u>Trades Must be in Working Condition</u>**</b>		Credit	\$ 4,650.00
	<b>For Trades, Original Letter with Make, Model, Caliber, Finish, and Serial Number for each gun required along with total number</b>			
	<b>*Purchase Order OR Purchase Letter</b>			
	<b>&amp; Federal Excise Tax Exemption Certificate for Manufacturer (Sample Copy to be provided)</b>		Purchase	\$ 4,650.00
	<b>&amp; Florida Sales Tax Certificate required for purchasing.</b>		Credit	\$ 4,650.00
			<b>Final</b>	<b>\$ -</b>



## SPECIAL TOWN COMMISSION AGENDA ITEM

SPECIAL COMMISSION MEETING DATE: September 3, 2014

---

**SUBJECT:** Resolution 2014-113 – AA Castle, LLC– Pursuant to Chapter 17, Section 17-3).e).1).A)., variance request to allow a freestanding sign to be erected seventy-five (75) feet from the closest freestanding sign on property located at 108 North Hwy 27/441 (AK #1723671).

**DEPARTMENT:** GROWTH MANAGEMENT

---

### STAFF RECOMMENDED MOTION:

Staff recommends approval of Resolution 2014-113 -Request to allow a freestanding sign to be erected seventy-five (75) feet from the closest freestanding sign located on property owned by AA Castle, LLC located at 108 North Hwy 27/441 (AK #1723671).

---

### SUMMARY

Applicant, Tim Wainscott with Mid Florida Signs & Graphics, on behalf of AA Castle, LLC, has submitted an application for a variance from Chapter 17, Section 17-3).e).1).A).; which requires that no freestanding sign shall be erected closer than 100 feet from any other freestanding sign. The variance request is to allow a freestanding sign to be erected seventy-five (75) feet from the closest freestanding sign on the property owned by AA Castle, LLC, located at 108 North Hwy 27/441 (AK #1723671), within the Town of Lady Lake, Florida. The closest freestanding sign is located north of the subject parcel at Cindy's Place, addressed as 114 North Highway 27/441, Lady Lake, Florida 32159. The proposed monument sign is designed to be approximately 5' high by 9.7' wide with a 5 feet setback along North Highway 27/441, which meets sign code requirements.

As required of the application, a Justification Statement has been submitted. The site is home to Affordable Lock and Security Solutions, a business specialized in providing total security services to residential, commercial, and industrial customers. Services by Affordable Lock can range from basic lock and key residential locksmith service to large master key, access control systems, high security locks, closed circuit television networks, home automation systems and burglar alarms. In that, the owner is trying to promote his business and become more visible along North Highway 27/441 by bring awareness to the community of the company's presence and available services via their proposed freestanding sign. The applicant elaborated that since the property owner took possession of the property last year, he has been gradually improving the appearance of the neighborhood which has extended to the surrounding properties in a beneficial way. Adding the monument sign has been part of the improvement plans for the site to make it fully operational and attractive. The applicant feels that a seventy-five (75) feet

separation still accomplishes the spirit of the Code to the best extent practicable in that the site alone is only approximately 106 lineal feet of frontage.

Lastly, the applicant has pointed out that the sign height would not exceed 5 feet even when the Code allows 8 feet; and that the installation of the sign would comply with all applicable requirements of the Florida Building Code, resulting in a new, safe, and attractive sign product to the area. Additionally, the proposed sign location has been deemed the best location for sign placement based on the existing concrete and electrical infrastructure to serve the proposed sign.

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 20 Township 18 Range 24, Lady Lake Florida. The Future Land Use Map designation for the site is Commercial General-Retail Sales & Services (RET) and is zoned Heavy Commercial (HC). Resolution 2014-113 was reviewed by Town Attorney, Derek Schroth, on Thursday, July 31, 2014, and determined correct in form.

#### **Comments:**

- Notices to inform the surrounding property owners (7) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, July 28, 2014. The property was also posted on Monday, July 28, 2014.

#### **Past Actions:**

The members of the **Technical Review Committee** individually reviewed the application for Resolution 2014-113 and provided all comments by Monday, July 28, 2014. Please find TRC Report attached.

The **Planning and Zoning Board** heard the application for Resolution 2014-113 at their regular meeting on Monday, August 11, 2014, and recommended approval with a 3-1 vote.

On August 27, 2014, the **Planning and Zoning Board** held a Special Meeting to hear variance application Resolution 2014-113 once again due to the Public Advertisement requirements for variance applications pursuant to Chapter 3, Section 3-14).d).3). This application requires notices to the property owners, posting of property, and newspaper public advertisement; however, the newspaper public advertisement didn't take place until Wednesday, August 20, 2014. (Votes of this meeting were not available at the time of preparation of this agenda item).

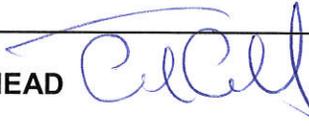
FISCAL IMPACT: \$ \_\_\_\_\_

- Capital Budget
- Operating
- Other

ATTACHMENTS:     Ordinance(s)     Resolution     Budget Resolution

Other

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

DEPARTMENT HEAD  Submitted 8/26/14 Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER  Approved Agenda Item for: 9/3/14 Date 8/26/14

BOARD ACTION:     Approved as Recommended     Disapproved

Tabled Indefinitely     Continued to Date Certain

Approved with Modification

WT  
08-26-14

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42

**RESOLUTION NO. 2014-113**

**A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF CHAPTER 17, SECTION 17-3).e).1).A), OF THE TOWN OF LADY LAKE LAND DEVELOPMENT REGULATIONS WHICH REQUIRES THAT NO FREESTANDING SIGN SHALL BE ERECTED CLOSER THAN 100 FEET FROM ANY OTHER FREESTANDING SIGN. THE VARIANCE REQUEST IS TO ALLOW A FREESTANDING SIGN TO BE ERECTED 75 FEET FROM THE CLOSEST FREESTANDING SIGN ON THE PROPERTY OWNED BY AA CASTLE LLC, LOCATED AT 108 NORTH HIGHWAY 27/441, WITHIN THE TOWN OF LADY LAKE, FL.**

**WHEREAS**, AA Castle , LLC is the owner of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A"; and

**WHEREAS**, the property owner petitioned for a variance from the provisions of Chapter 17, Section 17-3).e).1).A). of the Town of Lady Lake Land Development Regulations which requires that no freestanding sign shall be erected closer than one hundred (100) feet from any other freestanding sign. The variance request is to allow a freestanding sign to be erected seventy-five (75) feet from the closest freestanding sign on the property owned by AA Castle, LLC, located at 108 North Hwy 27/441 (AK #1723671), within the Town of Lady Lake, Florida; and

**WHEREAS**, the Town Commission of the Town of Lady Lake held a public hearing to consider the variance request and having heard evidence and testimony on said request, found it to be consistent with the Lady Lake Comprehensive Plan and requirements for variances set forth in the Land Development Regulations of the Town of Lady Lake.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Commission of the Town of Lady Lake, Florida, hereby grants a variance from the provisions of Chapter 17, Section 17-3).e).1).A). of the Town of Lady Lake Land Development Regulations which requires that no freestanding sign shall be erected closer than one hundred (100) feet from any other freestanding sign. The Town grants and approves the variance request to allow a freestanding sign to be erected seventy-five (75) feet from the closest freestanding sign on the property owned by AA Castle, LLC, located at 108 North Hwy 27/441 (AK #1723671), within the Town of Lady Lake, Florida;

This Resolution shall take effect immediately upon its final adoption by the Town Commission.

**RESOLVED** this 3rd day of September, 2014, in Lady Lake, Florida, by the Lady Lake Town Commission.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37

**TOWN OF LADY LAKE, FLORIDA**

\_\_\_\_\_  
Ruth Kussard, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristen Kollgaard, Town Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Derek Schroth, Town Attorney

**ACKNOWLEDGED:**

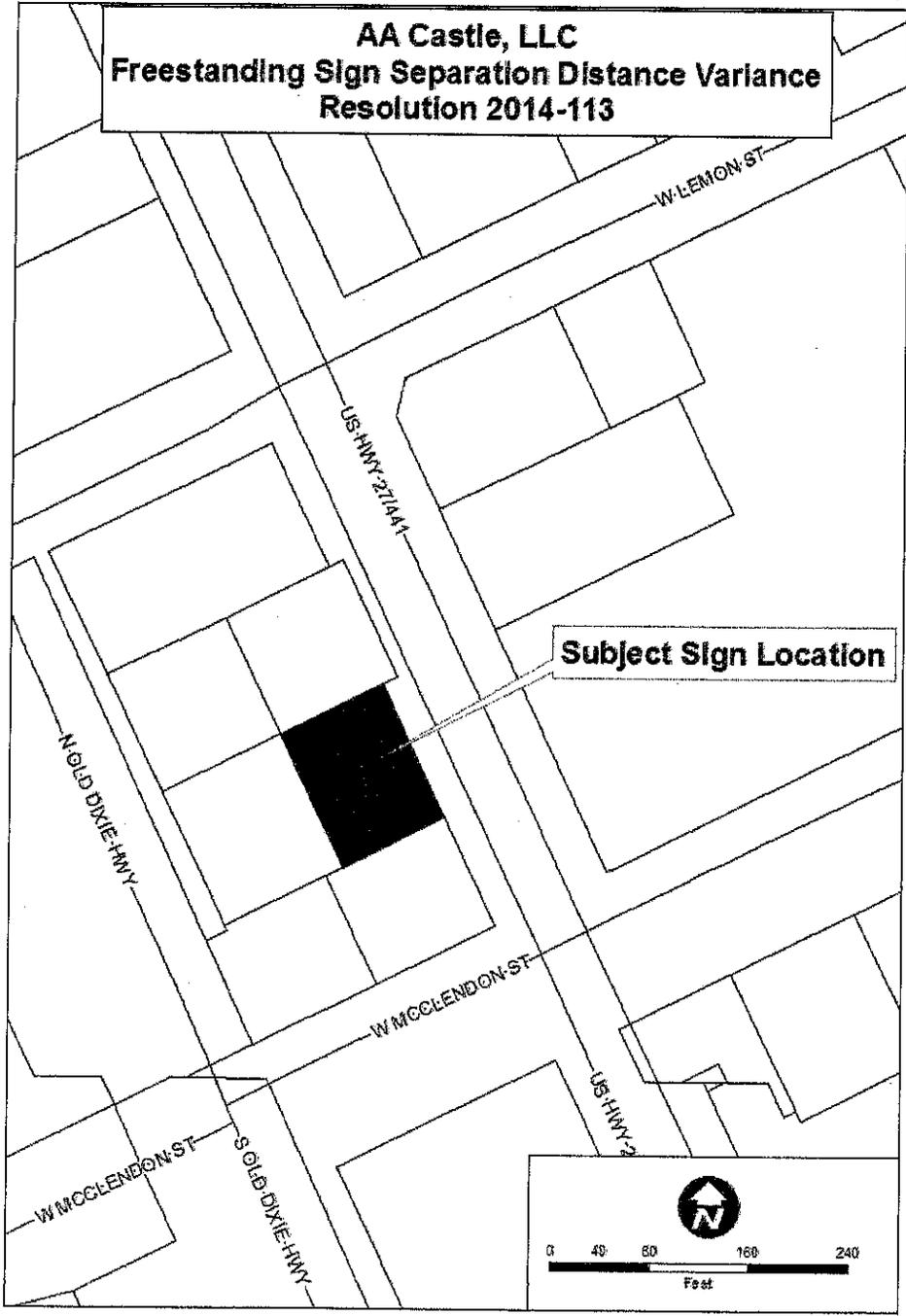
The undersigned land owner by the execution hereof agrees to comply with the conditions of the variance use as established herein.

\_\_\_\_\_  
Property Owner/Representative  
AA Castle LLC

**Exhibit A – Legal Description**

**Parcel ID 20-18-24-0400-000-03800; located in Section 20, Township 18 South, Range 24 East and described as:**

LADY LAKE BEG AT INTERSECTION OF S'LY LINE OF N'LY 1/2 OF LOT 38 WITH W'LY R/W OF US 441, RUN N'LY ALONG SAID R/W 105.75 FT TO N'LY LINE OF LOT 38, SW'LY ALONG SAID N'LY LINE 106.27 FT, SE'LY ALONG A LINE MIDWAY BETWEEN MOST W'LY LINE & MOST E'LY LINE OF LOT 38 A DIST OF 105.75 FT TO S'LY LINE OF N 1/2 OF LOT 38, NE'LY 106.31 FT TO POB, N'LY 1/2 OF CLOSED ALLEY LYING S'LY OF ABOVE DESCRIBED LOT PB 8 PB 9 ORB 4380 PG 2432 |





**TECHNICAL REVIEW COMMITTEE COMMENTS  
FIRST REVIEW 07/28/2014**

**Project: AA Castle, LLC**

**Proposal: Resolution 2014-113-Variance Application– 1<sup>st</sup> & Final Submittal**

**Description:** Variance application pursuant to the provisions of Chapter 17, Section 17-3).e).1).A). of the Town of Lady Lake Land Development Regulations which requires that no freestanding sign shall be erected closer than one hundred (100) feet from any other freestanding sign. The variance request is to allow a freestanding sign to be erected seventy-five (75) feet from the closest freestanding sign on the property owned by AA Castle, LLC, located at 108 North Hwy 27/441 (AK #1723671).

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

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

**GROWTH MANAGEMENT**

Questions may be directed to Wendy Then, at [wthen@ladylake.org](mailto:wthen@ladylake.org)

1. Application is deemed complete. No further comments at this time.

---

**POLICE**

Questions may be directed to Chief Chris McKinstry at [cmckinstry@ladylake.org](mailto:cmckinstry@ladylake.org)

1. As long as there are no traffic/view issues, PD has no comments.

**Response: The driveway near the proposed sign location is an “exit only” driveway as label by the existing exit sign and internal traffic circulation arrows. The driveway leads drivers exiting the site to turn right only and head southbound onto Hwy 27/441 to blend smoothly with the traffic.**

---

## **FIRE**

Questions may be directed to Kerry Barnett [k-15122@peoplepc.com](mailto:k-15122@peoplepc.com) or Capt. Dan Hickey at

1. There are no comments at this time pertaining to any issues concerning Fire for this application.
- 

## **BUILDING**

Questions may be directed to Dallas Foss, Building Official at [dfoss@usanova.com](mailto:dfoss@usanova.com)

1. Visibility Triangle issues should be cleared.

**Response: The proposed monument sign is designed not to exceed 5' in height with a 5 foot setback along North Highway 27/441. Visibility shouldn't be affected in that the setback area serves as a clearance for customers and employees exiting the site.**

---

## **PUBLIC WORKS**

Questions may be directed to Butch Goodman, Utilities Supervisor at [bgoodman@ladylakepw.org](mailto:bgoodman@ladylakepw.org)

1. There are no comments at this time pertaining to any issues concerning the Public Works Department for this application.
- 

## **ENGINEERING CONSULTANT**

Questions may be directed to Chris Schultz, P.E., at [chris.schultz@neel-schaffer.com](mailto:chris.schultz@neel-schaffer.com)

1. There are no comments at this time pertaining to any issues concerning Town Engineer for this application.
-

TOWN OF LADY LAKE  
VARIANCE APPLICATION



Alt. Key Number 1723671

1. Owner's name: AA CASTLE LLC  
Mailing Address: 13908 N FLORIDA AVE TAMPA, FL 33613  
Email Address: KEN@AFFORDABLELOCK.COM  
Telephone #: (813) 232 7600
2. Applicant's Name: TIM WAINSCOTT  
Mailing Address: 3602 PARKWAY BLVD STE 2 LEEBSBURG, FL 34748  
Email Address: TWAINSCOTT@MIDFLSIGNS.COM  
Telephone #: 352 787 3882
3. Applicant is: Owner:  Agent  Purchaser  Lessee  Optionee
4. Property Address/Location: 108 US HWY 441/27 LADY LAKE, FL 32159
5. Legal Description: SEE PROPERTY RECORD CARD
6. The variance requested is as follows: RELIEF FROM CODE SEC 17-3(e) FREE STANDING SIGNS - REQUIRES 100 FOOT SEPARATION OF SIGNS ON ADJACENT PARCELS.
7. The variance is necessary for the following reasons: SAFETY AND PARCEL DESIGN AND LAYOUT
8. Is your situation due to unique circumstances not created by you or your predecessor in title? Explain such circumstances:

UNIQUE IN AS MUCH AS PARKING IS IN THE BACK/REAR OF THE BUILDING SO AN INORDINATE AMOUNT OF THE PARCEL IS TAKEN BY EGRESS ISSUES. ENTRANCE AT THE SOUTH END OF THE PARCEL AND EXIT AT THE NORTH END OF THE PARCEL. PARKING IS ALSO AVAILABLE ON THE NORTH SIDE OF THE BUILDING BUT ONE MUST PASS THE BACK OF THE BUILDING TO GET THERE.

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

THE BUILDING SET BACK AND SIDEWALK - BUILDING SET BACK @ 20'  
SIDEWALK STREET SIDE TO R/W @ 6' PLUS THE ENTRANCE AND EXIT  
DRIVEWAYS TAKE UP A LARGE PART OF THE PARCEL

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

YES - LOOK AT THE AS-BUILT SURVEY AND YOU CAN SEE THE LOGICAL  
SPOT FOR A MONUMENT SIGN IS WHERE THE OWNER WANTS TO PUT IT.  
IDENTIFICATION SIGNS ARE NECESSARY FOR BUSINESS HEALTH. EVERYONE  
IN THE SURROUNDING AREA HAS A FREESTANDING SIGN.

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

YES - SIGN WOULD BE TO CODE - AND NOTHING MORE THAN  
ANYONE ELSE

12. 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 and the date it was done:

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

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

Tim Monney  
Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND FORTY-TWO (42) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT.

**Office Use:**  
Date Application Received: WT 7-17-14 Received by: WTMOR  
Fees Paid: \$850.00

**OWNER'S AFFIDAVIT**

**STATE OF FLORIDA**

**COUNTY OF LAKE**

Before me, the undersigned authority, personally appeared KEN KUPFERMAN who being by me first duly sworn on oath, deposes and says:

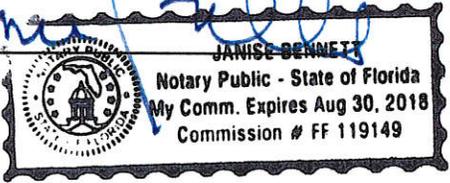
- (1) That he/she is the fee-simple owner of the property legally described on page one of this application.
- (2) That he/she desires approval for:

VARIANCE FROM SEC 17-3(e) SIGN PLACEMENT OF THE LADY LAKE LAND DEVELOPMENT REGULATIONS

- (3) That he/she has appointed TIM WAINSCOTT 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.

[Signature]  
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 16 day of JULY, 2014, by Ken Kupferman, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

[Signature]  
 Notary Public 

**NOTE**

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

## APPLICANT'S AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared TIM WAIN SCOTT who being by me first duly sworn on oath, deposes and says:

- (1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.
- (2) That he desires approval for:  
VARIANCE FROM SEC 17-3(e) SIGN PLACEMENT OF THE LADY LAKE LAND DEVELOPMENT REGULATIONS
- (3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

Tim Wain Scott  
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 15 day of July, 2014, by Richard Hayes who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.



## Requirements and Criteria (Justification Statement)

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

### Applicant's Response

No the property undergoing the improvement and the surrounding properties would not suffer any diminution in value. *Sec 17- 3 (e) Sign Placement Standards, Free Standing Signs (A) of the Lady Lade Land Development code states: No freestanding sign shall be erected closer than one hundred (100) feet from any other freestanding sign. Outparcel businesses not allowed to have a freestanding sign because of this provision may be advertised on one (1) of the six (6) tenant signs allowed on the freestanding sign that identifies the main development.* The granting of this variance for the location of the monument sign at seventy five (75) ft instead of the one hundred (100) ft required by code from the adjacent property to the right of the subject property will fit the plans of the owner for sign placement and avoid any undue and unnecessary hardship to the owner of the subject property. This improvement will in no way jeopardize the value of the property or of the adjacent properties. In fact the opposite would be true. Prior to the purchase of the property by the current owner the property had been neglected for a while which resulted in diminution to the surrounding properties because it gave the appearance of a run down neighborhood. Since the current owner has purchased the property several improvements have been made to the grounds and building that have added value to the property thereby improving the appearance of the neighborhood which extends to the surrounding properties in the way of value plus. If this business does not survive then the property sits empty and the diminution starts once again not only for this property but the surrounding ones also.

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

### Applicant's Response

Yes granting the permit would be of benefit to the public interest. Approving the variance to locate the monument sign on the north side of the parking lot *exit* for the property, which is the reason for the seventy five (75) ft separation of this sign and the sign on the adjacent property to the right (north), is the best location for the sign placement because it gives drivers time to see the sign, slow down and safely negotiate the right hand turn into the parking lot at the south end of the parcel.

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

### Applicant's Response

Yes denial of the permit would result in unnecessary hardship to the owner because in the design stages he had a vision of how he wanted his property to be presented to maximize appeal and advertising exposure to the public. Part of that design work is in the concrete sidewalk. To have to adhere to the code and place the monument sign one hundred (100) ft from the adjacent property's sign to the north would require removal of some of that elaborate sidewalk design, which is in the theme of the castle. To a lesser degree an electrician has already provided electrical service on the north side of the exit specifically for the monument sign. Monetary, yes but just the same an unnecessary hardship that can be avoided by your granting approval of this variance.

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

Applicant's Response

The use of this variance approval would not be contrary to the spirit of the code. The spirit of the code is such that each business situated on its own parcel is entitled to a sign that can easily be seen by the public without obstruction from a sign located on an adjacent piece of property. A seventy five (75) ft separation still accomplishes the spirit of the code especially in this case because the signs are not situated on the respective properties with the same setbacks. The subject property monument sign will have a five (5') ft set back from the R/W while the wood sign on the adjacent property to the north has a larger setback as the sign is much closer to the building which is also set back more than the castle is on its parcel. So the spirit of the code is intact.

5. Financial disadvantages and/or inconveniences to the applicant shall not of themselves constitute conclusive evidence of unnecessary and undue hardship and be grounds to justify granting of a variance.

Applicant's Response

If the request is denied the owner would most likely not go all lead with his plans to have a monument sign It would be in the best interest of the public to approve the request for relief from the code that requires the one hundred (100) ft separation between signs on 2 adjacent properties because the placement of the sign where the owner wants it allows ample time to look, slow down and *safely* negotiate future into the parking lot at the south end of the property. It is the sensible location for the monument sign on this piece of property because traffic is one way only heading south.

6. Physical hardships such as disabilities of any applicant may be considered grounds to justify granting of a variance at the discretion of the Town Commission.

Applicant's Response

Not Applicable - applicant does not suffer from any physical disabilities.

# PROPERTY RECORD CARD

## General Information

<b>Alternate Key:</b>	1723671	<b>Parcel:</b>	20-18-24-040000003800
<b>Owner Name:</b>	AA CASTLE LLC	<b>Millage:</b>	00LL (Lady Lake) : 17.6629
<b>Owner Address:</b>	13908 N FLORIDA AVE TAMPA, FL 33613	<b>Property Location:</b>	108 US HWY 441/27 LADY LAKE FL 32159

**Legal Description:** LADY LAKE BEG AT INTERSECTION OF S'LY LINE OF N'LY 1/2 OF | LOT 38 WITH W'LY R/W OF US 441, RUN N'LY ALONG SAID R/W | 105.75 FT TO N'LY LINE OF LOT 38, SW'LY ALONG SAID N'LY LINE | 106.27 FT, SE'LY ALONG A LINE MIDWAY BETWEEN MOST W'LY LINE | & MOST E'LY LINE OF LOT 38 A DIST OF 105.75 FT TO S'LY LINE | OF N 1/2 OF LOT 38, NE'LY 106.31 FT TO POB, N'LY 1/2 OF | CLOSED ALLEY LYING S'LY OF ABOVE DESCRIBED LOT PB 8 PB 9 | ORB 4380 PG 2432 |

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	STORES 1 STORY (1100)	0	0		12100	SF	\$0.00	\$60,500.00

## Commercial Building(s)

### Building 1

Commercial	Building Value: \$104,657.00								
<b>Summary</b>				<b>Section(s)</b>					
Year Built:	1979	<b>Section No.</b>	<b>Section Type</b>	<b>Wall Height</b>	<b>No. Stories</b>	<b>Ground Floor Area</b>	<b>Basement</b>	<b>Basement Map Finished</b>	<b>Map Color</b>
Total Square Footage:	3162	1	FINISHED LIVING AREA (FLA)	12	2	1416	0%	0%	
Full Bathrooms:	0								
Half Bathrooms:	2		<b>Interior Finish (11C)</b>			<b>Percent</b>	<b>Sprinkler</b>	<b>A/C</b>	
Elevators:	0					100.00 %	No	Yes	
Elevator Landings:	0	2	FINISHED LIVING AREA (FLA)	10	1	33	0%	0%	
Escalators:	0								
Residential Units:	0		<b>Interior Finish (11C)</b>			<b>Percent</b>	<b>Sprinkler</b>	<b>A/C</b>	
Kitchens:	0					100.00 %	No	Yes	
Fireplaces:	0	3	FINISHED LIVING AREA (FLA)	10	1	33	0%	0%	

Kitchens: 0  
 Fireplaces: 0  
 Structure Type:  
 Concrete Block  
 or Masonry  
 Walls  
 Exterior Walls:  
 07 : 100.00 %

3	FINISHED LIVING AREA (FLA)	10	1	33	0%	0%	
	<b>Interior Finish</b> (11C)			<b>Percent</b> 100.00 %			<b>Sprinkler</b> No
4	FINISHED LIVING AREA (FLA)	10	1	264	0%	0%	
	<b>Interior Finish</b> (11C)			<b>Percent</b> 100.00 %			<b>Sprinkler</b> No

**Miscellaneous Improvements**

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	PAVING (PAV)	4375	SF	1980	\$3,544.00
0002	PAVING (PAV)	544	SF	1980	\$762.00

**Sales History**

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
666 / 768	1/1/1978	MI	Q	I	\$10,000.00
1109 / 570	5/1/1991	QC	U	I	\$0.00
2193 / 210	10/15/2002	WD	Q	I	\$253,000.00
4003 / 315	1/20/2011	WD	U	I	\$100.00
4380 / 2432	9/11/2013	WD	Q	I	\$178,000.00

**Value**

<b>Total Just Value:</b>	\$169,463.00
<b>Assessed Value: =</b>	\$169,463.00
<b>Total Exempt Value: -</b>	\$0.00

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS[Home](#)[Contact Us](#)[E-Filing Services](#)[Document Searches](#)[Forms](#)[Help](#)

## Detail by Entity Name

### Florida Limited Liability Company

AA CASTLE LLC

### Filing Information

Document Number	L13000104623
FEI/EIN Number	46-3355272
Date Filed	07/23/2013
State	FL
Status	ACTIVE

### Principal Address

108 N HWY 441  
The Villages, FL 32159

Changed: 04/19/2014

### Mailing Address

PO BOX 17922  
TAMPA, FL 33682

### Registered Agent Name & Address

SPIEGEL & UTRERA, P.A.  
1840 SW 22ND ST.  
4TH FLOOR  
MIAMI, FL 33145

### Authorized Person(s) Detail

#### Name & Address

Title MGR

KUPFERMAN, KEN  
13908 NORTH FLORIDA AVENUE  
TAMPA, FL 33613

### Annual Reports

Report Year	Filed Date
2014	04/19/2014

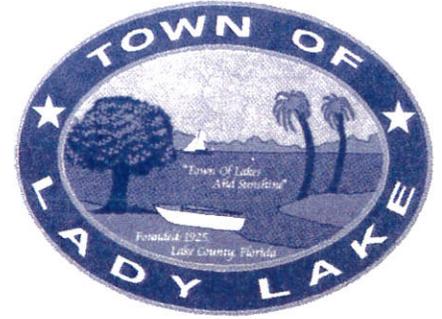
**Document Images**

04/19/2014 -- ANNUAL REPORT

[View image in PDF format](#)

07/23/2013 -- Florida Limited Liability

[View image in PDF format](#)



July 28, 2014

RE: Variance Resolution 2014-113

Dear Property Owner:

This is to notify you that AA Castle LLC has filed an application in regards to erecting a new freestanding sign to be located at 108 North Hwy 27/441, such property also known as the Castle where Affordable Lock currently conducts business operations.

**Resolution 2014-113**

The variance application is in accordance with the provisions of Chapter 17, Section 17-3).e).1).A). of the Town of Lady Lake Land Development Regulations which requires that no freestanding sign shall be erected closer than one hundred (100) feet from any other freestanding sign. The variance request is to allow a freestanding sign to be erected seventy-five (75) feet from the closest freestanding sign on the property owned by AA Castle, LLC, located at 108 North Hwy 27/441 (AK #1723671), within the Town of Lady Lake, Florida. The closest freestanding sign is located at Cindy's Place at 114 North Highway 27/441, Lady Lake, FL 32159.

Public hearing dates on the petition have been scheduled as follows:

PLANNING AND ZONING BOARD- Monday, August 11, 2014 at 6:00 p.m.

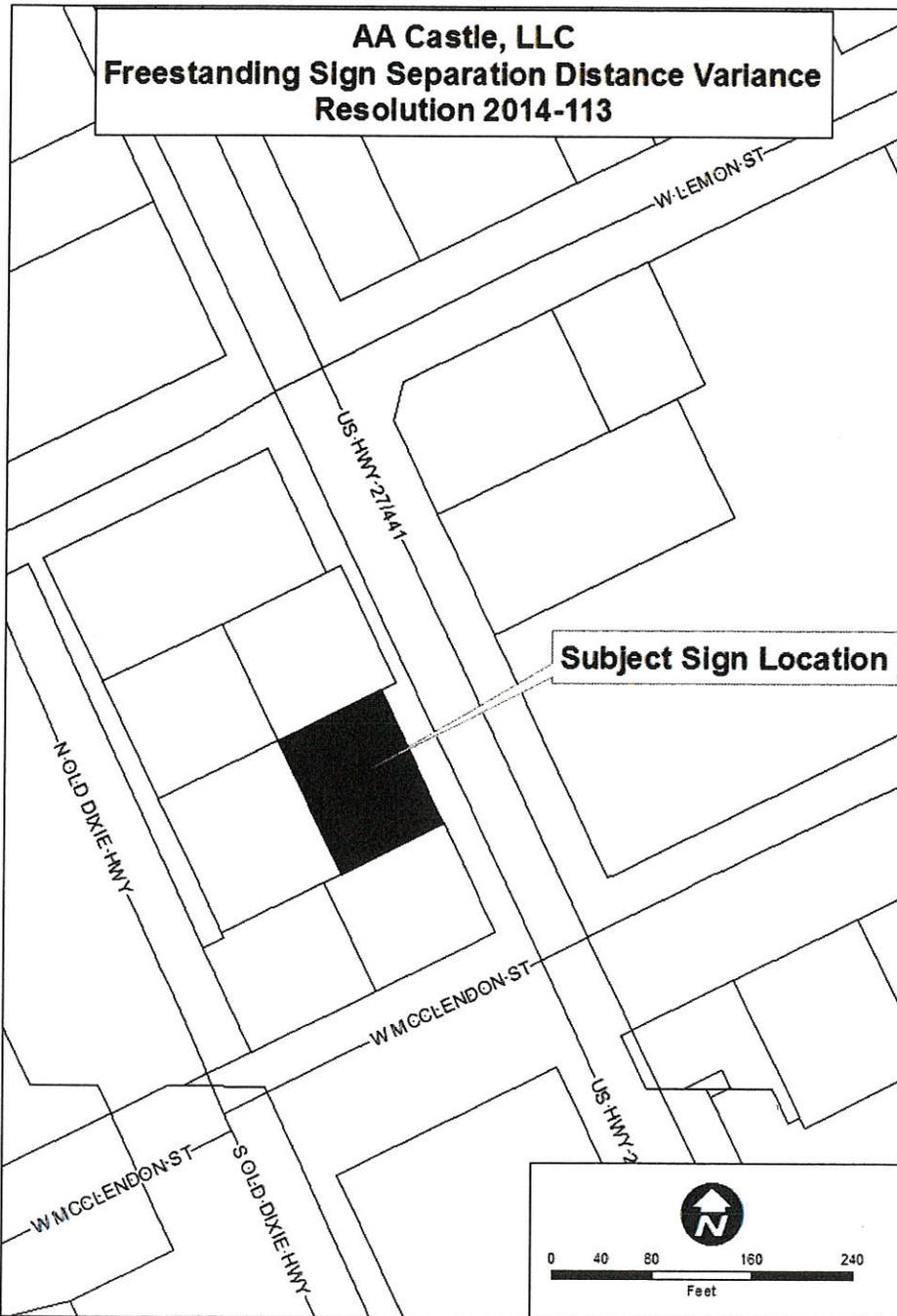
TOWN COMMISSION MEETING- Wednesday, September 3, 2014 at 6:00 p.m.

You are invited to attend these public hearings to be held in the Town Hall Commission Chambers, located at 409 Fennell Boulevard, Lady Lake, Florida. The petitions may be inspected at Town Hall during our regular business hours (7:30 a.m.– 6:00 p.m. Monday through Thursday) in the Growth Management Department.

All persons wishing to cross-examine any party at the public hearings are required to file a Notice to Appear with the Town Clerk at least five (5) days prior to said public hearing in order to be heard at the time and place aforesaid. However, if a person only wishes to speak or testify, and not cross-examine a party, the Notice of Appearance form does not need to be filled out. Any person wishing to appeal a decision of this public body should ensure himself that a verbatim record of the proceedings is made. If you have any questions regarding this matter, please call Wendy Then at (352) 751-1582 or via email at [Wthen@LadyLake.org](mailto:Wthen@LadyLake.org).

Respectfully Submitted,

*Wendy Then*  
Wendy Then  
Town Planner



AltKey	OwnerName	OwnerAddress	OwnerCity	OwnerSta	OwnerZip
1260370					
1131561	CANGIALOSI DANIELA & SUSAN D	1821 SHORE LINE DR	LEESBURG	FL	34748
1131553					
1131405	NARINE CHITRAIKA & HERALAL	508 HAMLET CT	FRUITLAND PARK	FL	34731
1131413	HEAR TECH INC	C 4332 SERENE CIR	FRUITLAND PARK	FL	34731
1723671	AA CASTLE LLC	13908 N FLORIDA AVE	TAMPA	FL	33613
1723680	POWELL ANTHONY J & VALERIE A	PO BOX 643	LADY LAKE	FL	32158
2992441	LAKE COUNTY BCC	315 W MAIN ST	TAVARES	FL	32778
1131570					
1131529	LADY LAKE UNITED METHODIST CHUR	115 W MC CLENDON ST	LADY LAKE	FL	32159
1723698	KM REYNOLDS ENTERPRISES LLC	1415 SW 17TH ST	OCALA	FL	34471

**AA Clastle, LLC- 108 N. Hwy 27/441**

Freestanding Sign Distance Separation Variance

MONUMENT SIGN / DOUBLE SIDED  
 BACKLIT ACRYLIC FACES WITH VINYL COPY  
 AND DIGITALLY PRINTED "MEDECO LOGO"

PLANS REVIEWED FOR CODE COMPLIANCE IN  
 ACCORDANCE WITH THE FLORIDA BUILDING CODE  
 WITH THE EXCEPTIONS NOTED  
 THE ISSUANCE OF THIS PERMIT SHALL NOT BE  
 HELD TO PERMIT OR APPROVE THE VIOLATION  
 OF ANY FEDERAL, STATE, COUNTY, OR CITY LAW,  
 CODE REGULATION OR ORDINANCE

9'-8" OVERALL WIDTH

7/11/14  
 BURST



FILE COPY



SIGNS DESIGNED AND INSTALLED TO MEET THE 2010  
 FLORIDA BUILDING CODE, AND TO UL STANDARDS FOR  
 SAFETY IN ACCORDANCE WITH THE NEC.

CUSTOMER

AFFORDABLE LOCK & SECURITY

LOCATION

LADY LAKE, FL

DRAWN BY

DMH / MEC

DATE

12.06.2015 REVISED 06.16.2014

This design is property of MID FLORIDA SIGNS & GRAPHICS and is submitted for your exclusive review under the agreement that the content herein will not be reproduced, copied, lent or shown to any other contractor or put to any other use without express written consent.



MID-FLORIDA  
 SIGNS & GRAPHICS

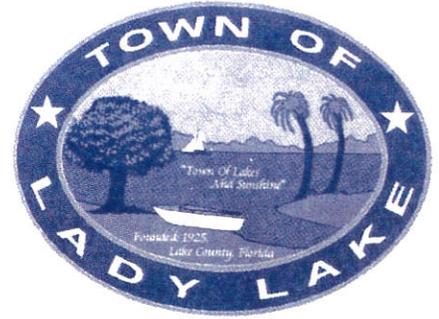
3602 Parkway Blvd. ■ Leesburg, FL 34748  
 352-787-3882 ■ 352-787-9427 (FAX)

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

352-751-1500

FAX 352-751-1510

www.ladylake.org



July 30, 2014

Tim Wainscott  
Mid Florida Sign  
3602 Parkway Blvd. STE 2  
Leesburg, FL 34748

Re: AA Castle, LLC- Freestanding Sign Separation Variance Request  
Alternate Key 1723671- Resolution 2014-113

Dear Applicant:

On 07/17/2014, Town Staff received a Freestanding Sign Separation Variance application for AA Castle, LLC, for property located at 108 North Highway 27/441 requesting that a proposed freestanding sign be allowed to be erected 75 feet away from the closest freestanding sign instead of the required 100 feet separation. The applicant submitted the Variance Application including Justification Statement, Property Survey, Sign Separation Illustration, and Sign renderings. Our TRC Members reviewed the submitted application packet and determined the application complete with no additional comments.

Please accept this communication as a confirmation that the variance application Resolution 2014-113 is ready to proceed to the Public Hearing process.

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

PLANNING AND ZONING BOARD- Monday, August 11, 2014 at 6:00 p.m.  
TOWN COMMISSION MEETING- Wednesday, September 3, 2014 at 6:00 p.m.

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

On 07/28/2014, public notices were sent to the adjacent property owners within 150 feet of the subject parcel notifying about the public hearing dates, and the property was posted as well.

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

Respectfully Submitted,

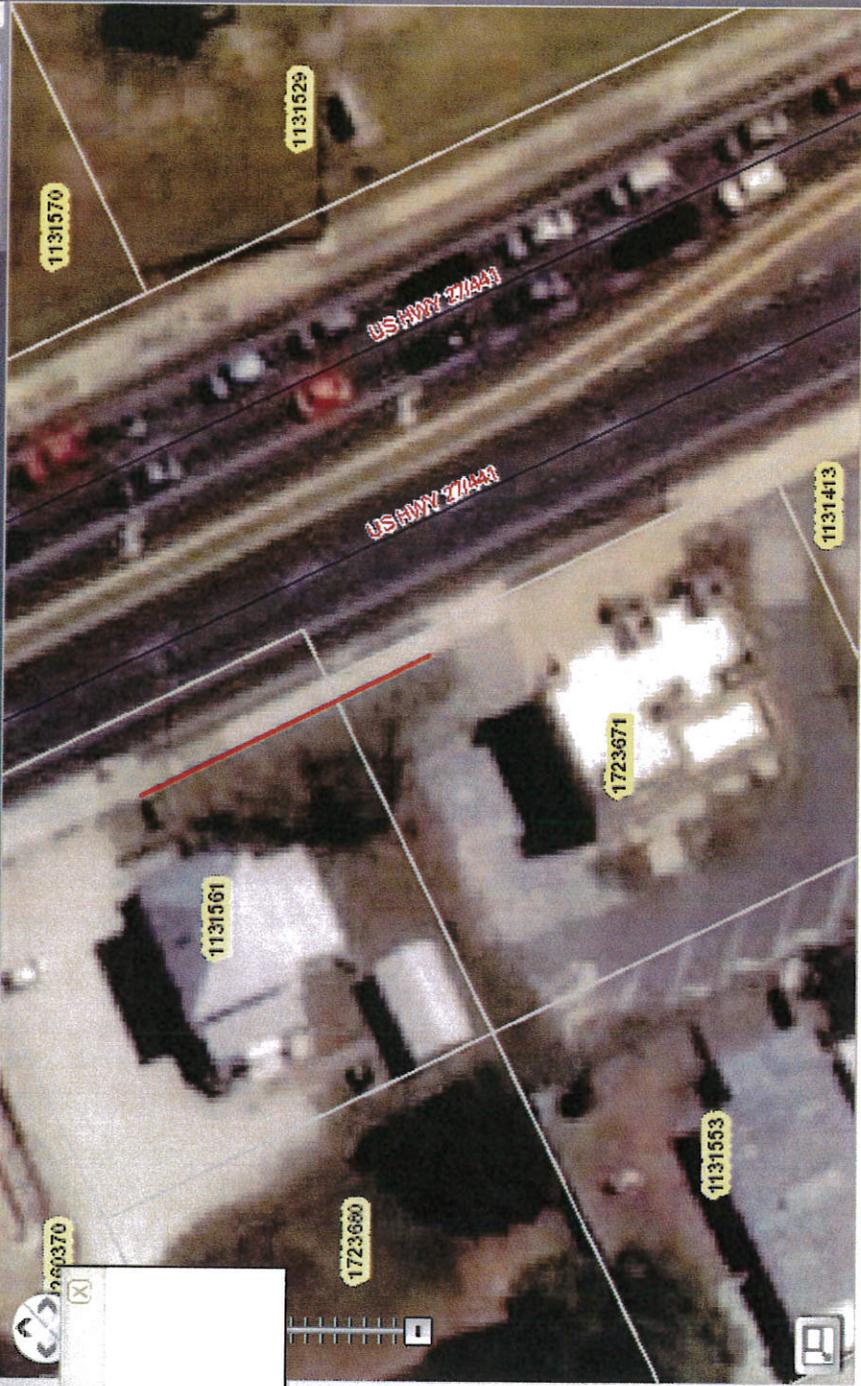
Wendy Then  
Growth Management Dept.  
Town of Lady Lake  
409 Fennell Blvd.  
Lady Lake, FL 32159  
Phone-352-751-1582 Fax 352-751-1514

# LAKE COUNTY GIS

COUNTY VIEW

Helping people make better decisions

Map navigation toolbar with icons for: IN, OUT, PAN, GLOBAL, PREVIOUS, NEXT, IDENTIFY, SELECT, CLEAR, MEASURE. Includes a 'help.?' link.



**Search** **Buffer**

**Search Parcels**

**Measure**

Segment: 75.897 Feet  
Total Length: 75.897 Feet

**Search Addresses**

Address: \_\_\_\_\_

Show all matches

**Search Addresses**

**GIS Related Links**

- [GIS FTP Site](#)
- [Lake County GIS](#)
- [Lake County Maps](#)

Zoom to: 1:500

[print results](#) [export map](#)



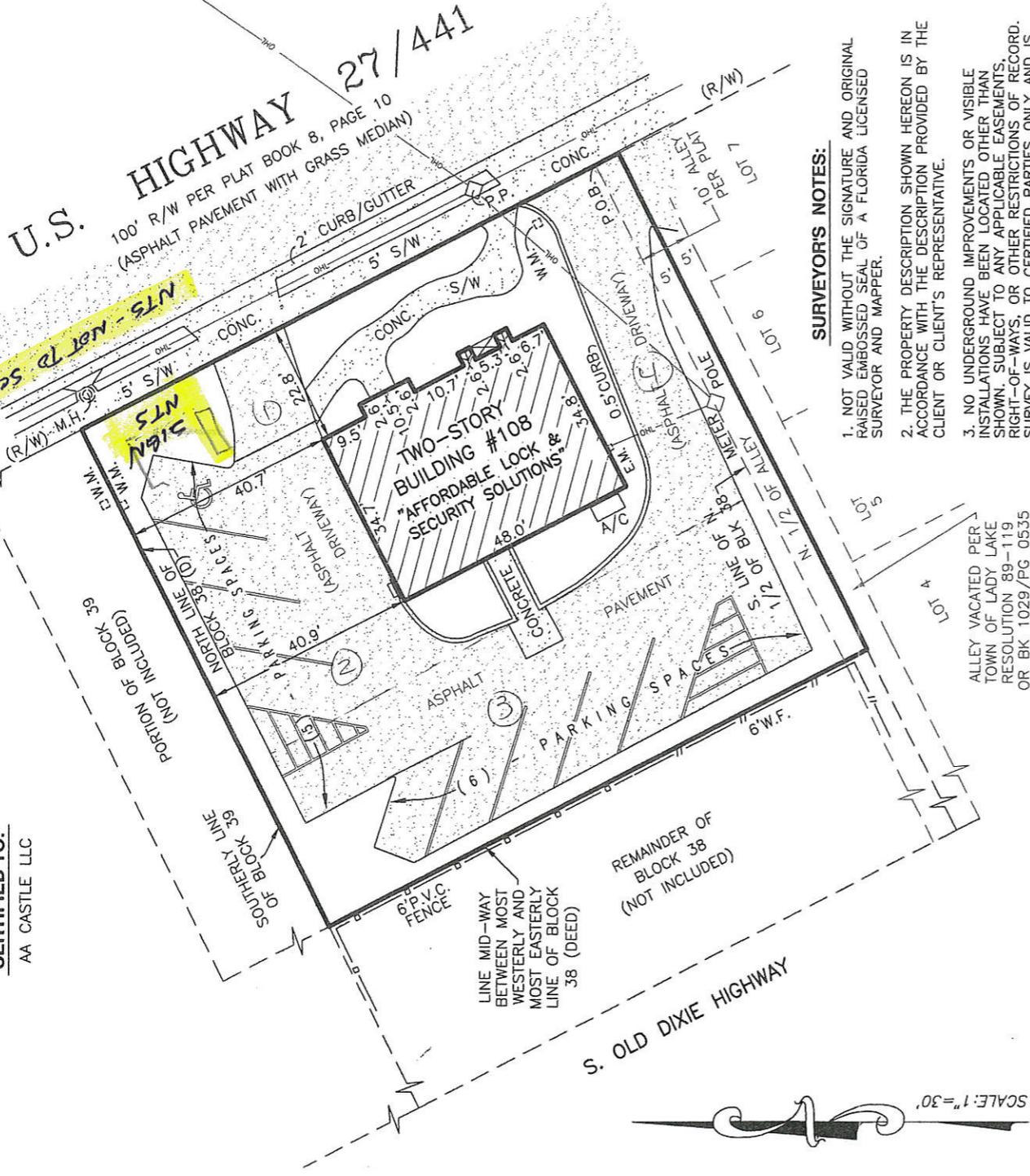
LAKE COUNTY  
FLORIDA

© 2012 Lake County Board of County Commissioners

(352) 348-9775 | Monday-Friday 8 a.m. to 5 p.m.  
315 W. Main Street, Tavares, Florida 32778

# AS-BUILT SURVEY

CERTIFIED TO:  
AA CASTLE LLC



## PROPERTY DESCRIPTION

BEGIN AT THE INTERSECTION OF THE MOST SOUTHERLY LINE OF THE NORTHERLY 1/2 OF BLOCK 38, OF LADY LAKE, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 10, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THE WESTERLY R/W OF U.S. HWY NO. 441-27, RUN THENCE NORTHERLY ALONG THE WESTERLY R/W LINE OF SAID U.S. HWY NO. 441-27 A DISTANCE OF 105.75 FEET TO THE MOST NORTHERLY LINE OF BLOCK 38, THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF BLOCK 38 A DISTANCE OF 106.27 FEET, THENCE RUN SOUTHEASTERLY ALONG A LINE MID-WAY BETWEEN THE MOST WESTERLY LINE AND THE MOST EASTERLY LINE OF BLOCK 38 FOR 105.75 FEET TO A POINT ON THE MOST SOUTHERLY LINE OF THE NORTH 1/2 OF BLOCK 38, THENCE RUN NORTHEASTERLY ALONG SAID MOST SOUTHERLY LINE OF NORTH 1/2 OF BLOCK 38 A DISTANCE OF 106.31 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE NORTHERLY 1/2 OF THAT PORTION OF A PLATTED ALLEY LYING SOUTHERLY OF AND ADJACENT AND CONTIGUOUS TO PROPERTY DESCRIBED ABOVE, SAID ALLEY BEING SHOWN ON OFFICIAL PLAT OF TOWN OF LADY LAKE AS RECORDED IN PLAT BOOK 8, PAGE 10, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALLEY VACATED PER TOWN OF LADY LAKE RESOLUTION 89-119 OR BK 1029/PG 0535

## SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE PROPERTY DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT OR CLIENT'S REPRESENTATIVE.
3. NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHT-OF-WAYS, OR OTHER RESTRICTIONS OF RECORD. SURVEY IS VALID TO CERTIFIED PARTIES ONLY AND IS NOT TO BE REPRODUCED OR RELIED UPON BY ANY OTHER ENTITY.
4. AS-BUILT SURVEY OF ATTACHED SITE PLAN - SEE ATTACHED SHEET FOR SITE PLAN PROVIDED BY CLIENT.
5. ABOVE GROUND ENCROACHMENTS(ENCR.), IF ANY, AS SHOWN ON SURVEY AND UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED ON SURVEY.

## SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55, F.L.A., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 477.027, FLORIDA STATUTES.

Joseph M. Stokes, Jr.  
Professional Surveyor and Mapper  
Florida Registration Number 5507

## LEGEND AND ABBREVIATIONS:

Δ	DELTA	P.C.	POINT OF CURVATURE
A/C	CENTER LINE	P.C.C.	POINT OF COMPOUND CURVATURE
B.M.	AIR CONDITIONER	P.M.P.	PERMANENT CONTROL POINT
B.S.	BENCH MARK	Pg.	PAGE
CATV	BUILDING SETBACK	P.I.	POINT OF INTERSECTION
C.B.	CABLE TELEVISION RISER	P.O.C.	POINT OF COMMENCEMENT
C.B.S.	CHORD BEARING	P.P.	POINT ON LINE
C.B.W.	CONCRETE BLOCK STRUCTURE	P.R.C.	POINT OF REVERSE CURVATURE
C.L.F.	CHAIN LINKED FENCE	P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT	P.T.	POINT OF TANGENCY
CONC.	CONCRETE	R.	RADIUS
C&G	CURB & GUTTER	RAD.	RADIAL
D.E.	DRAINAGE EASEMENT	REC.	RECOVERED
E.B.	ELECTRIC BOX (ELEC.)	R.P.	RADIUS POINT
E.M.	ELECTRIC METER	R/W	RIGHT-OF-WAY
ESMT.	EASEMENT	S/W	SIDEWALK
F.B.	FIELD BOOK	SQ. FT.	SQUARE FEET
F.H.	FIRE HYDRANT	T.B.	TANGENT BEARING
FND	FOUND	TELE	TELEPHONE RISER
G.M.	GAS METER	TRANS	TRANSFORMER PAD
H.W.F.	HOG WIRE FENCE	TYP.	TYPICAL
I.R.	IRON ROD	U.E.	UTILITY EASEMENT
I.P.	IRON PIPE	W.F.	WOOD FENCE
L.	ARC LENGTH	W.F.S.	WOOD FRAME STRUCTURE
L.P.	LIGHT POLE	W.M.	WATER METER
M.H.	MANHOLE	(A)	ACTUAL
N.G.	NATURAL GROUND	(C)	CALCULATED
N.O.I.D.	NO IDENTIFICATION	(D)	DEED
N&D	NAIL AND DISC	(M)	MEASURED
PAVE.	PAVEMENT	(P)	PLAT
P.B.	PLAT BOOK		

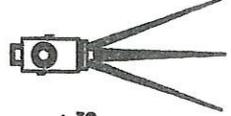
This survey is not covered by Professional Liability Insurance.

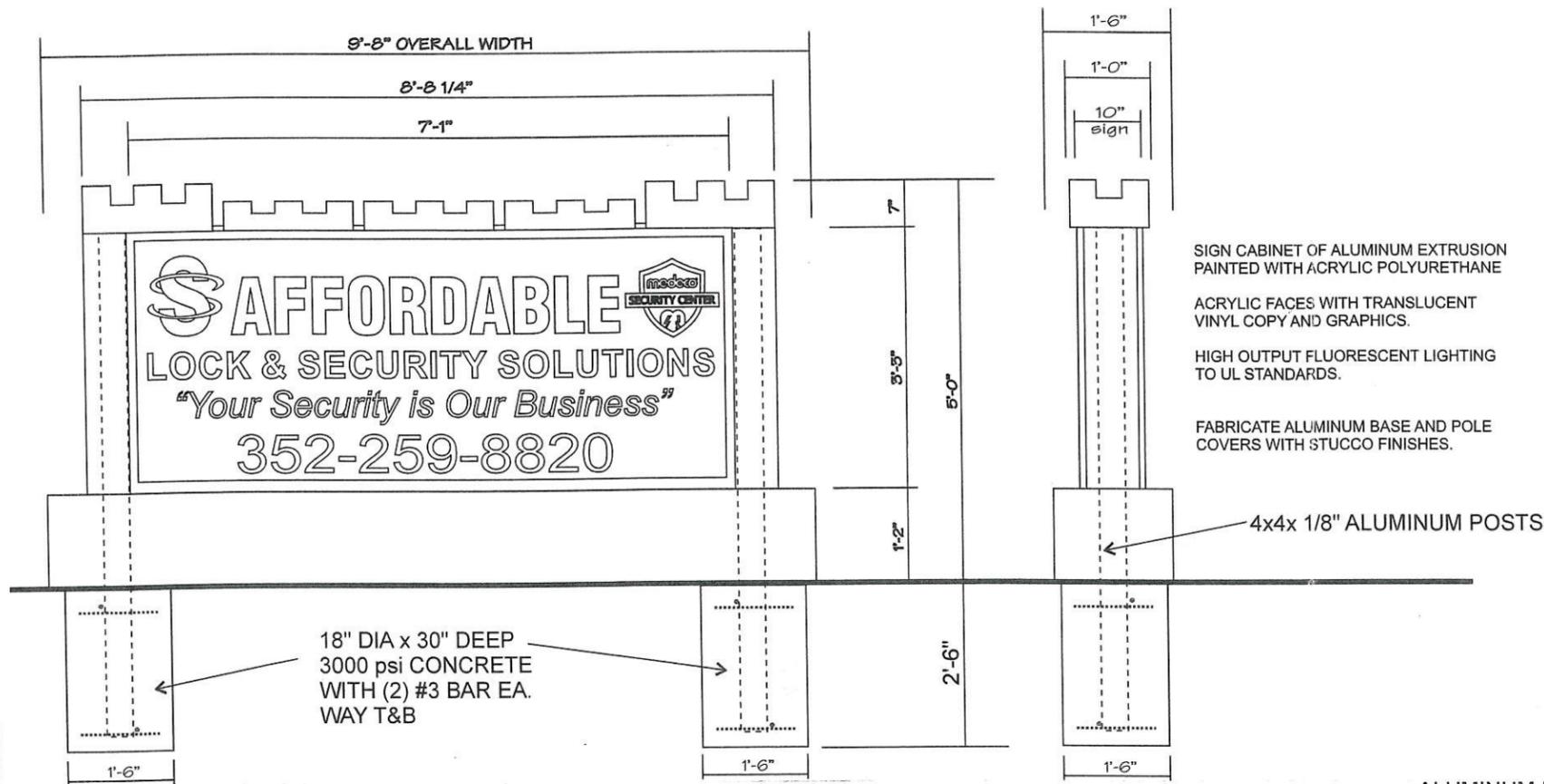
COMMENTS	FIELD	DATE	OFFICE	DATE
BOUNDARY SURVEY	J.S./B.R.	8/23/07	D.H./P.A.	8/27/07
UPDATE CERTIFICATIONS	P.A./J.S.	6/9/08	P.B.A.	6/10/08
AS-BUILT SURVEY	P.A./J.S.	2/7/14	D.M.H.	2/11/14

CHECKED BY: J.M.S. JR. SHEET NUMBER 1 OF 1  
JOB NUMBER: 14-082 CADD DWG. FILE: 14-082.DWG

www.SAA-survey.com  
Info@SAA-survey.com  
LB 7524

**S Land Anderson & Associates**  
Stokes, Anderson & Associates  
P.O. BOX 4112  
BELLEVUE, FLORIDA 34421  
PH. (352) 205-9488  
FAX (866) 480-6733





SIGN CABINET OF ALUMINUM EXTRUSION PAINTED WITH ACRYLIC POLYURETHANE

ACRYLIC FACES WITH TRANSLUCENT VINYL COPY AND GRAPHICS.

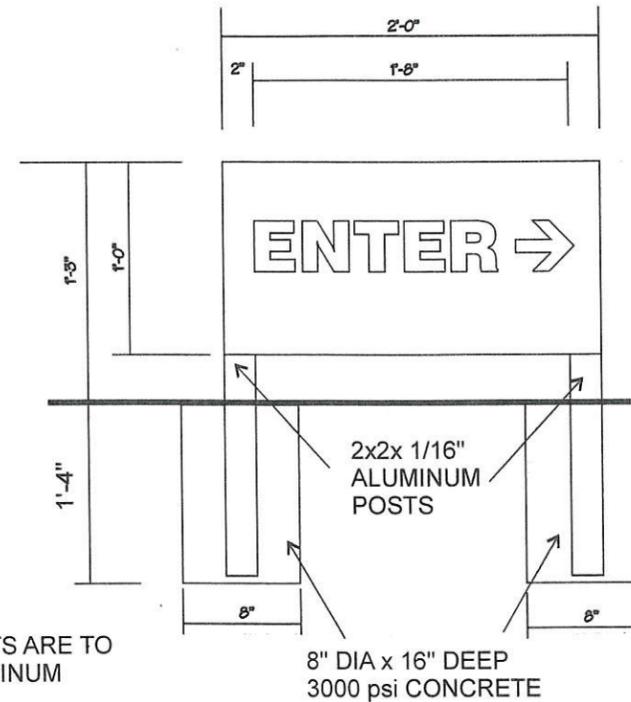
HIGH OUTPUT FLUORESCENT LIGHTING TO UL STANDARDS.

FABRICATE ALUMINUM BASE AND POLE COVERS WITH STUCCO FINISHES.

4x4x 1/8" ALUMINUM POSTS

18" DIA x 30" DEEP 3000 psi CONCRETE WITH (2) #3 BAR EA. WAY T&B

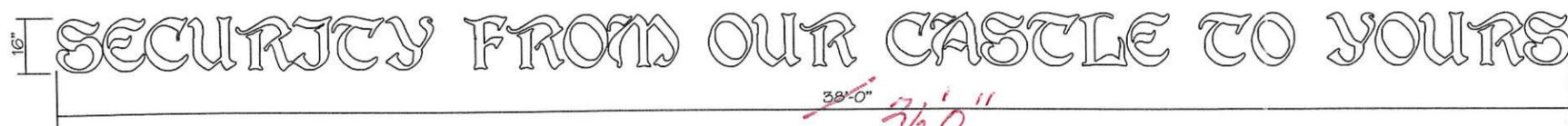
**A** MONUMENT SIGN



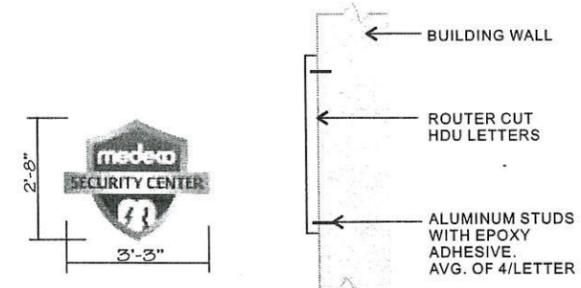
ALUMINUM POSTS ARE TO BE 6063 T6 ALUMINUM

8" DIA x 16" DEEP 3000 psi CONCRETE

**B** DIRECTIONAL SIGNS

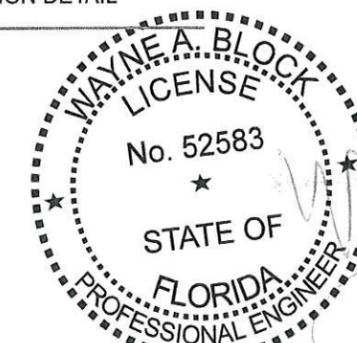


*38'-0"*  
*36'-0"*  
*TW 7/17/14*



SECTION AND INSTALLATION DETAIL

**C** WALL LETTERS and LOGO



ENGINEERING NOTES:  
ENGINEERING MEETS OR EXCEEDS 2010 FLORIDA BUILDING CODE AND ASCE 7-10 140 mph BASIC WIND SPEED (Vult), RISK CATEGORY II, Vasd = 108 mph. EXPOSURE C  
DESIGN PRESSURE = -5.38 psf  
ELECTRICAL TO BE INSTALLED PER NEC 2010.

CONTRACTOR  
**MID-FLORIDA SIGNS & GRAPHICS**  
3602 PARKWAY BLVD  
LEESBURG, FL 34748  
(352) 787-3882

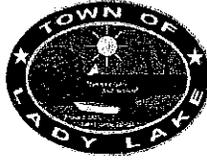
FP002

OWNER  
**AFFORDABLE LOCK & SECURITY SYSTEMS**  
LADY LAKE, FL

P. 1 of 1

Lidon Engineering Company, Inc  
920 Sunset Shores Dr.  
Minneola, Florida 34715  
(352) 394-2590 Ph. & FAX  
Cert. Auth. #2898

July 8, 2013  
Wayne A. Block PE # 52583



## PLANNING & ZONING BOARD AGENDA ITEM

REQUESTED BOARD MEETING DATE: August 11, 2014

---

**SUBJECT:** Resolution 2014-113 – AA Castle, LLC– Pursuant to Chapter 17, Section 17-3).e).1).A)., variance request to allow a freestanding sign to be erected seventy-five (75) feet from the closest freestanding sign on property located at 108 North Hwy 27/441 (AK #1723671).

**DEPARTMENT:** GROWTH MANAGEMENT

---

### STAFF RECOMMENDED MOTION:

1. Motion to forward Resolution 2014-113 to the Town Commission with the Recommendation of Approval.
2. Motion to forward Resolution 2014-113 to the Town Commission with the Recommendation of Denial.

Staff is in support of Motion Number 1.

---

### SUMMARY

Applicant, Tim Wainscott with Mid Florida Signs & Graphics, on behalf of AA Castle, LLC, has submitted an application for a variance from Chapter 17, Section 17-3).e).1).A).; which requires that no freestanding sign shall be erected closer than 100 feet from any other freestanding sign. The variance request is to allow a freestanding sign to be erected seventy-five (75) feet from the closest freestanding sign on the property owned by AA Castle, LLC, located at 108 North Hwy 27/441 (AK #1723671), within the Town of Lady Lake, Florida. The closest freestanding sign is located north of the subject parcel at Cindy's Place addressed as 114 North Highway 27/441, Lady Lake, FL 32159. The proposed monument sign is designed to be approximately 5' high by 9.7' wide with a 5 feet setback along North Highway 27/441, which meets sign code requirements.

As required of the application, a Justification Statement has been submitted. The site is home to Affordable Lock and Security Solutions, a business specialized in providing total security services to residential, commercial, and industrial customers. Services by Affordable Lock can range from basic lock and key residential locksmith service to large master key, access control systems, high security locks, closed circuit television networks, home automation systems and burglar alarms. In that, the owner is trying to promote his business and become more visible along North Hwy 27/441 by bring awareness to the community of the company's presence and available services via their proposed freestanding sign. The applicant elaborated that since the property owner took

possession of the property last year, he has been gradually improving the appearance of the neighborhood which has extended to the surrounding properties in a beneficial way. Adding the monument sign has been part of the improvement plans for the site to make it fully operational and attractive. The applicant feels that a seventy-five (75) feet separation still accomplishes the spirit of the Code to the best extent practicable in that the site alone is only approximately 106 lineal feet of frontage.

Lastly, the applicant pointed out that the sign height would not exceed 5 feet even when the Code allows 8 feet; and that the installation of the sign would comply with all applicable requirements of the Florida Building Code, resulting in a new, safe, and attractive sign product to the area. Additionally, the proposed sign location has been deemed the best location for sign placement based on the existing concrete and electrical infrastructure to serve the proposed sign.

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 20 Township 18 Range 24, Lady Lake Florida. The Future Land Use Map designation for the site is Commercial General-Retail Sales & Services (RET) and is zoned Heavy Commercial (HC). The application is complete and ready to be transmitted to the Planning & Zoning Board for their recommendation. Resolution 2014-113 was reviewed by Town Attorney, Derek Schroth, on Thursday, July 31, 2014, and determined correct in form.

#### **Comments:**

- Notices to inform the surrounding property owners (7) within 150' of the subject property of the proposed variance were mailed by certified mail return receipt on Monday, July 28, 2014. The property was also posted on Monday, July 28, 2014.

#### **Past Actions:**

The members of the **Technical Review Committee** individually reviewed the application for Resolution 2014-113 and provided all comments by Monday, July 28, 2014. Please find TRC Report attached.

#### **Public Hearings:**

The **Town Commission** will review the application for Resolution 2014-113 for first and final consideration at its Special Meeting on Wednesday, September 3, 2014 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

DEPARTMENT HEAD *C. Kelly* Submitted *8/4/14* Date

FINANCE DEPARTMENT Approved as to Budget Requirements Date

TOWN ATTORNEY Approved as to Form and Legality Date

TOWN MANAGER *[Signature]* Approved Agenda Item for: *8/11/14* Date *8/6/14*

BOARD ACTION:  Approved as Recommended  Disapproved  
*SIBURDSON/MCKENZIE 3-1 (GAUBEL)*  
 Tabled Indefinitely  Continued to Date Certain  
 Approved with Modification

cc: THAD - G.M.

*WB*  
*8-4-14*



1 Wendy Then, Town Planner, presented the background summary for this agenda item (on file in the  
2 Clerk's Office). She stated the applicant, Tim Wainscott with Mid Florida Signs & Graphics, on  
3 behalf of AA Castle, LLC, has submitted an application for a variance from Chapter 17, Section 17-  
4 3).e.1).A). which requires that no freestanding sign shall be erected closer than 100 feet from any  
5 other freestanding sign. She stated the variance request is to allow a freestanding sign to be erected  
6 75 feet from the closest freestanding sign on the property owned by AA Castle, LLC, located at 108  
7 North Hwy 27/441 (AK #1723671) within the Town of Lady Lake, Florida. She stated the closest  
8 freestanding sign is located north of the subject parcel at Cindy's Place, addressed as 114 North  
9 Highway 27/441, Lady Lake, Florida 32159. The proposed monument sign is designed to be  
10 approximately 5' high by 9.7' wide with a five foot setback along North Highway 27/441, which  
11 meets sign code requirements therefore, Town staff is in support of the request.

12  
13 Ms. Then stated that a Justification Statement has been submitted as is a requirement of the  
14 application. The site is home to Affordable Lock and Security Solutions, a business specialized in  
15 providing total security services to residential, commercial, and industrial customers. She stated  
16 services by Affordable Lock can range from basic lock and key residential locksmith service to  
17 large master key, access control systems, high security locks, closed circuit television networks,  
18 home automation systems and burglar alarms. She stated the owner is trying to promote his  
19 business and become more visible along North US Hwy 27/441 by bringing awareness to the  
20 community of the company's presence and available services via their proposed freestanding sign.  
21 Ms. Then stated the applicant elaborated that since the property owner took possession of the  
22 property last year, he has been gradually improving the appearance of the neighborhood, which has  
23 extended to the surrounding properties in a beneficial way. Adding the monument sign has been  
24 part of the improvement plans for the site to make it fully operational and attractive. She stated the  
25 applicant feels that a 75 foot separation still accomplishes the spirit of the code to the best extent  
26 practicable in that the site alone is only approximately 106 lineal feet of frontage.

27  
28 Ms. Then stated the applicant pointed out that the sign height would not exceed five feet even when  
29 the Code allows eight feet, and that the installation of the sign would comply with all applicable  
30 requirements of the Florida Building Code, resulting in a new, safe, and attractive sign product to  
31 the area. She stated that the proposed sign location has also been deemed the best location for sign  
32 placement based on the existing concrete and electrical infrastructure to serve the proposed sign.

33  
34 Aerial views of the property and photos of the property and postings were shown.

35  
36 When reviewing an application for a variance, the Planning and Zoning Board and the Town  
37 Commission shall consider the following requirements and criteria according to Chapter 3, Section  
38 14 f) – Review criteria for variances in the Land Development Regulations:

- 39  
40  
41  
42  
43  
44  
45  
46  
47  
48
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.

1 Ms. Then stated the property was designed so that the driveway closer to where the sign is going to  
2 be located is an exit and it has been designed to show that with the arrow, and the driveway to the  
3 south is an entrance.

4  
5 The subject property lies in Section 20, Township 18, Range 24, in Lady Lake, Florida. The Future  
6 Land Use Map designation for the site is Commercial General-Retail Sales & Services (RET) and is  
7 zoned Heavy Commercial (HC). The application is complete and ready to be transmitted to the  
8 Planning and Zoning Board for their recommendation. Resolution No. 2014-113 was reviewed by  
9 Town Attorney Derek Schroth on Thursday, July 31, 2014, and was determined to be correct in  
10 form.

11  
12 Comments for this application are as follows:

- 13  
14 • Notices to inform the surrounding property owners (7) within 150' of the subject property of  
15 the proposed variance were mailed by certified mail return receipt on Monday, July 28,  
16 2014. The property was also posted on Monday, July 28, 2014. Ms. Then reported that of  
17 the seven notices sent out, six return receipts were received back, and there have been no  
18 phone calls, or written communication in favor or opposition.

19  
20 Ms. Then stated the members of the Technical Review Committee individually reviewed the  
21 application for Resolution No. 2014-113 and provided all comments by Monday, July 28, 2014.  
22 The TRC report was included in the packet. The Town Commission will review the application for  
23 Resolution No. 2014-113 for final consideration at its special meeting on Wednesday, September 3,  
24 2014 at 6:00 p.m.

25  
26 Ms. Then stated that the applicant and owner are present if there are any questions.

27  
28 Member McKenzie asked what the sign setbacks from the road were.

29  
30 Ms. Then replied the setbacks are a minimum of five feet from the road for a freestanding sign up to  
31 eight foot, and ten feet for anything taller.

32  
33 Vice Chairperson/Member Sigurdson clarified that staff does not have any problems and he stated  
34 that it does fit in that area.

35  
36 Ms. Then agreed, and stated the Building Official had no issues regarding visibility and no issues  
37 found based on the height of the building. She stated the new freestanding proposed sign would be  
38 in the area where the people would be coming out into southbound traffic, and it did not represent  
39 any significant obstruction of visibility based on the location and the height of the sign.

40  
41 Vice Chairperson/Member Sigurdson stated there does not appear to be any alternative in placing  
42 the sign anywhere else on the property.

43  
44 Ms. Then agreed, stating that was why the variance is before the Board as the applicant could not  
45 meet the 100 feet requirement.

46  
47 Chairperson Gauder referred to the picture of the driveway and asked if the sign would be beside  
48 the exit driveway.

1 Member Pierson stated he thought the sign would be located south of the exit. He asked if you  
2 would have to move out to see what is coming when exiting.

3  
4 Ms. Then reviewed the picture of the driveway and the proposed sign location. She stated the cars  
5 will have a minimum of five to eight feet clearance to make a right turn only, heading southbound.

6  
7 Chairperson Gauder stated the nose of the car would be in the road when exiting, and asked if the  
8 exit and entrance could be reversed.

9  
10 Ms. Then stated it was safer to have the entrance further down because of the proximity to the  
11 intersection of Highway 466 and for the stacking of cars as they turn right heading south on US  
12 27/441.

13  
14 Thad Carroll, Growth Management Director, stated the orientation of all the parking spaces are  
15 already at a 45 degree angle with the flow of traffic, so it is not simply a matter of reversing the  
16 flow, it would be reversing all the angles of the parking. He stated all the parking in the rear and  
17 along the west boundary is at a 45 degree angle, and the sidewalk is within the right-of-way, so  
18 being five feet back from the right-of-way is providing five feet of clearance, plus the width of the  
19 sidewalk should give enough clearance to see the oncoming traffic.

20  
21 Chairperson Gauder asked if anyone in the audience had any comments or questions. There were  
22 no questions or comments.

23  
24 *Upon a motion by Vice Chairperson/Member Sigurdson, and a second by Member McKenzie, the*  
25 *Planning and Zoning Board recommended transmittal and approval of Resolution No. 2014-113*  
26 *to the Town Commission for consideration by the following roll call vote.*

<i>MCKENZIE</i>	<i>YES</i>
<i>PIERSON</i>	<i>YES</i>
<i>SIGURDSON</i>	<i>YES</i>
<i>GAUDER</i>	<i>NO</i>

27  
28  
29  
30  
31  
32  
33 **CHAIRPERSON/MEMBERS' REPORT:**

34  
35 Chairperson Gauder stated he would like a copy of the meeting procedures given to the Board  
36 members.

37  
38 Mr. Carroll stated staff could provide a hard copy to the Board at the next meeting.

39  
40 **ADJOURN:**

41  
42 *With nothing further to discuss, the meeting was adjourned at 6:20 p.m.*

43  
44  
45  
46  
47 \_\_\_\_\_  
48 Julia Wolfe, Staff Assistant to Town Clerk

49 \_\_\_\_\_  
50 John Gauder, Chairperson